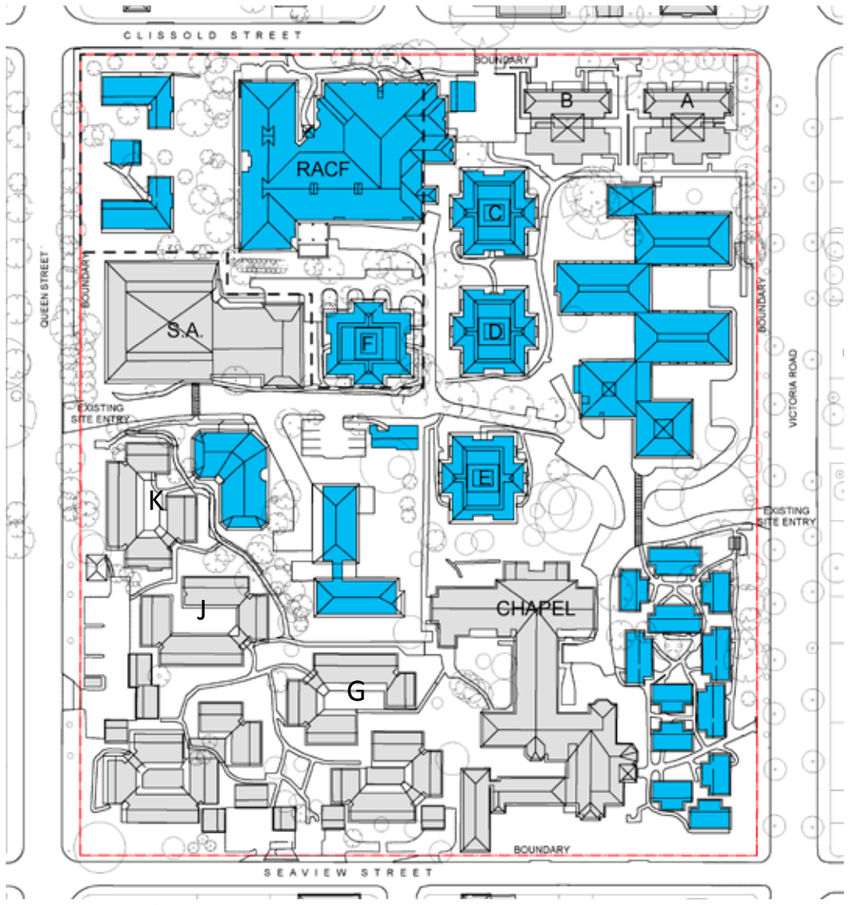
Section 3

The Concept Plan

3.0 The Concept Plan



Village - Existing

Village - Proposed

BOUNDARY
PRECINCT BOUNDARY
EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF FUTURE STAGE

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

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

Vehicular Access
Realigned internal road
Existing parking
Underground parking (shown dotted)

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

3.1 Introduction to the Concept Plan

The Concept Plan (Figure 4.1) has evolved from a detailed study of the site by a range of design consultants lead by urban designers, architects and landscape architects Hill Thalis Architecture and Urban Projects and Jane Irwin Landscape Architects. This included a detailed assessment of the heritage significance of the site and the place of the site in the urban fabric of Ashfield by Graham Brooks and Associates.

Consultation with residents has also influenced the design particularly in terms of:

- Designing spaces for social interaction in communal areas such as apartment lobbies;
- Landscape and built form;
- Staging and construction;

Aevum will continue working with residents throughout the development process including:

- Participation in the final selection process for a construction contractor;
- Advice and feedback on detailed design features including kitchen, bathroom, windows and blinds/ curtains.

Aevum and its specialists are particularly mindful of the need for the proposal to respect that the village is home to approximately 400 residents and that, while redevelopment will greatly enhance and improve the amenity of the Village, for existing residents construction could be a stressful experience. The design process has taken into consideration opportunities to ameliorate or minimise impacts wherever possible.

Some residents, particularly in Blocks K, G, J and F will experience some impacts from the proposals. Hill Thallis, design architect for the Village Green Precinct and overall site master planner, has met with residents of the most affected units and developed a comprehensive assessment of each unit and proposed mitigation measures. These details are contained in the Consultation Outcomes Report (Appendix C in Volume 5).

The design process and the proposed urban design are presented in the Urban Design Study and Concept Plan. (Volume 2) A summary of the development for which concept plan approval is sought is presented in this section.

The Concept Plan has been developed to a greater degree of detail that enables the full implications of the emerging urban form and relationships to heritage buildings to be assessed and to ensure that the resulting development integrates into the surrounding area.

The review of the site and its context, public policy, service benchmarks and service provider (Aevum) requirements has resulted in a Concept Plan that delivers housing for the aged in a quality built form with active streets, a safer environment and improvements to the public domain.

3.1.1 Objectives of the Concept Plan

The primary objectives of the Concept Plan are to:

- Provide a contemporary aged care village providing a variety of accommodation types to meet 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 providing opportunities for re-structuring the site in terms of urban form, heritage consideration and day-to-day provision of services;
- Re-engage Glentworth House and 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 and connection with the surrounding streets;
- Improve pedestrian accessibility across the site (i.e. disabled compliant access);
- Provide buildings and services that are sustainable;
- Provide a development that is compatible with the amenity of the adjoining residential area; and
- Create a safer environment by design which is important for the specific aged demographic.

3.1.2 Summary of Development for which Approval is Sought

Approval is sought for a Concept Plan for the redevelopment and renewal of Cardinal Freeman Village to enable the village to continue to provide high quality care to seniors in purpose built facilities designed to comply with current design and accreditation standards of care and to meet community expectations and to allow “ageing-in place”.

The Concept Plan accommodates:

1. The continued use of the site for seniors housing and associated uses;
2. Construction of a Residential Aged Care Facility of approximately 132 beds to replace the existing 119 existing nursing home and hostel beds;
3. Construction of 225 new independent living units and serviced self care units to replace an existing 65 units to be demolished;
4. Retention of the existing independent living units in the south western corner and the north eastern corner, and in Glentworth House (115 units);
5. Retention of the existing serviced apartment building (49 units);
6. Provision of community facilities to meet the needs of the residents, staff and visitors;
7. Minor alterations and additions to Glentworth House and Chapel to enable their on-going use for seniors housing and associated uses in accordance with the Conservation Management Plan and Strategy described in Section 3.7;
8. Access and carparking associated with the above uses subject to a maximum of 307 spaces as described in Section 3.10;
9. Public utilities including rainwater harvesting and on site detention generally as described in Section 3.13;
10. Ancillary and incidental uses to the above purposes.

Approval is also sought for:

1. An intensity of use of the site for the uses described above expressed as a maximum gross floor area on the site as outlined in Section 3.5.4;
2. The containment of gross floor area within building zones as indicated on Figures 11 & 12 and as discussed in Section 3.5;
3. A height of proposed buildings controlled by a building height plane as indicated on Figures 9 to 10.7;
4. The provision of parking spaces generally in the locations as indicated on Figure 11 and as discussed in Section 3.10;
5. The provision of landscaped areas and soft landscaping in accordance with the strategy described in Section 3.9;
6. Earthworks and associated services diversions and connections as described in Section 3.13;
7. Demolition of a number of existing buildings on the site;
8. The removal of trees as described in the report contained in Appendix P in Volume 5.

It is proposed that subsequent project applications will be designed to be consistent with the principle strategies and requirements outlined in Section 3.

It is envisaged that the project will be constructed in approximately 5 stages with the stages determined by issues such as market demand, maintaining amenity for residents, maintaining services and community facilities, construction related impacts and commerciality.

A single application is made for approval of the Concept Plan and for approval to carry out part of the project as described in Section 4.

3.2 Urban Design Principles

The Concept Plan displays an urban design based on the following key principles. These are discussed in greater detail in Volume 2.

3.2.1 Site Organisation

Like its immediate neighbouring block to the east, Victoria Square, the site logically divides into quadrants, centred on a communal open space. This reflects the historic development of the site with this natural progression to quadrants developed out of a pragmatic combination of factors:

- Subdivision pattern that divided the block into halves;
- Ownership pattern that enabled the site to function as a whole;
- Consistent siting of buildings on the southern, higher sections of the two lots;
- Historical arrangement and management of services with farming on the northern, lower sections of the two lots;
- The main entry gate for Glentworth House being approximately midway along the Victoria Street boundary;
- The construction of a cottage on the Bellevue site approximately midway down the Queen Street boundary; and
- Topography.

The construction of the villas and hostel has eroded the previously clear quadrant division. However, it is the one urban element that has been retained at least functionally if not spatially since the 1980s.

The Concept Plan seeks to reinstate the natural progression of quadrants that has developed over time and to introduce communal spaces at the centre of the site forming a heart that links each quadrant and provides a layer of site organisation and connectedness. The site quadrants and their functions are:

- South East Quadrant containing Glentworth House and Chapel and ILUs;
- South West Quadrant containing existing villas to be retained, new ILUs and gardens;
- North West Quadrant containing the Residential Assisted Care Facility and ILUs designed as serviced self care apartments for assisted living; and
- North East Quadrant ILUs in a garden setting.

The Village Precinct communal space and facilities integrates the 4 quadrants.

Each quadrant will retain excellent address to both the public streets and new internal pathway and street system, thus creating a clear, legible and flexible structure for the block.

All quadrants are fully integrated into the overall site's path and garden network with the quadrants coming together at the centre of the site to define the generous communal garden space of the Village Green, which provides an appropriate setting for the magnificent northern facade of the Chapel and mature trees. This will become a central hub for the Village offering a variety of community facilities and integrating the Chapel both spatially and functionally into the site.

Figure 5.1
Site Organisation- Quadrants and communal heart.

3.2.2 Urban interfaces

Cardinal Freeman Village benefits from 4 fine street frontages. The bounding north south streets are wide, with long vistas that continue past the site to the north and south. Victoria Street to the east has magnificent avenues of palm tree plantings in the parking lane, giving it a memorable civic character and grand scale. Queen Street has a less distinguished landscape and architectural character, which is capable of significant improvement over time. Both have gentle grades.

Clissold and Seaview Streets, while narrower, nonetheless are good urban streets, categorised by an undulating topography.

The Village's proposed street interface is a balance of landscape and building fronts. Except for the existing heritage building on Seaview Street and several minor entry structures, all buildings have a garden setback to match the predominant street front conditions in the neighbouring streets. Generally new buildings present as slim facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.

Existing boundary walls and fences will be retained with new openings in some locations for improved permeability.

Figure 5.2 Urban Interfaces

3.2.3 Heritage Building Inter-relationship

The main historic buildings on the site, Glentworth House and the Chapel, have a very strong architectural bond in terms of site planning, geometrical inter-relationship, scale and height. The Chapel was skilfully added on to the north-west corner of Glentworth House, extending the common eaves height as a datum that united the main body of the buildings.

A number of architectural elements project above the eaves, including the Glentworth House's tower, roof and chimneys, and the Chapel's parapets, gables and ridges, providing a memorable skyline silhouette for the Cardinal Freeman Village.

To maintain the prominence of this historic skyline and provide heritage continuity, the predominant height of all new building in the vicinity of Glentworth House and the Chapel should reinforce this historically important eaves height. In particular the scale of the central green should be framed by a series of buildings that build parapets to this defining height (indicated with a 'P' on Figure 5.3).

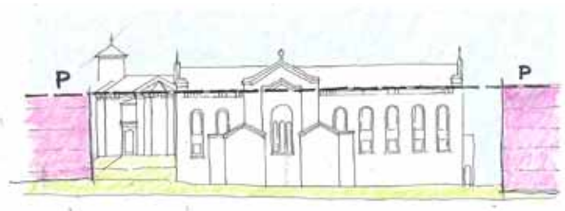


Figure 5.3 Eaves Datum (Chapel north elevation)

3.2.4 Curtliage Principles

The settings of Glentworth House and the Chapel have been severely compromised by the building campaigns of the 1980s with buildings from that period obscuring the architectural scale and spatial relationships that had previously existed, substituting a suburban typology on a site that had a grand urban scale.

The proposed site plan is founded on creating a new and appropriate setting for the heritage buildings that respects their architectural scale and spatial arrangement.

A key urban design principle is to frame these elements with new buildings and major garden spaces. Glentworth House and the Chapel are both re-presented to Victoria Street, framed by new buildings defining reinstated landscaped spaces. The northern facades of the Chapel and Glentworth House's tower set out new orthogonal pathways, internal streets and garden spaces.

Figure 5.4 Historic Curtliage

3.2.5 Height Distribution

In deference to the existing historic skyline, the predominant height of all new building has been kept to Glentworth House and the Chapel's eaves height, with only minor elements projecting above.

The scale of the central green has been framed by a series of buildings that build to this height thus concentrating the taller buildings in the centre of the site.

Buildings along Victoria Street should be no more than 4 storeys in height, whereas to Queen Street (north quadrant) a 3-4 storey scale would be appropriate.

Buildings further to the north step down the slope and, relative to the eaves height RL, are lower.

The 4-5 storey maximum allows the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site's three-dimensional character and image.

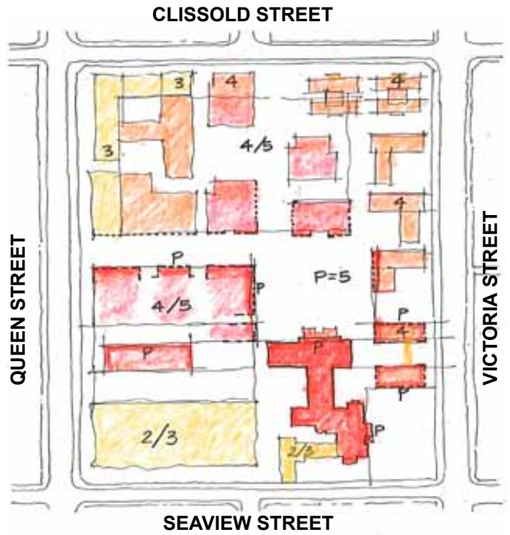


Figure 5.5 Height

3.2.6 Access and Address

The pathways and internal driveways at the Cardinal Freeman Village have grown over time in a haphazard way. The existing access and pathway system is discontinuous, with poor disabled access and wayfinding. There is no clear address to the streets, or comprehensible structure of address to individual buildings.

The Concept Plan proposes a legible and connective site-wide structure for access and address. The Village Green creates an identifiable centre for the site, and most paths and internal streets define its edges. The straight alignments and clear sightlines will create a new scale and openness to the site, clarifying address throughout.

The pathways pass along the sides of all the new landscaped courtyards, providing a much improved experience and appreciation of the buildings in a garden setting.

Site access points and driveways have a clear hierarchy, and engage with the bounding streets.

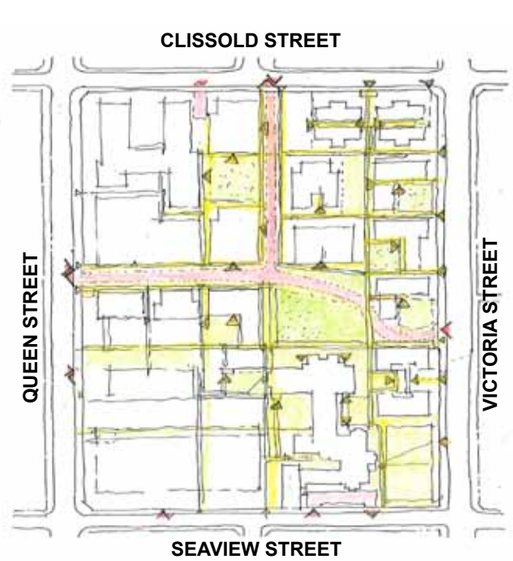


Figure 5.6 Access

3.2.7 Site Permeability and Vistas

Currently the landscape and historic buildings on the Cardinal Freeman Village are hidden gems, with little presence to the bounding streets and Ashfield's wider public domain.

The combination of the sandstone boundary walls and continuous low buildings tend to wall off the site perimeter.

The Concept Plan opens the historic buildings and new generous garden spaces to public view from the street and improves site permeability and vistas.

A new formal front garden will give Glentworth House a proper setting to Victoria Street, allowing it to be appreciated both axially and obliquely.

The T-shaped Chapel generates a series of new spaces, including the Village Green to the north and more defined linear spaces on the axis of each of its transepts. These spaces are related in proportion to each of the facades.

Access points and driveways are clearly identified, and offer welcoming routes into the heart of the site.

Figure 5.7 Site Permeability & Vistas

3.2.8 Site Landscape Principles

Cardinal Freeman Village has a leafy character, with some good perimeter screen planting and a number of fine trees throughout the grounds. However gardens tend to all be small scale incremental spaces not well related to the nearby buildings. The Concept Plan incorporates the following landscape principles.

Urban Context

- Retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees, that define the block of the village within the framework of streets;
- Retain and where possible, highlight the features – the significant trees and buildings that 'mark' the village within its urban setting;
- Ensure that gateways for vehicles and pedestrians are clearly defined, to encourage physical interaction between the village and the surrounding areas;
- Reinforce the relationship between Glentworth House and key surrounding heritage items down Victoria Street, through landscape design.

Figure 5.8 Landscape Site Organisation - quadrants & communal heart

Social Context

- Encourage casual socialisation through site design, with activity points along paths, and by creating the potential to meet and greet neighbours;
- Enhance privacy to units without compromising safety or outward views;
- Enhance the sense of entry and arrival at communal entrance points;
- Encourage use of outdoor areas by providing a range of use areas and spatial types, catering for diverse activities and group sizes;
- Design for activities specific to Seniors;
- Design for inclusion of a children's play area within sight of community facilities.

Site Character

- Respond to the scale of the buildings and site by creating a framework of larger trees, but include gardens of domestic scale to enhance the residential character;
- Create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens;
- Respect and enhance the defining character of the village, including preservation of mature and significant trees;
- Respond to, and build on, the heritage features, particularly the historic curtilage of Glentworth House;
- Recognise the cultural landscape created by the existing village occupants through small scale plantings in the gardens.

Access and circulation

- Rationalise paths and streets to improve circulation and maintenance;
- Create a network of accessible, comfortable and safe pedestrian links that are a pleasure to use;
- Ensure that all social and community facilities and spaces are accessible, and where possible integrate access for disabled within the main paths of travel.

Environmentally Sensitive Design

- Employ low maintenance, hardy, indigenous species where appropriate to the visual and physical environment;
- Utilise rainwater reticulation for landscape irrigation;
- Retain existing features where possible, recycle or re use materials.

Figure 6.1 Spatial Strategy for Heritage

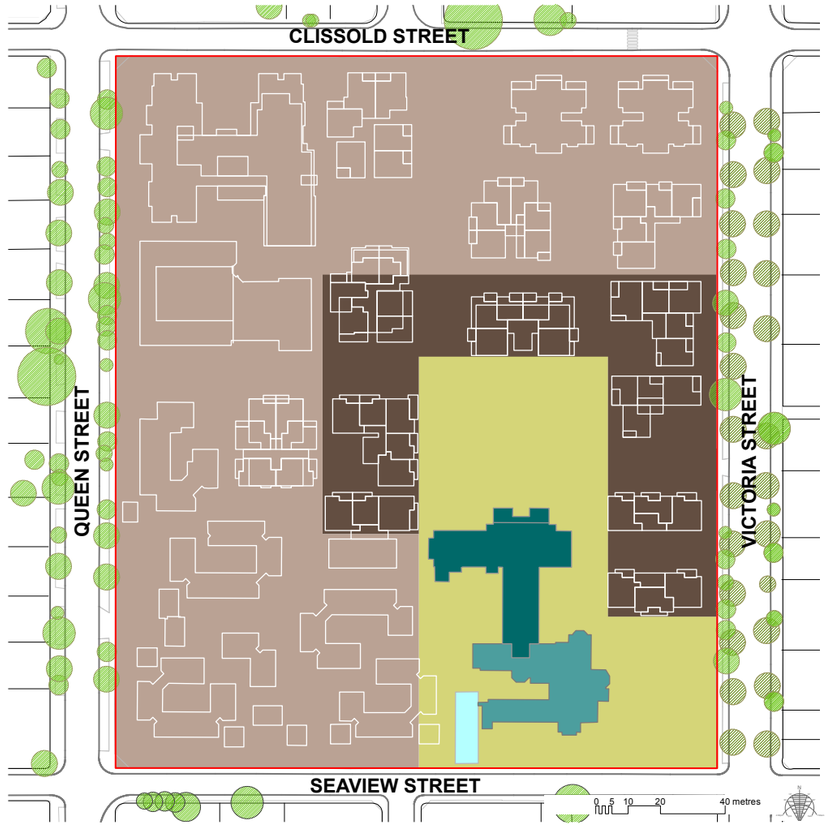


Figure 6.2 Curtilage Strategy for Heritage Items

Buildings on site

Framed vista to and from the public domain and rose window of the Chapel

Reinstated vistas to and from the public domain and heritage items

New formal community spaces providing garden settings for Glentworth House to the east and the Chapel to the north

Maximun extent of setting when considering heritage items

Primary building alignment. Retains northern and eastern alignments and is expressed in proposed buildings.
New secondary building alignment to define and provide vistas through to proposed Village Green

Reception Rooms
Glentworth House
The Chapel
→ Heritage items characterised by interlocking built form

Curtilage for heritage items
Primary zone to define curtilage
Secondary zone to interlock curtilage and building zone defining curtilage
→ Curtilage zones reflecting the interlocking of heritage items' built form

3.3 Strategies for Site Planning

Objectives

- To provide a rich urban environment within the Cardinal Freeman Village through the interpretation and integration of heritage elements within the Cardinal freeman site;
- To provide a curtilage and setting for the heritage buildings on the site that reflects the history of development, respects the architectural and heritage significance of Glentworth House and the Chapel, and sympathetically acknowledges the richness of built form that occurs over time;
- Provide a rational and clearly legible arrangement of buildings on the site to serve the future requirements of the Village;
- Integrate the heritage items both functionally and spatially into the Village;
- Re-establish the visual connections of Glentworth House and the Chapel to the public domain.

Strategies

- Align new built form to the northern facades of the Chapel;
- Align the western walls of buildings addressing Victoria Street so as to re-establish a visual link from Clissold Street to the Entry Tower of Glentworth House;
- Align buildings in the western quadrants to re-establish a visual link from Clissold Street to the Chapel;
- Provide view corridors that frame the eastern transept rose window to Victoria Street;
- Provide new garden settings. The first is to be established to the east of Glentworth House in deference to the historic garden of the original house. The second is to be established to the north of the Chapel to define the setting and provide opportunities for adaptation and re-use of the chapel for community use.
- Retain the defined courtyard spaces of the Chapel and provide additional courtyard spaces to the east and west of the transept rose windows.

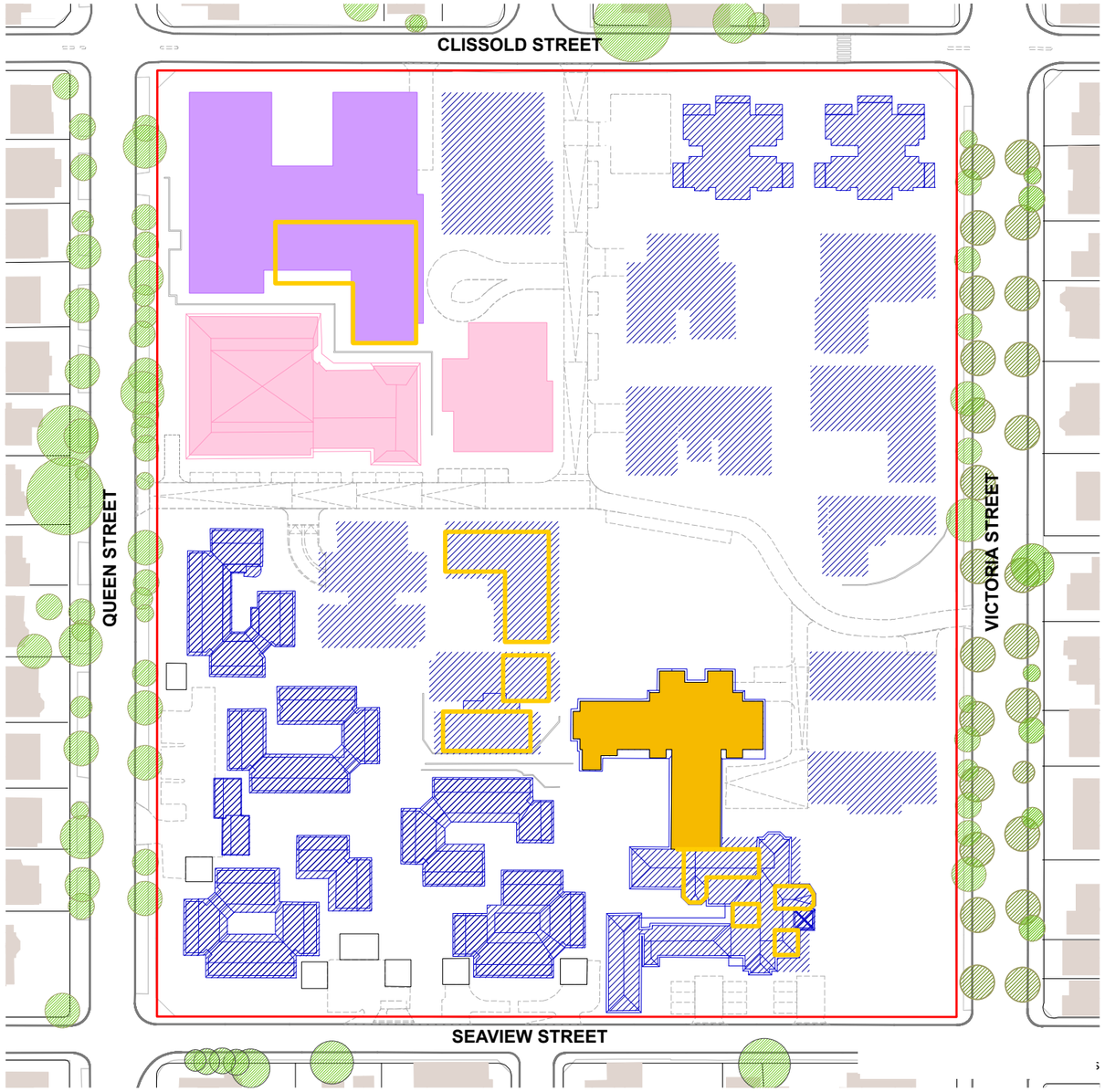


Figure 7. Proposed Building Use

3.4 Proposed Land Uses

This section provides a brief description of the proposed uses and nature of development on the site under the Concept Plan.

Figure 7 indicates the proposed distribution of uses. The proposed land uses represent a continuation of the present use of the site for housing for seniors in a variety of forms to meet the varying needs of seniors. Approval is sought for these uses as described in this section.

3.4.1 Residential Aged Care Facility

The Care Precinct in the north west quadrant contains a Residential Aged Care Facility, the existing serviced apartment building and two new ILU buildings that will be designed to function as assisted living units. These facilities will replace the existing nursing home and hostel on the site. The RACF will be designed to provide a homelike feel, be non-institutional, maintain resident dignity and allow for aging in place and provision of best practice dementia care principles.

The service philosophy for the RACF will be the improvement in the quality of life of residents through the provision of appropriate levels of care and support in a domestic environment that will encourage appropriate use of skills and manage the impact of inappropriate behaviour.

Cardinal Freeman Village as a whole will provide continuity of care with accommodation for seniors with a higher level of independence to the confused elderly suffering from moderate to severe dementia requiring special care and management. Independent Living Units designed for ageing in place will be provided where residents would have a degree of independence and are capable of meeting most of their personal care needs but in a context of available support and assistance including meals. At the other end of the spectrum, the Residential Aged Care Facility will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly).

The RACF will include:

- Community facilities such as meeting rooms, library, medical consulting rooms, hair dressing facilities and the like;
- A central commercial kitchen which will provide meals to the RACF residents, and additional support to the Independent Living Units as required;
- A Central commercial laundry which will provide laundry to nursing home residents and additional support to the remainder of the village as required; and
- Administration and visitor reception and staff facilities.

The RACF is planned to accommodate approximately 132 beds mostly in single rooms but with some in twin rooms to provide a more affordable accommodation option. The facility will be designed and constructed to meet Commonwealth aged care accreditation standards and the Building Code of Australia. These beds will replace the existing 59 bed nursing home on the site and the hostel building containing 60 rooms.

The Concept Plan application also seeks approval to carry out part of the project being the RACF and two new Independent Living Unit buildings in the Care Precinct. The other part of the project application is for works to the Village Green Precinct.

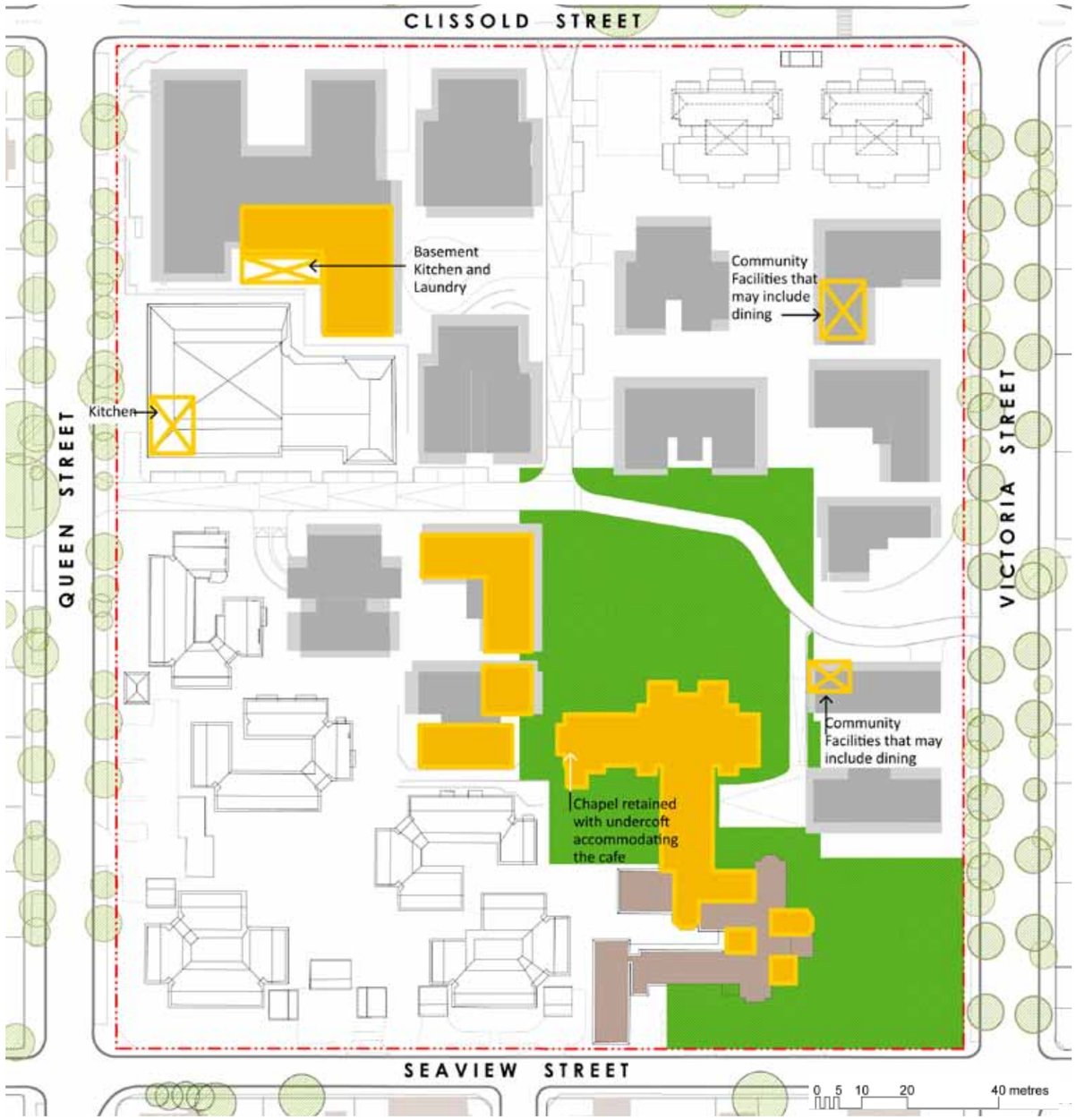


Figure 8. Community Facilities Strategy

3.4.2 Independent Living Units

Housing for seniors and people with a disability in the form of self contained dwellings will be located in the north east, south east and south west quadrants.

Currently the site contains 180 independent living units and 49 serviced apartments. The building containing the 49 serviced apartments is located within the Care Precinct and will be retained. A further 115 existing ILUs located in the south west quadrant, the recently completed Buildings A and B and in Glentworth House will be retained. The remaining 65 existing ILUs will be demolished and a number of new buildings as identified in the Concept Plan and associated built form controls will be built to accommodate a planned 225 new ILUs.

It is proposed that the ILUs will be constructed in substantial compliance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (including the Residential Flat Design Code).

Being located on the same site and having direct links via a co-joined, secure basement, there is the opportunity for close links in service delivery between the RACF and the ILUs within the care precinct. This will provide residents of the ILUs with 24 hour access to support services available through the RACF as required.

The ILUs will be designed to provide aging in place, in compliance with AS 4299, Adaptable Housing.

A mix of unit sizes and bedrooms is proposed.

The Concept Plan envisages internal alterations and additions to the existing serviced apartment buildings which includes the construction of a direct, secure link to the proposed RACF. This link will allow efficient secure and 24 hour access to the serviced apartments building by Nursing Home staff. Other existing ILUs will be progressively refurbished and upgraded.

The ILUs will cater for the following demographic profile:-

- an average entry age of 78;
- average occupancy of each unit is estimated to be 1.3 persons.

3.4.3 Community Facilities and Administration

A range of community support facilities will be provided to meet the needs of the residents and their visitors. These will be located within the RACF and elsewhere on the site as generally indicated on Figure 8.

The main area of communal facilities is around the Village Green. This provides the opportunity to activate the open space system and use it as a focal point for the village.

It is envisaged that the following services will be provided:

- Convenience store for essential items for residents;
- EFTPOS (associated with the above);
- Café for residents and their visitors;
- Children's playground in the village green for visiting children;
- Fitness centre/gym and swimming pool;
- Community dining hall including cinema space;
- Craft work shop;
- Lounge/library/meeting rooms;
- Consulting rooms;
- Work Shop;
- Bus;
- On site pharmacy (satellite supplied by a local pharmacist);
- ILU resident access to meals from the RACF kitchen (fee for service basis);
- ILU resident access to personal nursing care (respite recovery service in RACF);
- ILU resident access to home support (casual) – bills, shopping, cooking;
- ILU resident access to housekeeping (casual), and laundry service.

Administration and ground maintenance functions will be provided. There will be 24 hour security and access to management and assistance.

Administration functions will be located primarily in Glentworth House and in the Village Green Precinct.

Details of the location and design of these facilities will be the subject of subsequent project applications, including the project approval sought with the Concept Plan application.

Figure 9. Building Height Control Plan

3.5 Building Envelopes

Concept Plan approval is sought for the construction of new buildings within the building envelopes as indicated on Figure 9 to 12.

The building envelopes are defined as the three dimensional space within which buildings are to be located. It includes a primary building zone delineated by the outer walls of the building and an articulation zone which is the zone within which balconies, terraces, porches, bay windows, canopies and the like are permitted. The building envelopes exclude structures such as chimneys vents and other service installations and roof mounted plant.

New buildings are to be constructed within the envelopes shown in Figures 9 to 12.

Figure 10.1a Existing Clissold Street Elevation

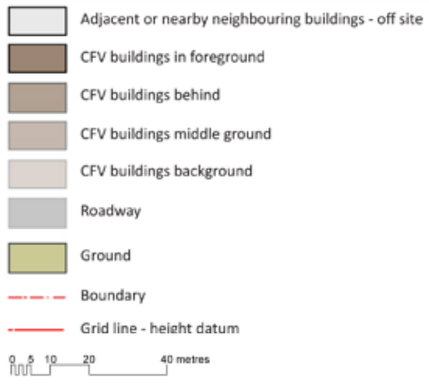
Figure 10.1b Proposed Clissold Street Elevation

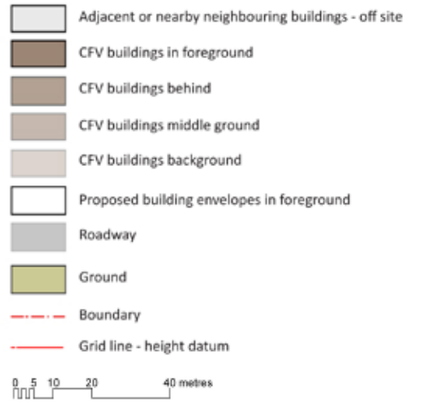
Figure 10.2a Existing Queen Street Elevation

Figure 10.2b Proposed Queen Street Elevation

Figure 10.3a Existing Victoria Street Elevation

Figure 10.3b Proposed Victoria Street Elevation





Section n-s existing

Figure 10.4 Existing North-South Section AA

Figure 10.5 Existing East-West Section BB

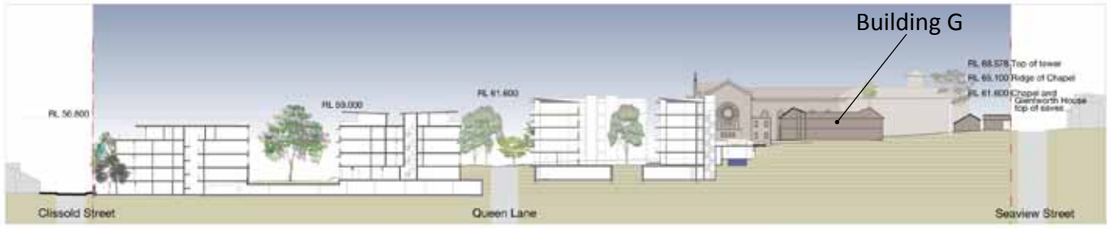
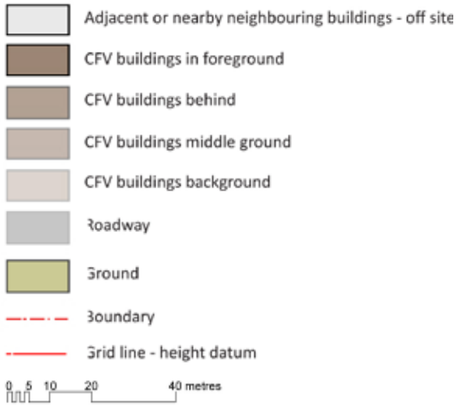


Figure 10.6 Proposed North-West Section AA

Figure 10.7 Proposed East-West Section BB



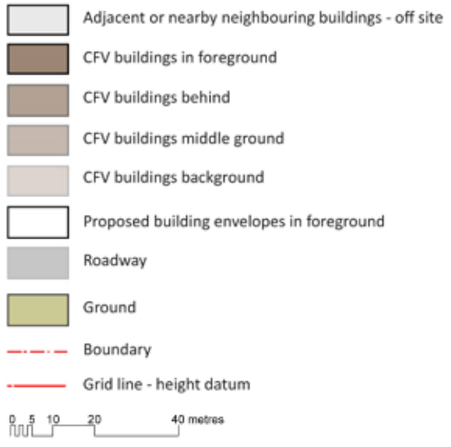


Figure 11. Building Envelopes - Site Arrangement

3.5.1 Building Massing and Articulation

Figure 11 shows the building footprints and articulation zones in plan form.

The envelopes seek 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.

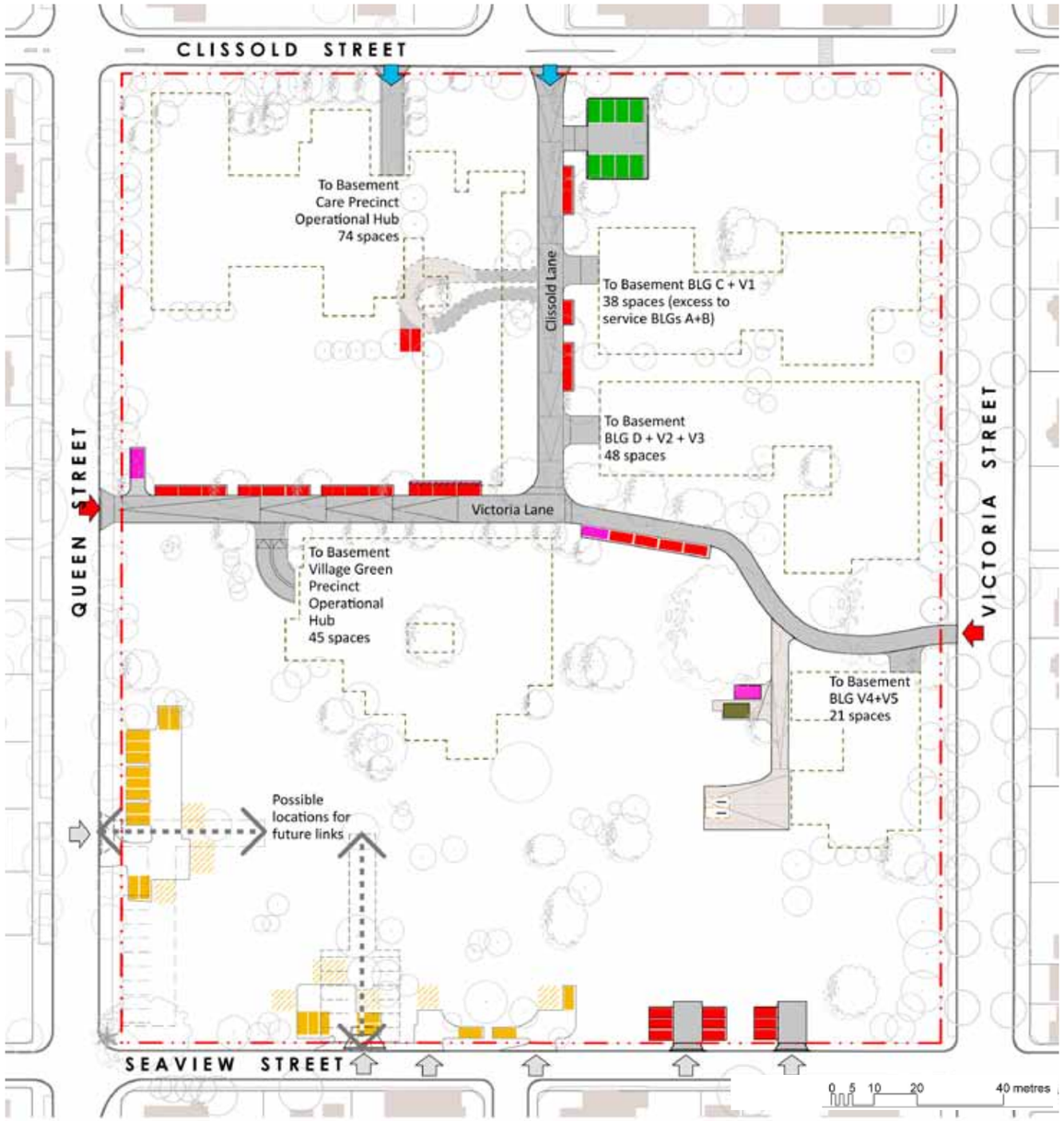
The envelopes also seek to:

- maximise amenity for residents;
- manage the potential impact of proposed development on existing adjoining properties;
- integrate vehicular, pedestrian, landscape and servicing strategies with building mass, scale and articulation; and
- To promote building forms that optimise natural light, ventilation and privacy.

Figure 12 shows basement zones under each building footprint.

Building footprints have been identified to ensure that future buildings will be designed within these footprints to meet the following requirements:

- Comply with the footprint controls as shown on Figures 11 & 12;
- Within building envelopes, building depth window to window is to be a maximum of 12m;
- 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. An exemption applies to 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 for northern, eastern and western orientations to accommodate balconies and major façade articulation with a maximum of 45% of the articulation zone to be used of floor area;
- A secondary articulation zone depth of 1m to 1.5m for southern orientations to accommodate balconies and major façade articulation with a maximum of 45% of the articulation zone to be used of floor area;
- Maximise the number of dual orientation units to maximise natural light, ventilation and vistas;
- 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;



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

- Existing resident carparking at grade
- Existing under cover resident carparking
- Reconfigured resident carparking at grade
- Visitor parking space at grade
- Informal/unmarked car space
- Loading bay (3.6 x 6m) or other service bays
- Time limited parking space
- Existing street or path
- Re-configured internal street
- New shared zone
- Proposed basement zone below ground
- Re-located or new vehicle entry point
- Existing main vehicle access point
- Existing vehicle access point
- Possible location for future vehicle entry points subject to future studies

Total area of impervious streets and open carparks **3480 sq m approx**

Figure 12. Vehicle Access & Car Parking

- Locate basements generally under building footprints above;
- Locate car parking and storage close to ILUs;
- Locate basement entries and exits so they are clearly visible;
- Design basements for ease of use by aged residents;

Approval is sought for buildings within these footprints shown in Figures 11 & 12.

Figure 13. Building Setback Control Plan

3.5.2 Building Height

Building heights have been determined in order 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.

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). The height of buildings follows the topography of the site cascading from the high point at Glentworth House and the Chapel to the low point along Clissold Street.

Figure 8 shows building height in storeys and reduced levels. Height is measured to the top most part of a building with the exclusion of minor roof elements, services plant and lift overruns.

The Concept Plan requires compliance with the height controls as shown on Figures 9 to 10.7.

Building heights and footprints for ILUs have been designed to ensure compliance with solar access provisions of SEPP 65 as discussed in Section 3.6.5

3.5.3 Building Setbacks

The building envelopes incorporate proposed building setbacks and ensure an appropriate relationship to the streets, provided adequate building separation and to ensure that a significant proportion of the site is used for landscaped area. These setbacks are shown on Figure 13. The setback requirements are:

- Street front setbacks to Queen Street to be a minimum of 7.5m, 15.5m to Clissold Street and 5m to other streets as shown on Figure 13;
- 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;*
- ILUs to comply with requirements of SEPP 65 Design Guidelines;
- Glentworth House and chapel to provide setback datum;
- Comply with the setback distances as shown on Figure 13.

It is proposed that subsequent project applications will comply with these setback requirements.

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

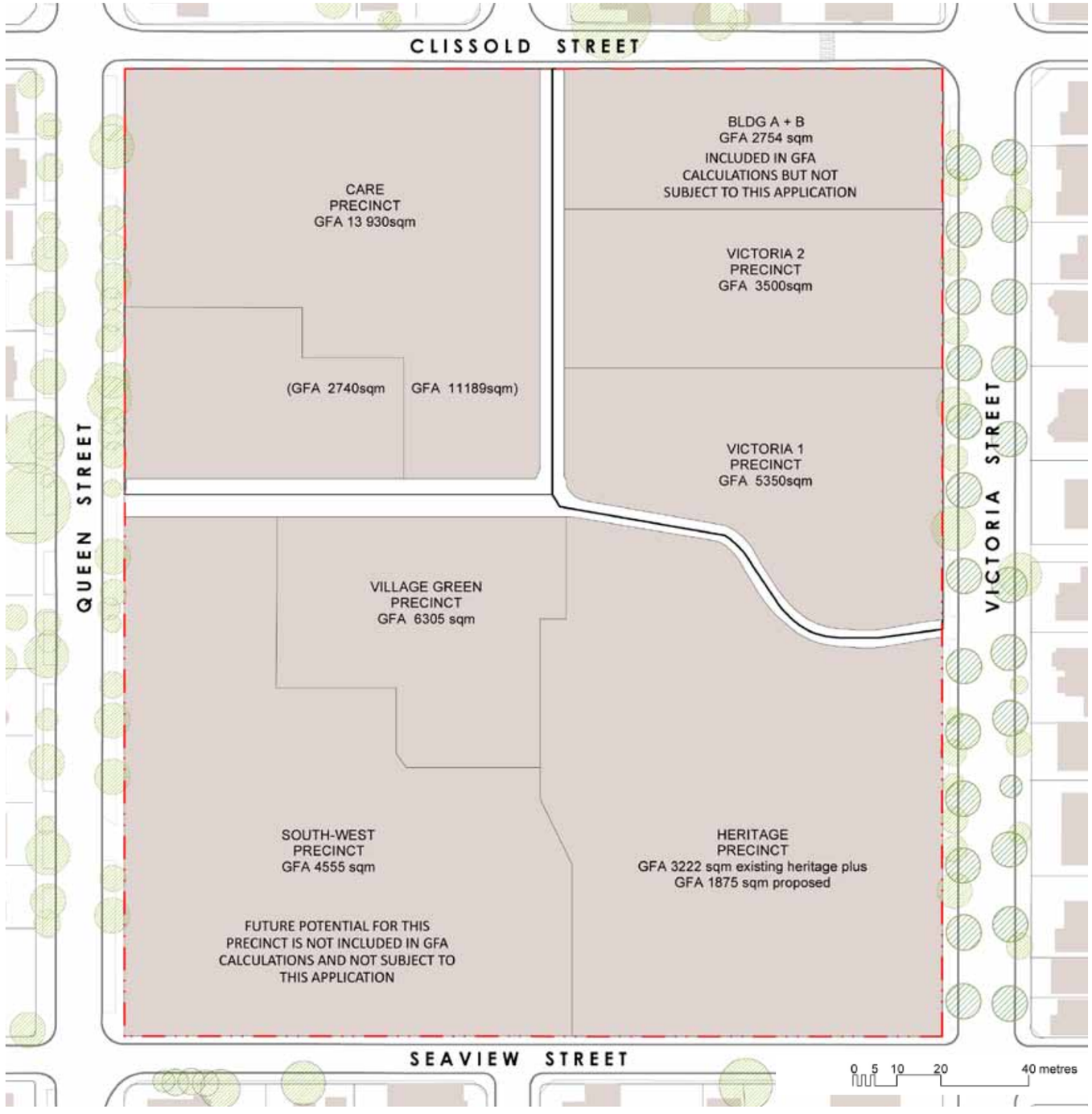


Figure 14. Gross Floor Area Distribution

3.5.4 Density - Gross Floor Area

Figure 14 indicates the distribution of gross floor area across the various site precincts. Development for which concept approval is sought will result in an overall site FSR of 1:01:1 and a gross floor area of 41,490 square metres. This includes existing buildings to be retained and new buildings.

The distribution of GFA is based on the following objectives:-

- locate the higher density 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.

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)

3.6 Building Design Performance Controls

Development will meet the following design and amenity performance controls.

3.6.1 Elevation Treatment

- 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;
- View corridors are to be provided that reveal the Chapel and Glentworth House.

3.6.2 Street Address

- All street frontages are to have primary articulation addressing the street;
- Numbering and signage is to be clearly visible (Braille and tactile) for easy wayfinding from all street addresses;
- Letterboxes to be located in easily accessible, protected areas that can be easily accessed by residents and mail delivery personnel;
- Internal streets to be named and clearly signposted at junctions with public streets;
- All pathways - internal as well as those addressing street frontages - to provide clear way-finding throughout the village.

3.6.3 Architectural Character Principles for ILUs

- 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;
- Pastiches of past architectural styles are not permitted as a means of expressing heritage cconsiderations.

3.6.4 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.

3.6.5 Solar Access

- 90% of the principal area of private open space for each dwelling must receive a minimum of 3 hours sunlight during daylight hours on June 21 (note the exception to this being the 3 units in the heritage precinct bring 84% compliance required for heritage precinct;
- At least 70% of residential units must have one living room that has at least 3 hours of sunlight reaching glazing to that room during daylight hours on June 21;
- 20% of the area of the development's principal communal garden spaces should receive a minimum of 3 hours sunlight during daylight hours on June 21;
- Otherwise to comply with Requirements of SEPP 65 in relation to solar access.

3.6.6 Visual Privacy

- Minimise direct overlooking of principal living rooms and private open spaces of other dwellings by appropriate planning of dwelling layouts and associated garden spaces;
- Where habitable rooms have a direct outlook onto neighbouring habitable rooms above ground level, and are not separated by a distance of at least 12m, the designer must:
  - offset windows to limit views, or
  - incorporate appropriate screening, or
  - specify sill heights of 1.6m above floor level, or
  - design angled bay windows to prevent direct views, or
  - install obscure glazing to parts of an opening below 1.6m above finished floor level.
- Windows and balconies above ground level must be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below;
- Follow separation and privacy guidelines in the SEPP65 NSW Residential Flat Design Code as minimum design standards for ILUs.

3.6.7 Acoustic Privacy

- Common walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia;
- The noise level from mechanical plant, including air conditioning units and pool filtration units, must not exceed 5dBA above ambient background noise level measured at the property boundary;
- Dwellings affected by noise from Victoria Street, Queen Street or Clissold Street shall be designed in accordance with AS3671-1989 Acoustics - Road traffic noise intrusion - Building Siting and Construction.

3.6.8 Unit Size and Mix

- Dwelling types should address social issues of senior's household sizes and sustainable building typologies that maximise the efficient use of urban capable land;
- Multi unit ILU buildings must comply with the NSW Residential Flat Design Guidelines;
- To address the issue of housing affordability, the following typical apartment sizes (internal area) apply -
  - Studio 48 - 55 sqm
  - 1 bedroom 50 - 70 sqm
  - 1.5 bedroom 71.5 - 79 sqm
  - 2 bedroom 80 - 85 sqm
  - 2.5 bedroom 87.5 to 93 sqm
  - For any additional bedroom over + 20 sqm

These sizes exclude associated outdoor spaces and basement storage to meet the requirements of this Section.

3.6.9 Dwelling Amenity

Designers should seek to maximise the amenity of all dwellings, complying with the following standards as a minimum:-

- Cross over or cross through apartments greater than 15m in depth must have a minimum clear internal dimension of 4m;
- The maximum internal depth of any single orientation apartment is 8m;
- Double loaded access corridors are discouraged unless servicing cross over or cross through apartment types;
- The maximum number of apartments per floor accessible from a single core is limited to 6 (5 preferred), except where apartments are cross over or cross through types. Foyers are to be naturally lit and ventilated;
- All common access corridors to ILU buildings must receive natural light and be naturally ventilated;
- ILUs must demonstrate the following:-
  - Dual aspect for 60% of all dwellings;
  - Any single orientation apartments should have secondary daylight and cross ventilation via plenums, high windows, operable skylights and the like; and
  - Natural ventilation for 30% of all bathrooms.
- Comply with or exceed the following minimum finished floor to finished ceiling heights:-
  - ground floor in communal use building 3.0m, 3.5m preferred and minor bulkhead intrusions permitted;
  - habitable rooms 2.7m; and
  - non habitable rooms 2.4m.
- If provided, the level of air conditioning bulkheads must comply with these minimum ceiling heights. Some minor intrusions in ground level communal use areas;
- South facing single orientation apartments are not permitted with the exception of a maximum of 3 ILUs in the Heritage Precinct where Heritage objectives take priority;
- At least one balcony, terrace, verandah, loggia or deck with a minimum depth of 2.25m must be provided to each dwelling where direct access to ground level private open space is not available;
- A tap should be provided on all open spaces that is accessible from a major living space;
- Lightweight pergolas, sunscreens, privacy screens and planters are permissible on roof terraces, provided they do not increase the bulk of the building and comply with the mandated height controls;
- Any intention to service a building with air conditioning must be declared in a planning approval application. No dwelling is to rely on air conditioning to provide adequate thermal comfort levels to occupants. The following must be provided in all air conditioned buildings:
  - Compressible seals/weather-stripping to external doors and operable windows;
  - Fully sealed gaps around windows, doors and openings and to all wall and floor junctions;
  - Self closing dampers or high density filters to exhaust fans;
  - Imperforate ceiling diffusers to skylights; and
  - Sealing and insulation to all ductwork and refrigerant lines.
- All ILU buildings must have: -
  - minimum 3.5 star Greenhouse Score water heater;
  - non potable water supply for toilet flushing and garden irrigation;
  - external clothes drying areas (balconies permitted);
- All interior paints, adhesives and carpets must have low VOC content;
- All interior joinery made from composite wood should have low or no formaldehyde content;
- The use of PVC should be avoided wherever possible.

3.6.10 Storage and Site Facilities

- Provide storage to comply with SEPP (Housing for Seniors) 2004 requirements;
- The minimum dwelling sizes outlined above exclude storage provision located in a basement or elsewhere;
- Storage additional to kitchen, linen and bedroom cupboards can be either on the same level as ILU, within ILU or located in secure cages or rooms in the basement;
- Car parks can be fitted with over-bonnet containers arranged through one supplier by Aevum;
- All water, sewerage, recycled water, electricity, gas, and telecommunications connections are to be provided in accordance with the requirements of the relevant utility provider;
- All meter boxes are to be located in positions that are accessible to each utility provider as required - but should be screened from public streets and open spaces;
- All mailboxes are to be provided in accordance with the delivery requirements of Australia Post;
- ILU buildings and RACF should be provided with a common television/radio antennae or receptor;
- Satellite receiver dishes are not permitted to be installed where they will be visible from the public domain;
- Provide a 24-hr monitored Nurse Call/Call Alert system.
- Potential for fold out wall mounted clothes lines on balconies.

3.6.11 Waste Management

- A Waste Management Plan consistent with “Ashfield DCP: Planning for Less Waste” is to be submitted with each planning application;
- Waste Management practices for ILU Buildings should be generally consistent with Better Practice Guide for Waste Management in Multi Unit Dwellings, Resource NSW and Ashfield DCP: Planning for Less Waste;
- Waste storage facilities for garbage and recycling containers in ILU Buildings and RACF are to be provided either in a centralised garbage/recycling room accessible to garbage compactors or in a facility where bins can be easily wheeled to the street for collection. The maximum preferred grade for manual bin carting is 1:14;
- The location and design of waste collection facilities are to be recessive when viewed from public places. Any waste facilities located between the front alignment of any building and any public street or open space must be in a screened enclosure;
- Provide separate waste collection areas for residential and any commercial waste;
- All kitchens and communal laundries must be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials;
- The CFV site must have a landscaped area or areas that are able to provide for on-site composting and/or a worm farm.

3.7 Works to Heritage Items

The Concept Plan envisages the continued use of Glentworth House and Chapel for uses associated with housing for seniors including accommodation, administration and community facilities.

The Concept Plan provides that any works to the heritage items on the site would be undertaken in accordance with the:

- Cardinal Freeman Village Conservation Management Plan prepared by Graham Brooks and Associated dated May 2009 contained in Appendix H of Volume 5;
- Cardinal Freeman Village Heritage Management Strategy prepared by Graham Brooks and Associated dated May 2009 contained in Appendix G of Volume 5;

Future works and use of these buildings will be consistent with the recommendations of these reports.

3.8 Demolition

Demolition of a number of buildings on the site is required to accommodate new development. Approval is sought, as part of the Concept Plan for the demolition of buildings.

3.9 Landscape Strategy

A comprehensive landscape strategy forming part of the Concept Plan has been prepared by Jane Irwin Landscape Architecture (Figure 15). This strategy is consistent with the site landscape principles contained in Section 3.2.8.

The landscape strategy seeks to retain and enhance the defining character of the village, including the preservation of mature and significant trees. The landscape design responds to the scale of the buildings and the site by creating a framework of larger trees but also includes gardens of domestic scale to enhance the residential character of the village.

The landscape scheme also seeks to reinforce the relationship between Glentworth House and key surrounding heritage items along Victoria Street through landscape design.

The role of landscaping in social interaction within the village has been a key principle in the landscape design. The landscaping has been designed to encourage social interaction by including activity points along paths, and the potential to meet and greet neighbours. Use of outdoor areas has been encouraged by providing a range of use areas and spatial types, catering for diverse activities and group sizes. Children's play areas within sight of community facilities have also been accommodated.

The relationship of landscaping with access and circulation has been carefully considered. Paths and streets have been rationalised to improve circulation and maintenance. A network of accessible, comfortable and safe pedestrian links is to be created and all social and community facilities and spaces are accessible.

The landscape scheme is an environmentally sensitive design. It will utilise indigenous species which are low maintenance and hardy. Features and materials will be retained, recycled and reused where possible.

It is proposed that subsequent project applications will be consistent with this landscape strategy.

Figure 15. Landscape Concept Plan

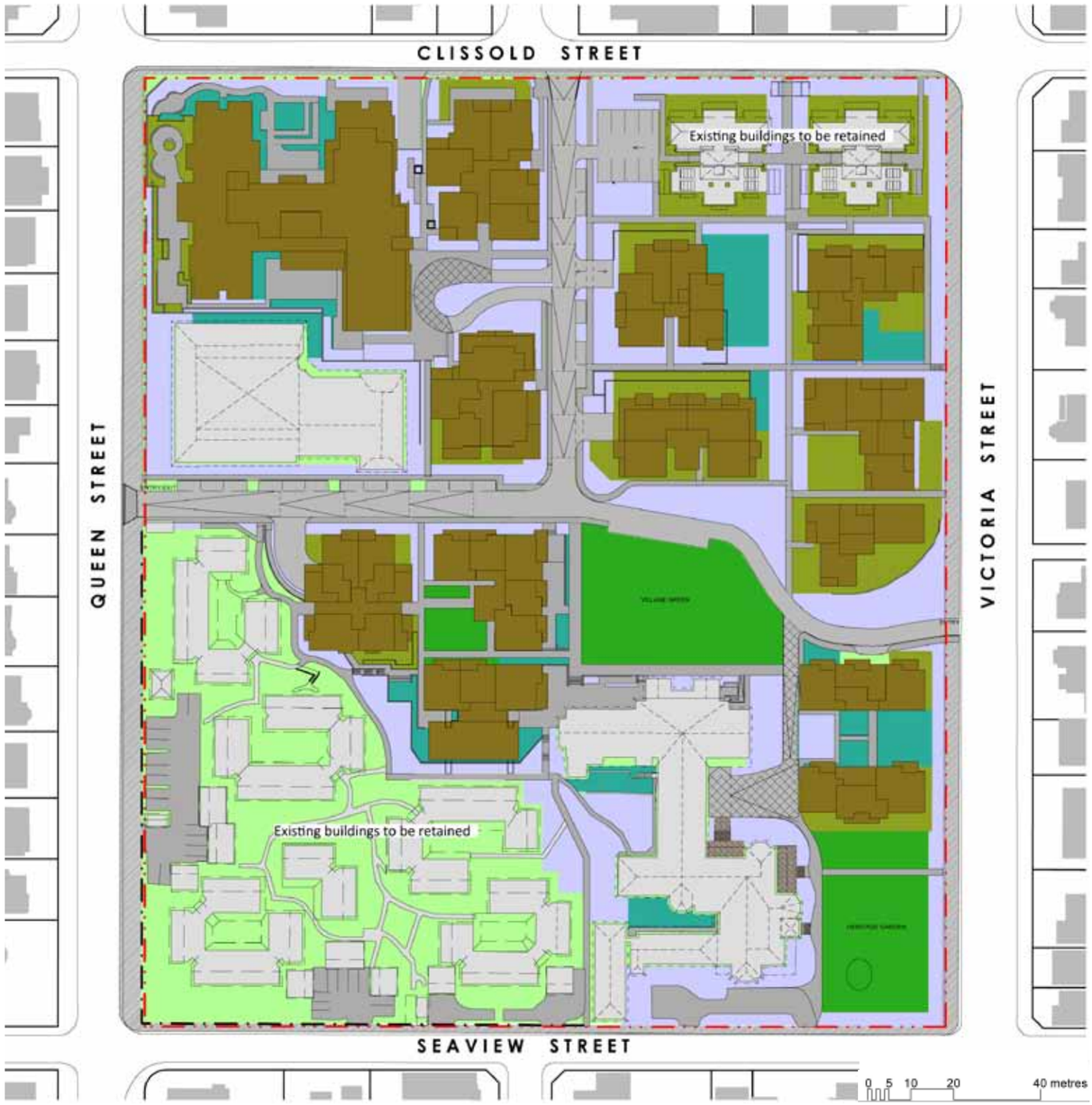


Figure 16. Landscape Spaces

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 opporunities for making gardens and that articulate the site landscape to create a domestic scale.

3.9.1 Landscape Spaces

A range of landscape spaces are proposed across the site, varying in scale and character to accommodate activities for residents and visitors, and to create an interesting and engaging outdoor environment. Site design encourages casual socialisation with activity points along paths, and creates the potential to meet and greet neighbours. Community facilities have associated outdoor areas, to extend their potential use and provide diversity in social spaces.

Recreation spaces allow for activities specific to seniors and have the flexibility to accommodate change of use over time.

The types of landscape spaces incorporated into the Concept Plan are illustrated in Figure 16 and include the following.

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 Heritage Gardens associated with Glentworth House that will be designed to reflect the heritage values of the house.

Small Social Spaces

Courtyards and gardens associated with community buildings, and shared community spaces attached to living units that allow for small gatherings and casual socialisation.

Structured 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 the heritage area.

Private Gardens

Small scale spaces attached to living units provide opportunities for making gardens that articulate the site landscape to create a domestic scale.

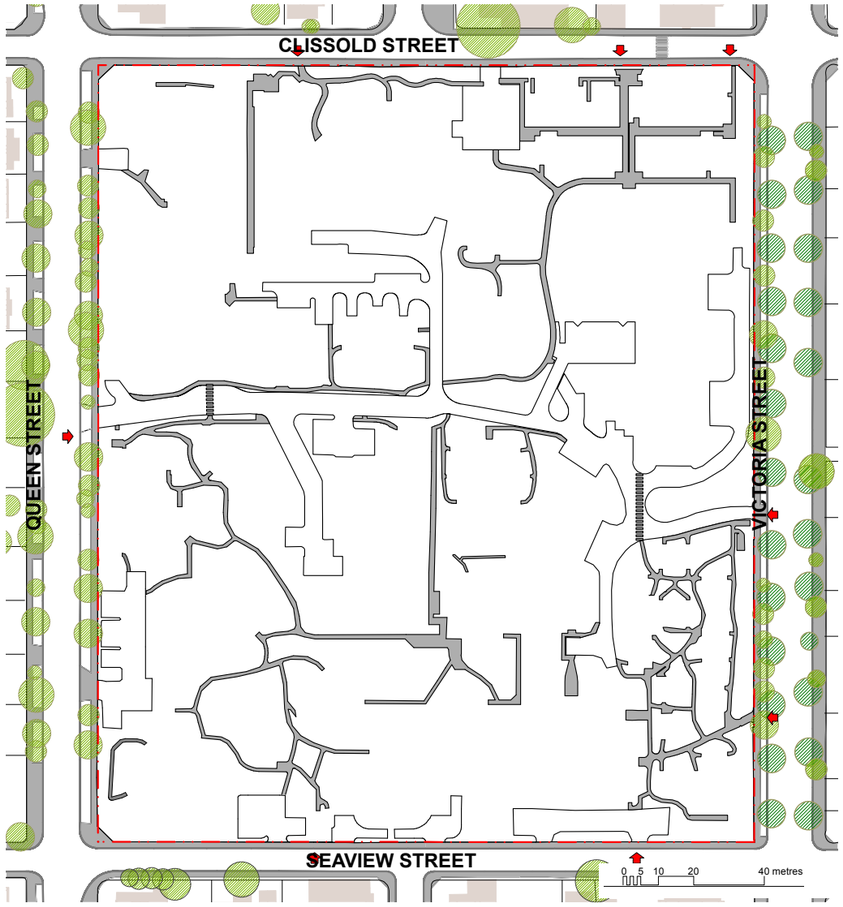


Figure 17a. Existing Footpaths

Figure 17b. Pedestrian Network

Boundary

Existing pedestrian path

Existing pedestrian access points

Total area of existing paths 2525 sqm

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

3.9.2 Pedestrian Links

Detailed consideration has been given to the pedestrian circulation system to ensure a solution that is accessible, convenient, comfortable and safe for all users. The pedestrian system included in the Concept Plan has been designed to encourage movement through the site and opportunities for socialising. The new path network provides a rational and legible network connecting residents to community facilities, outdoor recreation spaces, bus stops, services such as post boxes and bins, and to each other. New openings to the street allow public access through the site, and to the major community open spaces.

Design of the path network has aimed to integrate access for disabled into the main path of travel, minimising the reliance on 1:14 gradient ramps and convoluted switchbacks. Most paths are at a gradient of about 1:20 or flatter, making, where possible, a generous and comfortable path. The occasional ramp and switchback is utilised to make this system work. All buildings have an accessible entrance at ground floor. In places, the proposal includes a link through communal foyers in buildings to make use of a lift as a means of providing access within the constraint of relatively steep topographic conditions.

It is also proposed to connect the existing south west quadrant (which is not subject to this application), making the entire site accessible.

The pedestrian network is shown on Figure 17b. This represents a significant improvement to the existing convoluted pathway system as shown on Figure 17a.

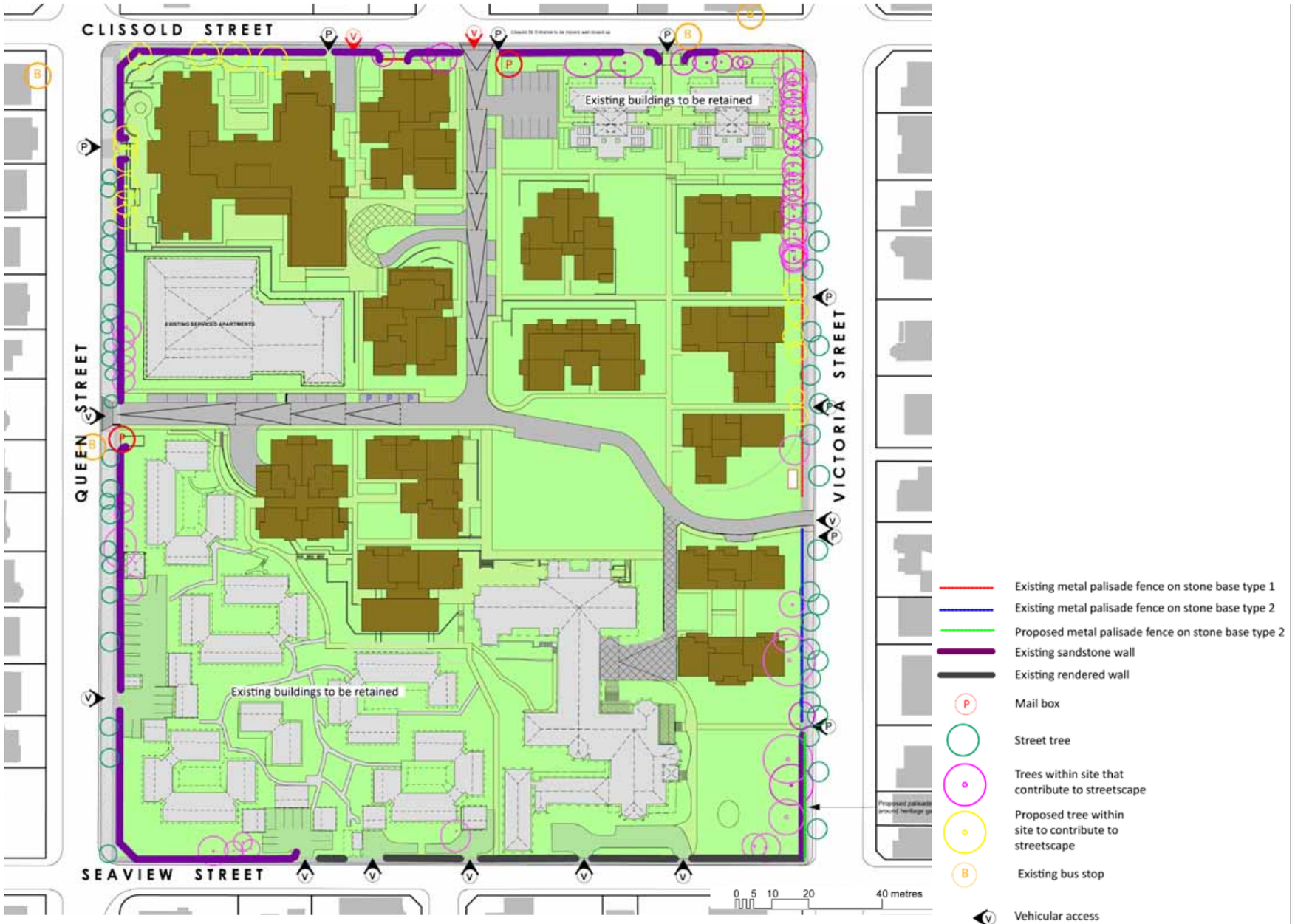


Figure 18. Landscape Strategy

3.9.3 Public Domain Interface

The Concept Plan retains and reinforces the strong public domain interface of walls, fences, gateways and boundary trees that define the block of the village within its framework of streets. Significant buildings and trees that 'mark' the village within its urban setting are retained and highlighted. The character of the existing sandstone walls, and iron palisade fence and plinth will be reflected in the detailed design of new openings.

This strategy is shown on Figure 18 and 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 an address 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.

Figure 19. Tree Strategy

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, Waterhousie sp, Stenocarpus sp*, Australian conifers such as *Agathis sp*, and *Aruacaria sp*, and palms such as *Washingtonia filififera* 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 *Tristaniopsis 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

3.9.4 Tree Strategy

The planting strategy aims 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; and include gardens of domestic scale to enhance the residential character. It is proposed that the detailed landscape design associated with each project application would create different experiences and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents; and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens.

Tree planting should also recognise that the site makes a contribution to the quality and character of the streetscape and neighbourhood.

The strategy is detailed briefly below, and illustrated in Figure 19:

- Respect and enhance the defining character of the village by retaining mature and significant trees where possible.
- Reinforce the framework of trees by including large growing, long life trees that will be visible from outside 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., Waterhousea sp., Stenocarpus sp., Australian conifers such as Agathis sp., and Aruacaria sp., and palms such as Washingtonia filififera and Jubaea chiliensis. The existing row of Melaleuca quinquinervia should be supplemented with the same species.
- Retain existing trees with lesser significance but providing amenity and contributing to the overall site character.
- 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; Tristaniopsis laurina, Callistemon sp., Jacaranda mimosifolia.
- 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 the chapel, but remove undergrowth and weedy species to reveal views of the buildings and garden to the street.
- Plant trees along the boundary at Queen Street, particularly in the Care Precinct.

3.9.5 Major Landscape Spaces

Village Green

The Village Green is to be the major public landscape space of Cardinal Freeman Village. The green occupies a prominent position in the Village, slightly elevated and backed by the Chapel building. It provides a curtilage to the Chapel, revealing views to the façade; and allows retention of important mature trees.

The Village Green provides for flexibility of use for residents and their visitors. A Boule court and children's playground may be included, as well as gardens and seating areas.

Care Precinct

A range of communal spaces are to be provided in the Care Precinct, catering primarily for residents and staff. The Care Precinct will include specific gardens, outdoor areas and walking paths designed to contribute to the well being of dementia patients. These gardens will offer safety and security, shade and protection from the elements, as well as sensory stimuli provided through scent, colour and texture. Many of the plants used in the scented and flowering beds will be familiar to patients, potentially contributing to a sense of security.

An interesting, safe and stimulating walking path will also be included as part of the landscape.

Heritage Gardens

Rationalisation and relocation of living units allows the major part of the landscape curtilage of Glentworth House to be revealed and reinstated as gardens. The gardens will allow views to Glentworth House and the Chapel from Victoria Street, accommodated in part by removal of weedy growth along the Victoria Street boundary. The freeing up of this curtilage also allows reinstatement of the landscape banks on the eastern and northern sides of Glentworth House, forming a green podium to the building.

Design of the gardens will be kept simple, to interpret the former gardens of lawns and planted beds.

All gardens are able to be irrigated using reclaimed stormwater.

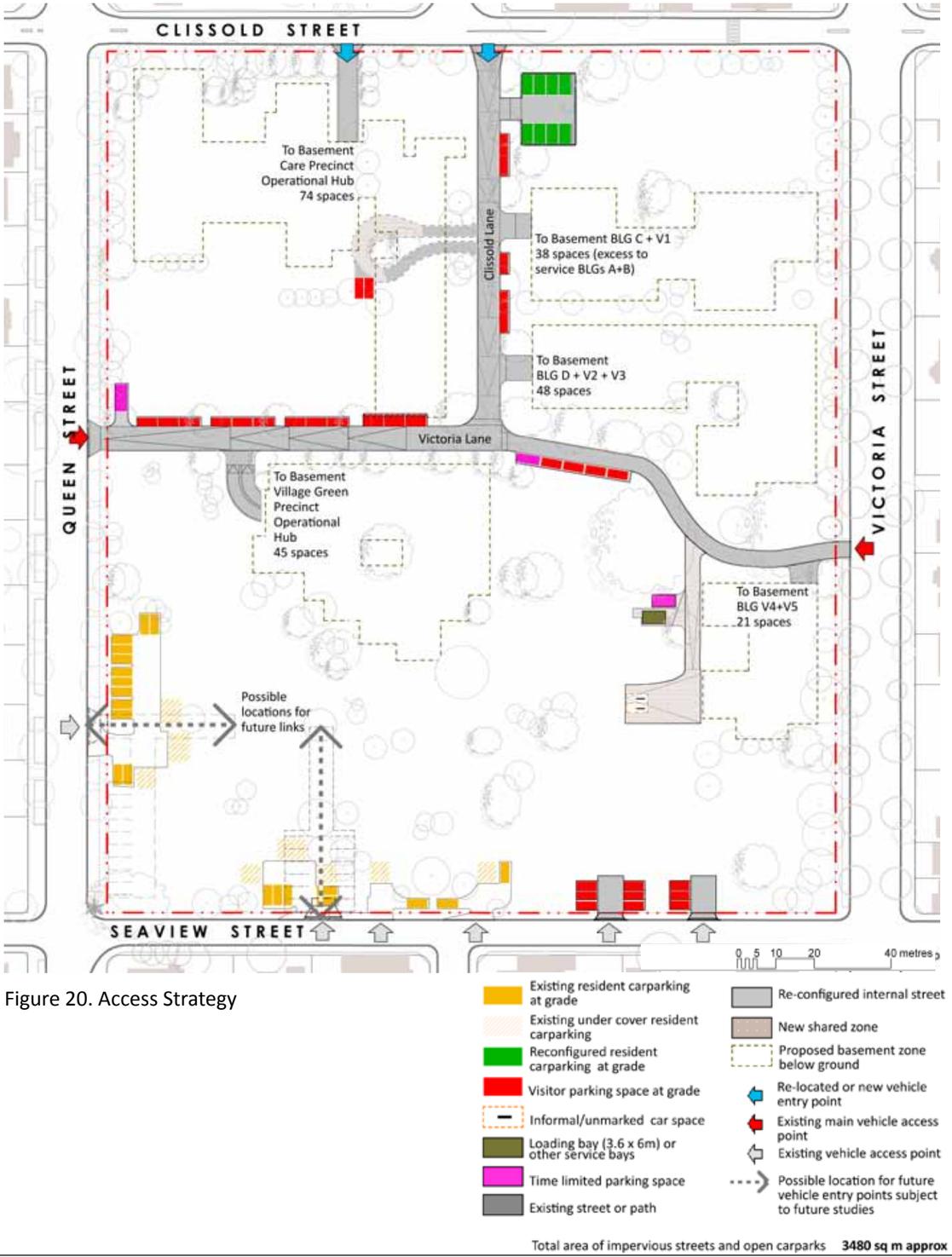


Figure 20. Access Strategy

3.10 Access and Parking

3.10.1 Access and Internal Circulation

Vehicular and pedestrian access to Cardinal Freeman Village is provided from all four streets frontages. The main vehicle entry is from Victoria Street with main vehicle exit to Queen Street approximately midway through the site. Secondary minor access driveways are provided in other locations around the site serving individual car parking spaces or small car parking areas.

The Concept Plan proposes the following vehicular access arrangements:

1. Alter the existing primary ONE WAY internal traffic flow within the CFV site from Victoria to Queen Streets to achieve a TWO WAY traffic condition from Queen Street to the central core of the site, whilst retaining the ONE WAY ENTRY from Victoria Street.
2. Expand the current TWO WAY vehicular access driveway and internal access road from Clissold Street (that serves the existing Nursing Home and visitor needs to the northern part of the site) to link to the internal link road between Queen to Victoria Streets in order to provide secondary entry and exit to the site, restricted to left turn entry and exit traffic movements at Clissold Street with the introduction of a short length concrete median (to Council's specifications) given its proximity to William Street at its intersection with Clissold Street.
3. The combination of the primary and secondary internal road elements outlined in points 1 & 2 above is referred to as the central spine roads. A general speed limit of 25km/h should apply to these internal road carriageway elements, except at raised pedestrian crossings where a 10km/h "shared zone" speed limit shall apply.
4. A number of other driveways that provide access to a small number of parking spaces from Seaview Street and Queen Street will be retained in their current form. There is an opportunity to provide a ONE WAY internal road link from Seaview Street along the east side of the Chapel to the central spine road from Victoria Street.
5. The east west central spine road is to have the following characteristics:

(a) A minimum carriageway width of 6.5m for the TWO WAY component from Queen Street, except where widening is needed for other purposes such as at intersections and where parking is permitted.

(b) A minimum carriageway width of 4.0m for the ONE WAY component from Victoria Street, except where widening is needed for other purposes such as at intersections, where parking is permitted and at hydrant locations.

(c) A minimum 2.5m width for kerbside parallel parking.

6. The north south central spine road element is to have the following characteristics:

(a) A minimum carriageway width of 5.5m for the TWO WAY component from Clissold Street, except where widening is needed for other purposes such as at intersections and where parking is permitted.

(b) A minimum carriageway width of 6.0m at hydrant locations for a desirable distance of 15m or a minimum distance of 12m.

(c) A minimum 2.5m width for kerbside parallel parking.

7. All localised short length access roads leading off the central spine roads and from Seaview Street shall be sign posted as 10km/h "shared zones".
8. Provide separate pedestrian paths along 25km/h access corridors and maximise pedestrian path integration within the site to various precincts and to frontage streets.
9. Maintain pedestrian access integration throughout the site in order to strengthen and create a pedestrian dominant environment within the site. Maintain pedestrian linkages to bus stops within and on the frontages of the site in accordance with appropriate standards.
10. Provide adequate facilities for service vehicles and ambulances. Kitchen and laundry areas will be served by dedicated on-site loading bays. The main office area will make allowance for a courier bay in a convenient location. There is no strict rate for the provision of loading bays for RACF and ILU's.
11. A minimum road carriageway width of 4.0m is required for these vehicles with a minimum headroom of 4.5m for fire appliance vehicles and 3.6m for ambulance vehicles. An area of at least 6m wide by 15m in length is desirable at or near hydrant locations for fire appliance vehicles.
12. Waste collection points to be concentrated at perimeter locations to eliminate the needs for waste collection vehicles to enter the pedestrian 'core' of the site. Any waste collection by vehicles from the central pedestrian 'core' area of the site shall be restricted to smaller waste collection vehicle lengths. Large removalist vans greater than 9m in length are unlikely to occur as aged residents are not expected to require a large number of bulky household items to be moved to this site. Indeed, the large 11m long removalist vans tend to be employed to relocate families including children.

Vehicle access points are shown on Figure 20.

Parts of the internal access roads are to be treated as "shared zones" (such as through the Village Green) with vehicles speeds restricted by signposting and traffic management controls to 10km/hr.

Proposed road geometry is described in greater detail in the Civil Infrastructure Report prepared by Robert Bird Group contained in Appendix M of Volume 5.

3.10.2 Parking

The Concept Plan proposes the following parking arrangements:

1. Car parking is provided generally in accordance with SEPP (Housing For Seniors) and having regard to Department of Transport and RTA Guidelines.

   The parking layout is to be designed in accordance with AS2890.1-2004 (or better).

2. Bicycle parking provision to comply with Ashfield Council's DCP 2007 that specifies the following:

Land use	Employees/Occupants	Visitors/Customers
Nursing Homes	1 per 20 employees	1 per 30 beds
Offices	1 per 20 employees	1 per 250 m2 GFA

   For the scale of development envisaged it is expected that the total number of staff within the site would be in the order of 40 persons, thus resulting in a need for 2 secure bicycle storage spaces.

3. Motorcycle parking provision to comply with Ashfield Council's DCP 2007 which specifies that for sites containing 25 or more car parking spaces at the rate of 1 space per 25 car parking spaces in a communal area accessible to residents/staff/visitors or other users of the parking facility. Motorcycle parking spaces are to be provided with the dimensions of 2.5m by 1.3m Calculations are to be rounded up or down to the nearest whole number. In this particular case residents are unlikely to need motorcycle parking provision, however, some provision for staff and visitors should be provided.

The Concept Plan proposals for access are described in the Traffic Report continued in Appendix O Volume 5.

3.11 Accessibility

The Concept Plan proposes the following accessibility principles as discussed in the Accessibility Report prepared by Accessibility Solutions (Appendix E of Volume 5):

- To provide continuous wheelchair accessible paths of travel from site entrances to all buildings and amenities in accordance with AS1428.1;
- Pathways shall be 1500mm minimum width and provide "passing areas: of 1800mm width at frequent locations for convenient access around the site;
- Where lifts form part of "common domain" continuous accessible paths of travel the lifts shall be directly accessible via external access points to facilitate easy access and avoid "access control devices";
- To provide wheelchair access to outdoor recreational areas to enable inclusive access;
- Where shared accessways exist the traffic control devices shall facilitate pedestrian right of way priority;
- Where stairways will be provided in addition to the wheelchair accessible routes the stairs shall be designed in accordance with AS1428.1;
- Apartments shall be designed to comply with Schedule 3 of the SEPP (2004) Housing for Seniors or People with a Disability;
- Resident private car parking and 10% of visitor shall be designed in accordance with the accessibility requirements of AS2890.1 and Schedule 3 of the SEPP 2004 Housing for Seniors or People with a Disability;
- Residential Aged Care Facility shall be designed in accordance with AS1428.1 where applicable by Part D3 of the BCA to satisfy the SEPP (2004) Housing for Seniors or People with a Disability;
- Communal facilities shall be designed in accordance with AS1428.1 as a minimum and AS1428.2 where possible to satisfy Schedule 3 of the SEPP (2004) Housing for Seniors or People with a Disability;
- New wayfinding signage shall be provided throughout the Cardinal Freeman Village to enable appropriate access for residents and visitors to the site, including Village maps at principal entrances and key facilities within the site;
- Outdoor lighting of pedestrian pathways shall be upgraded to facilitate safe pedestrian access around the site.

This is supported by an external lighting strategy prepared by Jim Hatz and Associates and contained in Appendix X of Volume 5.

It is proposed that subsequent project applications will be consistent with these principles.

3.12 Safer by Design

The Concept Plan maximises opportunities for increased safety and crime prevention through the site through the following passive design strategies:

- Buildings are to be designed to provide casual surveillance of public and internal streets, pathways and common garden areas;
- Footpaths, landscaped areas and driveways will be designed to provide opportunities for surveillance and allow safe movement of residents around the site;
- High walls around residential buildings and parking structures which obstruct views into the development will be minimised;
- Dwelling and building entries are to be well lit and visible from the pathways on public or internal streets;
- Shared entries should serve a minimum number of dwellings and be lockable, with controlled access operated from within each dwelling;
- The demarcation between public, communal and private areas is to be clearly recognisable, throughout the site;
- All visitor parking is to be located on the internal streets with clear lines of sight.
- Perimeter fences and walls will be retained with entrances clearly marked providing a clear distinction between the public domain (streets) and the site.

Additionally, the following active systems will be in place to complement the passive strategies:

- ILU buildings are to have adequate lighting in common areas, stairwells and lifts;
- CPTED principled security lighting to ameliorate any potentially furtive spaces;
- Secure car parking is to be provided in the basements of ILU buildings for residents;
- On-site 24hr security staff (based in the RACF) is to be provided;
- Electronic access control to ILU building foyers;
- Electronic proximity reader to access underground car parks;
- Video intercom to ILUs;
- CPTED and SEPP HSPD compliant landscape lighting strategy;
- CCTV monitoring to village entries;
- Alarms integrated with the pendant/call system supplied to all residents (eg doctor's safety line or similar).

A Crime Risk Assessment accompanies the Concept Plan and is contained in Appendix D of Volume 5.

3.13 Servicing Strategies

The Concept Plan includes strategies for the provision of services to the development envisaged under the Concept Plan. These are described below.

3.13.1 Stormwater Management Strategy

Water Quantity

Strategies for managing stormwater on the site are presented in the Civil Infrastructure Report prepared by Robert Bird Group contained in Appendix M of Appendix 5 and the Hydraulic Services Report prepared by Whipps Wood Consulting contained in Appendix L of Appendix 5.

The site is currently serviced by a considerable piped drainage network and overland flow paths of varying age, type and condition. Most of those inspected have been found to be in satisfactory condition.

The site survey also shows a 525mm pipe running along the internal roads and connecting to a Council pit on the South side of the Clissold Street – Williams Street intersection.

Inquiries to Council confirmed that this would be their preferred point connection for the site stormwater drainage system. Council also indicated that only minor connections to other Council drainage systems (eg. Queen Street) can be accommodated. A 300mm pipe was also found running through the north-eastern portion of the site and connecting into the 525mm pipe just before the Clissold Street connection. This pipe will eventually be demolished and replaced by a new piped drainage system. Various smaller drainage pipes connect into these two main lines described above, servicing each building and open areas.

Overland flows around the southern portions of the site fall towards the current East-West Street which then drains into the current North-South Street. It eventually finds its way to the Clissold Street car park entry where it is joined by overland flows from the north-eastern and north-western portions of the site as it all flows into Williams Street.

The Concept Plan seeks to improve the amount of landscaped area and useful open spaces on the site and is not expected to lead to any significant increase in impervious area. The stormwater drainage system will be designed using the common practice of providing separate minor and major drainage systems to accommodate the full range of storm events up to the 1:100yr ARI. The minor system will generally be in the form of a pit and pipe drainage network and shall be designed for storms up to the 1:20yr ARI. The major system will generally be in the form landscaped swales, channels, and roads, creating a network of overland flow paths to safely convey runoff in excess of the minor system's capacity (with allowances for blockage) up to the 1:100yr ARI storm event.

It is proposed to retain most of the existing 525mm pipe where possible although some diversions may be required where it will be affected by proposed redevelopment works. Other existing pipes will also be retained where possible although most of the smaller pipe networks, particularly

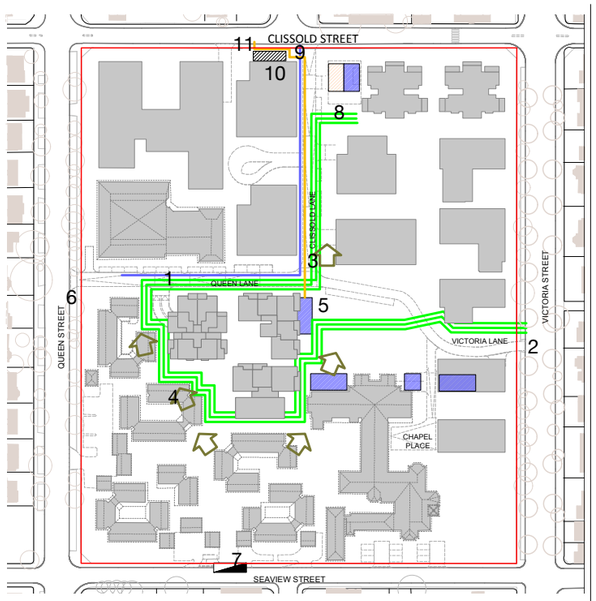


Figure 21. Water Sensitive Urban Design Strategy

- Nutrient filtration zone
- Rainwater tank
- On site detention
- Sewer main connection and water meter to existing S-W Precinct
- Surface run-off
- Hydrant Line
- Sewer
- Existing street drainage

1 Existing street drainage upgrades to accommodate revised road alignment.
2 New water, gas and fire hydrant services extended from Victoria Street along re-aligned Victoria Lane.
3 Village Green Precinct to connect to existing sewer and stormwater infrastructure in re-aligned Clissold Lane.
4 Upstream flows to be deflected around the Village Green Precinct to reflect existing condition flows to continue down Clissold Lane to Clissold Street to reflect existing condition.
5 Approximate location for OSD and rainwater harvesting tanks and plant.
6 Approximate location for rainwater harvesting.
7 Approximate location of sewer main connection and water meter serving the S-W Precinct.
8 Water, gas, and hydrant service extends from terminated points.
9 New stormwater line provided down re-aligned Clissold Lane for OSD in Village Green Precinct and connection to Council infrastructure in Clissold Street in accordance with existing condition.
10 Approximate location for OSD and rainwater harvesting outlet extends to existing connection in Clissold Street.
11 New Care Precinct connection to existing Sewer main.
12 Existing gas and water meter connection is retained if Care Precinct is separated from remainder of site.

those servicing buildings that are going to be demolished, will be replaced with a new pipe network suitable for the redeveloped site.

An On-Site Detention (OSD) system shall be provided for each redevelopment stage of the site in order to ensure that the volume of stormwater leaving the site does not adversely affect downstream properties. These OSD systems shall be designed in accordance with the requirements of Council's Stormwater Management Code.

Water Quality

A Gross Pollutant Trap (GPT) capable of removing oil, sediment, litter and other particles is proposed at the downstream end of the 525mm pipe, just before connecting into the Clissold Street Council pit. The treatable flow rate for this GPT will be the peak runoff from the catchment that would be exceeded on average four times per year (otherwise known as the 3-month ARI peak flow). Other stormwater drainage treatment measures, such as pit litter baskets, permeable pavements, and sediment and erosion management shall also be incorporated throughout the drainage system to treat stormwater at various points along the system and improve stormwater quality as it leaves the site. These measures are ultimately intended to contribute in the water quality improvement and pollution reduction to downstream natural watercourses.

Rainwater Harvesting

It is proposed to retain roof runoff in rainwater tanks to be used for toilet flushing, landscape irrigation, and wash down facilities for the delivery docks.

The waste water generated on site will predominantly consist of toilet sewage and can discharge to Sydney Water sewers without pre-treatment. Where trade waste is generated on site, on-site treatment will be provided in accordance with Sydney Water Trade Waste Division requirements.

Erosion and Sediment Controls

Erosion and sediment controls will be provided during the construction phase in accordance with Council guidelines. An Erosion and Sedimentation Control Plan has been prepared and is included in Appendix M of Volume 5.

Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) principles have been incorporated in the various design elements of the proposed civil infrastructure – from construction to staged commissioning and full operation. Following is a summary of the proposed measures.

WSUD	Design Response
Permeable/porous pavements	Some permeable concrete paving ma be used for light trafficked and non-trafficable pavements to increase site surface permeability and improve stormwater drainage quality.
Water and soil management compliance	Stormwater drainage, sediment and erosion management measures have been designed in accordance with the intent of Ashfield Council's design guidelines.
Water quality management	Measures such a gross pollutant traps, sediment traps, trash screens and pit litter baskets shall be incorporated in the design of civil infrastructure to remove gross litter, sediment and other pollutants from stormwater prior to discharge into the downstream drainage systems.
On-site Stormwater Detention systems	OSD systems will be used to reduce the peak stormwater flows being discharged into the downstream drainage systems and watercourses and help reduce the load on council's drainage systems and flooding downstream.
Rainwater re-use tanks	Rainwater reuse tanks will be used to store roof runoff for use in landscape irrigation and sanitary flushing resulting in an overall reduction to the volume of stormwater being discharged into the downstream drainage systems and water courses.
Sediment and Erosion Management	Various sediment and erosion control measures will be provided to suit the requirements of each application stage.

3.13.2 Hydraulic Services

A strategy for the provision of hydraulic services to the site is provided in the report contained in Appendix L of Volume 5. The strategy aims to rationalise the existing services on the site and provide a more efficient distribution system.

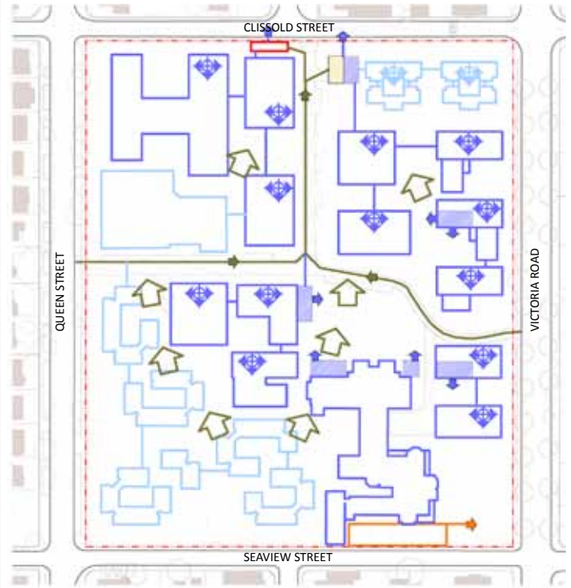


Figure 22. Hydraulics Strategy

- Nutrient filtration zone
- Surface water from carpark - connection to existing lines
- Surface water line to filtration
- Surface water run-off
- OSD
- Rainwater tank
- Roof water for re-use on landscape
- Rainwater reticulated for toilet flushing
- Roof gutters
- Existing rainwater reticulated for toilet flushing to be retained
- Existing roof gutters to be retained

3.13.3 Energy

Electricity

A strategy for upgrading electrical services on the site has been prepare by Jim Hatz & Associates (Appendix W of Volume 5).

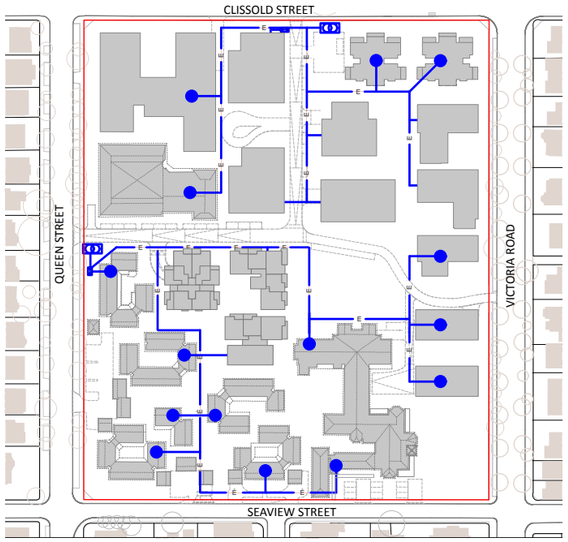


Figure 23. Electrical Strategy

—E— Underground Electrical services

Kiosk substation

New main switchboard

The existing site is currently served by 5 independent electrical feeds of varying capacities from Energy Australia's street network. While these street feeds are adequate to service the current site needs they are not considered adequate to accommodate the increased electrical load requirements for the redevelopment site.

The redevelopment site is to be served by two 1,000KVA substations strategically positioned at the northern and southern parts of the site. These will replace the 5 independent low voltage feeds that currently service the site.

Each new substation will also have a new main switchboard associated with it for the distribution of power throughout its respective half of the site. New main switchboards will be equipped with Supply Authorities metering, load monitoring devices, bulk power factor correction and surge protection equipment.

The substation and its associated main switchboard at the northern end of the site has recently been established with the on-going requirement for one additional substation. This substation will be relocated to integrate with the emerging design and stormwater management system.

Gas

Gas mains are located in Victoria and Queen Streets. A number of gas meters are located around the site to serve the various buildings and plant. Gas will be extended to the site from existing supplies in the adjoining streets.

3.13.4 Communications and Security

Communications

The current telecommunications network throughout the Village is convoluted, antiquated and not reliable. There is little or no evidence of any structured data cabling system. It is proposed that the Village will be served from a consolidated Campus Distributor (CD) ideally located close to the geographical centre of the Village. The Campus Distributor will typically house the following:

- Telephone main distribution frame / Telstra fibre optic cabinet;
- Village PABX;
- Security system head end;
- IT servers, hubs, routers etc; and
- Other miscellaneous telecommunications and electronic equipment.

All critical equipment within the Campus Distributor will be protected and supported by appropriately sized Uninterruptable Power Supplies (UPS).

All new seniors apartments will be wired and capable (Mode 3) of accepting independently managed emergency call facilities.

Security

It is proposed that a networked security system will be introduced to the Village consisting of the following facilities:

- Electronic access control of select doors and gates (card readers, electric strikes, reed switches etc);
- Movement detection security;
- Select fixed duress alarm push buttons; and
- Back to base 24hr monitoring

It is proposed that a robust yet simple security system such as Concept 4000 would be implemented throughout the Village. It is further proposed that the head end of this system will be established as a part of the RACF construction and be housed within the Campus Distributor. Each building developed on the site will be equipped with a local Data Gathering Panel (DGP) and will be linked back to the head end via LAN cabling. LAN cabling will utilize the telecommunications conduit / pit network.

A comprehensive Closed Circuit Television (CCTV) will be implemented throughout the RACF for security of Village residents and staff as well as other key locations in the greater Village (extent and location of CCTV to be determined at the detailed design of subsequent stages).

It is proposed that a new and comprehensive fire detection and Building Occupant Warning System (BOWS) will be implemented throughout the Village complying with the requirements of the Building Code of Australia and AS1670.1.

3.13.5 Waste Management Strategy

A Waste Management Strategy for the operation of Cardinal Freeman Village has been prepared by Greengate Property Group and is contained in Appendix K of Volume 5. This is to ensure that waste management is considered in the overall design in a strategic sense with the details resolved with each project application.

The current and proposed waste management practice for the ILUs relies on the Council managed collection system utilised by all residential dwellings within the Ashfield Local Government Area (LGA). Nine consolidated bin enclosures for ILU residents are provided around the perimeter of the site, directly adjacent to each of the four roads that bound the site. Existing bin storage areas are located near vehicular and pedestrian entrances to the Village. Access to the enclosures from each residential dwelling is provided by an extensive path system.

Residents are responsible for depositing general and recycling waste in the closest bin enclosure to their dwelling. Grounds staff maintain the cleanliness of the bin enclosures and are responsible for transport of bins kerbside for collection and returning them to the enclosures.

Figure 24. Site Servicing Strategy

Residential waste collection (240L)

Commercial waste collection (MRV)

Intermediate bin store

Resident's general waste is collected by Council's waste contractor on a weekly basis (currently Mondays), while recycled waste is collected fortnightly. Resident's recycle waste in accordance with Ashfield Council's recycling. Signage is provided within each bin enclosure to guide recycling practices and residents are reminded of protocols at resident meetings.

Currently, all commercial and clinical waste from the nursing home and other communal facilities is managed by Aevum, independent of Council's residential collection system. A specialised waste management contract with a private contractor, Veolia, is currently in place to manage and dispose of general waste, putrescible waste, clinical waste, paper and comingled recyclables. Three dedicated hard stand areas are located within the Village to service the aged care facilities. The current management plan requires that an 8.8m medium rigid vehicle (MRV) must enter the site to access pick up points.

Independent Living Units

The Concept Plan waste management strategy for ILUs builds upon the existing successful ILU resident waste management strategy. Localised bin enclosures providing general and recycled waste bins will be provided either within or adjacent to new buildings.

In addition, the consolidation of residential bin storage points will improve efficiency of collection by Council. The strategy includes:

- localised bin enclosures to each new senior apartment block for general waste and recycling;
- operational management processes utilising Aevum grounds staff to transfer waste from localised storage areas to consolidated bin storage areas at the perimeter of the Village;
- Streamline current bin collection system by consolidating bin storage locations to increase operational efficiency;
- Simplify Council's waste collection process by consolidating perimeter bin enclosures to reduce the number of pick up points;
- Progressively expand storage to accommodate increased capacity requirements at each stage.

Residential Aged Care Facility and Commercial Waste Management Strategy

Provision is made for functional, consolidated waste storage areas that are convenient for staff access and improve operational efficiency. Future storage areas will be located directly adjacent to or beneath the buildings that generate the highest amount of commercial and clinical waste. It is envisaged that consolidated waste management hard stand areas will be provided in two primary locations the first being the Residential Aged Care Facility (RACF) loading dock and back of house areas and the second being the Village Green Precinct near community facilities. The strategy includes:

- Consolidated waste storage areas to simplify waste collection process and improve efficiency;
- Locating consolidated waste storage areas proximate to access roads;
- Implementing alternate vehicle access plan to negate through fare access by service vehicles;
- Limiting services vehicle access to small rigid vehicles (SRV) to improve resident amenity and safety;
- Designing internalised waste storage areas to provide visual screening and adequate ventilation to minimise intrusion on resident and staff amenity;
- Consulting a waste management service provider throughout the design process to ensure compliance with vehicle access requirements.

Recycling Initiatives

All kitchens and communal laundries will be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials. Each bin enclosure or waste collection area will include sign posting to clearly indicate treatment of recyclables.

A landscaped area or areas will be provided for on-site composting and potentially a worm farm.

3.13.6 Environmental Sustainability

The ESD Report prepared by Cundall (see Appendix N in Volume 5) proposes an integrated approach to ESD for the Concept Plan and proposes the following key strategies:-

- Creation of village environment to maximise the developments positive impact on the community as a whole;
- Minimisation of car parking and implementation of initiatives to encourage the alternative means of transport;
- Passive building design;
- Efficient building services;
- Water efficient tapware, toilets and appliances;
- Centralised Solar Hot Water (Note: this is proposed only to be installed in larger unit blocks that are capable of achieving critical mass for efficient energy capture and payback periods. To be assessed at each detailed project stage);
- Rainwater Harvesting;
- On site stormwater detention;
- Consideration to material selection and specification ;
- Implementation of environmental and waste management policies.

ESD initiatives form part of building design requirements and servicing strategies under the Concept Plan.

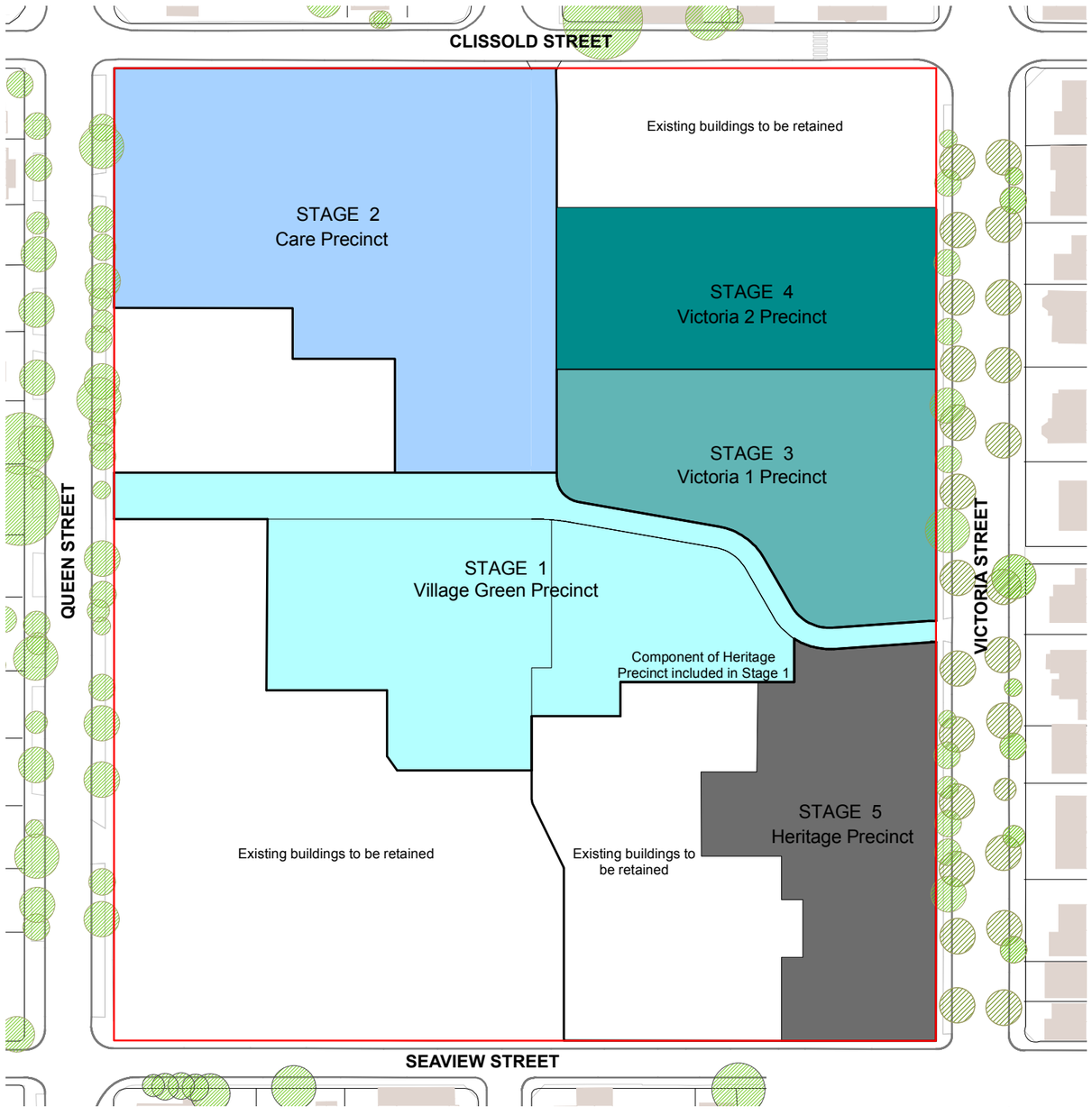


Figure 25. Proposed Construction Staging

3.14 Construction Staging and Management Strategy

3.14.1 Introduction

Minimising the potential impact of redevelopment on existing residents and services has been a key driver of the development staging and sequencing. It is recognized that development will occur progressively whilst existing residents continue to live at the village. Thus it is important that this process is managed with construction carefully controlled so that the Village will continue to operate and residents retain access to community facilities and services.

There are four main elements to construction management:

- Staging and managing works in a manner that limits the extent of interruption to the village requiring discrete packages of work with impacts limited to a discrete part of the site enabling the remainder of the site to continue to operate effectively;
- Maintaining access to community facilities and services throughout construction;
- Controlling construction activities to minimize impacts on the residential amenity of existing residents;
- Consultation with existing residents so that they are fully aware and informed of activities and have clear lines of communication with construction managers to raise issues during the construction process and have these issues addressed.

It is noted that in forming the opinion that the refurbishment and expansion of the Village is development of a major project for which the Minister is the approval authority, the then Minister for Planning, Kristina Keneally, raised concern regarding the potential impact of the redevelopment on existing residents and services during the period of redevelopment. The Minister requested a detailed staging plan indicating how housing and services can continue to be provided during the redevelopment.

3.14.2 Development Staging Plan

Construction management concepts for the project are described in the Construction Management Plan prepared by epm Projects Pty Ltd ("EPM") contained in Appendix J of Volume 5. This CMP is indicative only. The CMP is to be updated during the detailed design phase and prior to construction commencing. The following construction staging strategy is proposed for this application (Figure 25).

It is proposed that the development will occur in discrete and manageable stages affecting only part of the site at any one time.

The first stage is proposed to be the Village Green Precinct followed by the Care Precinct. Approval is sought as part of the Concept Plan application for approval for the carrying out of development in these precincts.

The Village Green Precinct development brings a number of important benefits to the Village justifying its choice as the first precinct to be developed. These include:

- The provision of new centralized community facilities and open space area that can act as the focal point and heart of the Village throughout the remaining redevelopment process. The early provision of community facilities will enable these to be available to existing and new residents early with no further disruption to important centrally based community facilities;
- The early provision of much needed improvements to access and utility services. This includes an improved internal street system capable of accommodating existing and additional vehicles and comfortably managing construction vehicles. Pedestrian paths will also be improved providing continuous disabled access into the site from the adjacent streets and around the administration and community hub. Electricity services will be upgraded as will water and sewer mains and stormwater management. Upgrading these services early in the development process will minimize disruption during subsequent stages of development.
- There will be minimal relocation of existing residents. Building E containing 12 units will be demolished during the first stage. The task of finding alternative accommodation on the site for these residents is manageable leaving a longer time frame to plan the relocation of residents from other buildings, including the nursing home.

The staging of development has been planned to bring a mix of improved residential accommodation adding to the viability of the project and a range of community facilities and services. This applies particularly to Stages 1 and 2 whereby existing residents will benefit from the improvements to access, utility services, community facilities and open space during stage 1 together will an additional 56 units of accommodation. During Stage 2 there will be significant community benefit from the provision of a new Residential Aged Care Facility to replace the existing nursing home and hostel together with an additional 46 residential units.

Aevum is giving priority and support to both the Village Green and the Care Precinct developments by seeking approval to proceed with these stages as part of this application with the subsequent stages to be subject to separate applications.

The construction program continues the process of progressive improvement and redevelopment of the Village that took place during the 1970s and 1980s.

Stage 1 Village Green Precinct

This will see the proposed new community facilities including the central communal landscape space constructed as well as activating the lower level crypt space of the Chapel. This stage also begins to establish a curtilage for the Chapel. The existing east-west through-site roadway will be upgraded and realigned and named Victoria Avenue.

An early civil works package to upgrade central roads and services will be developed. The advantages of the early works include smaller scale of works (ease/focus on management issues) less impact on residents, provision of a better road network to cope with additional construction traffic and reduce access issues, and less disruption caused during future stages as core reticulation of services would already be provisioned.

The early works package also includes the establishment of temporary administration and community facilities to ensure that access is maintained to these facilities during construction. This includes temporary administration services in Building F, works to the undercroft of the Chapel for community facilities and a temporary building for a cafeteria. The early establishment of improved access, services and community facilities will enable construction to commence with minimal disruption to community facilities and the operation of the Village.

Figure 26. Context After Village Green Development

Stage 2 Care Precinct

A high-level assisted care facility (RACF) will be constructed with two ILU buildings which will address Clissold Lane. A new laneway connection - Clissold Lane - will be constructed to link Victoria Lane with Clissold Street.

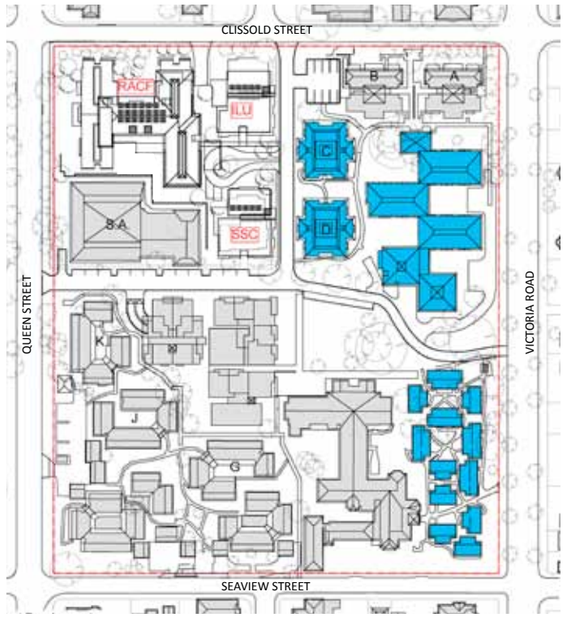


Figure 27. Context After Care Precinct Development

Stage 3 Victoria 1 Precinct

The existing hostel and ILU will be demolished and three new ILUs will be constructed. Two to address Victoria Street and one to address the new Clissold Lane and Village Green.

Stage 4 Victoria 2 Precinct

The existing hostel building and one ILU will be demolished and two new ILUs will be constructed. One to address Victoria Street providing an address that has been eroded with the 1980s construction and one to address the new Clissold Lane.

Stage 5 Heritage Precinct

The existing villas in the south-east corner of the site will be demolished. Two new ILUs will be constructed to address Victoria Street. It will reveal a framed view of the Chapel's eastern rose window.

The garden setting for Glentworth House will be re-established completing the curtilage for both Glentworth House and the Chapel and providing a second significant communal garden space.

Figure 28. Site Context After Concept Plan Development

3.14.3 Resident Relocation Plan & Access to Housing

A key element of construction management and staging is to manage relocation of existing residents. This involves a number of elements including:

- Communication and consultation with with village residents;
- Careful coordination of staging and development activity;
- Resident information systems and the provision of timely information;
- Processes for relocating residents and the provision of any necessary assistance and information.

The Residential Relocation Plan is contained in Appendix B of Volume 5.

The construction staging program has been designed to minimise resident relocation and to ensure it can happen in a timely and harmonious manner.

The Village Green Precinct is the first stage providing a range of community facilities and a community hub as well as additional accommodation. The demolition of Building E is to be timed to allow ample time for resident relocation (12 units) to units of equal or better accommodation with all relocation activities to be carried out at the expense of the operator in accordance with the relocation plan contained in Appendix B in Volume 5. This provides greatest flexibility for both the resident and operator.

There is an established process of resident relocation implemented as part of the process of redeveloping Buildings A and B. This process has been improved with the experience of these early developments. Once planning approval is received and the Aevum Board have agreed to proceed with the project, Aevum will cease accepting new ILU and Serviced Apartment residents, to ensure sufficient unoccupied dwellings will be available for the existing residents of Building E to be relocated. Aevum will confirm the needs and preferences of all affected residents through one on one consultations. Aevum will then assess its existing dwelling vacancies and consider which vacancies match the resident's identified needs and preferences.

For the Care Precinct, planning for the relocation of remaining nursing home residents will commence upon approval.

The RACF has been staged after the Village Green Precinct, to allow sufficient time for the existing nursing home to close.

The resident relocation process for the Village Green Precinct and the Care Precinct developments are described further in Sections 4.2 and 4.3 respectively.

3.14.4 Resident Access to Facilities and Services

At the completion of the Village Green Precinct, residents will have access to a wide range of improved community facilities and services and open space. Disabled access and vehicular access to the site will be improved and services including power, communications, water, sewerage and drainage upgraded to improve the reliability of the supply. This includes access to letterboxes, garbage handling areas and bus stops external to the site. This area will then be separate from all other construction zones and can provide continuity of service and a community focus for the Village.

During the construction of the Village Green development, temporary facilities will be provided as required together with temporary access to existing and temporary facilities and services. The details will be fully documented in the updated Construction Management Plan in consultation with the appointed builder and with input from the residents prior to construction commencing.

3.14.5 Consultation

Aevum is committed to open and transparent communication with both village residents and adjoining community residents. Straight Talk, experts in community consultation have been engaged to assist in this process (Appendix C in Volume 5). Open and ongoing communication with residents and their families will help ensure the success of the redevelopment by ensuring residents are notified and consulted about all construction works. Accordingly, Aevum propose to:

- Prepare and distribute regular resident updates about construction timing, delays and upcoming works to village residents and residents within a defined catchment of adjoining properties. Updates will include:
  - Easy-to-read large print resident newsletters;
  - Posters with updates on construction progress and planned works;
  - A5 flyers
- Inform the Village Manager of all construction activities and associated issues;
- Conduct meetings with residents in each building prior to construction works commencing (starting with Block E) to provide the opportunity for one-on-one discussions with residents and family members about key issues and relocation;
- Ensure willingness to comply with established community relations protocols is written into contracts for all appointed construction contractors;
- Continue to meet with the Village Resident Committee as required;
- Establish a complaints management and handling process to ensure all complaints are acknowledged and resolved within a timely manner;
- Set up a project specific free-call 1800 hotline for residents to make enquiries and register complaints;
- Appoint a dedicated member of the project team to be available (at nominated times) during construction periods to liaise with residents in person about redevelopment issues and be available during construction for residents to discuss works and any issues they may have;
- Conduct one-on-one meetings with residents as required;
- Provide continued opportunities for family involvement to support village residents.

The Construction Management Plan in Appendix J of Volume 5 sets out the specific initiatives of Aevum about consultation and communication with Village residents.

3.14.6 Construction Process

Detailed consideration has been given to managing the construction process so that impacts on existing residents will be minimized. Specific measures relating to Stages 1 and 2 have been developed. These measures will also be employed during subsequent stages.

Complaints Management

Aevum will establish a Complaints Management Process whereby members of the community and Village Residents can lodge complaints with Aevum, and so that Aevum can address and respond to issues during the course of construction. Aevum will aim to address the source of each complaint within two hours of receiving the complaint, and to respond to the person raising a complaint within one business day of receiving the complaint. The Construction Management Plan (CMP) in Appendix J of Volume 5 contains a Complaints Management Process and template Complaints Management Register.

Hours of Work

Aevum is satisfied that the measures set out in the CMP including traffic control, noise control and dust control will enable construction activities associated with Stages 1 and 2 of the Project to be conducted during the following times with minimal impact on the environment, the Village Residents and neighbouring properties:

- Mondays to Fridays 7.00am – 5.00pm
- Saturdays 8.00am – 1.00pm
- Sundays & Public Holidays No Work

Program

The CMP includes an indicative programme for Stages 1 and 2 of the Project. The key target dates associated with Stage 1 are:

- Concept Plan Approval August 2010
- Commence Construction November 2010
- Complete Construction September 2012

The foregoing is based on working Saturdays and the duration of Stage 1 would be prolonged if this were not the case. The timing of Stage 2 will depend on when the old Nursing Home has been closed down, which is expected to take at least 2 and a half years.

The commencement date of Stage 2 assumes that the old Nursing Home can be closed down over a period of two and a half years from the approval of the Concept Plan Application.

Temporary Works, Security, Traffic Management & Dust Control

Aevum will engage a Principal Contractor to undertake the construction of each stage of the Project. The Principal Contractor will install and maintain temporary fences and hoardings as is necessary to comply with his obligations under the Occupational Health & Safety Act and Regulations and to facilitate the objectives of Aevum to minimise the impact of construction on the Village Residents.

The extent of temporary fences, temporary accommodation for workmen, pedestrian 'accessible' walkways in the Village, hoardings, visitor and resident parking, access for emergency services vehicles, and access for construction vehicles and vehicles servicing the Village during each phase of Stage 1 and Stage 2 of the Project is illustrated in great detail in the diagrams attached to the CMP.

The Principal Contractor will establish a single point of entry and egress to the Site for all workmen and construction traffic involved in the construction of the new buildings, which is shown in the diagrams attached to the CMP. The Principal Contractor will manage all personnel involved in the Building Work as well as visitors to areas of the Site that are under his control in accordance with the specific provisions of his Occupational Health & Safety Plan.

The Principal Contractor will be required to engage a consultant having at least 15 years experience in transport or traffic planning or management to prepare a Construction Traffic Management Plan (CTMP). Aevum will consult with the Village Residents about the CTMP prior to the CTMP being submitted to the Principal Certifying Authority as a condition precedent to commencement of work on the Site.

The Principal Contractor will control airborne dust by wetting down of demolition and excavated areas. Concrete and brick rubble will be watered down during demolition as well as managed into small pieces and covered when loaded onto trucks and transported off the Building Site.

Management of Construction Noise

Aevum has commissioned Acoustic Logic Consultancy to prepare a Construction Noise and Vibration Management Plan (CNVMP) that forms part of the Acoustic Report contained in Appendix Q of Volume 5. The Principal Contractor will be required to comply and regularly provide evidence to Aevum of compliance with the measures set out in the CNVMP.

In addition to the measures set out in the CNVMP, on Saturdays noise from constriction would be restricted to 10dB(A) above the ambient background noise level in accordance with the Department of Environment and Climate Change Interim Guideline for Construction Noise.

Only work that does not exceed this control would be permitted on Saturdays between 8:00am and 1:00pm. The benefit of this approach is that the overall duration of construction would be significantly reduced from that which would otherwise be the case if a complete restriction on work on Saturdays were to be imposed.