

Stage 1 Village Green

1.0 OVERVIEW

This series of drawings describe the design considerations that address specific queries and or/concerns raised in resident submissions and recorded during community consultation sessions regarding the Village Green proposal.

These design considerations form part of an holistic strategy being undertaken by Aevum to maximise positive outcomes that the Stage 1 Village Green will provide residents as well as address negative impacts that may arise during the construction process.

Therefore, this series of drawings is to be read in conjunction with the following documents:

- Construction Management Plan prepared by EPM Revision CPA
- Acoustic Report prepared by Acoustic Logic dated 14.09.2009 and
- Relocation Plan prepared by EPM Revision CPA dated 05.03.2010

It is noted that undertakings by Aevum regarding maintenance, resident relocation, provision of additional services during construction or items pertaining to site management during construction are contained in the foregoing documents and the Consultation Outcomes Report.

The following sheets provide an individual design response to individual units that are directly adjacent to the Village Green.

The analysis is introduced in a single sheet overview of the proposed development in relation to the existing village character.

Then a package of three sheets per each identified unit has been prepared and arranged as follows:

- | | |
|---------|---|
| Sheet 1 | Unit identified in Cardinal Freeman Village |
| Sheet 2 | Unit presented in context of existing and proposed height |
| Sheet 3 | Provides analysis of issues raised and a summary table under the headings |
- Positive Impacts
 - Perceived Negative Impacts
 - Design Considerations by Consultant team
 - Aevum Undertakings (design based)

- Issues generally covered include:
- Village Character
 - Height
 - Sun and Shadowing
 - Privacy

Summary

Community Consultation is a dynamic and continuing process. This package of information seeks to address current concerns and clarify queries currently raised.

It is important to note that this process will be continuing throughout the project to enable residents to continue to provide feedback. This also provides Aevum and all consultants the opportunity to respond to residents as issues arise.

1.1 BUILDINGS ADJACENT TO THE VILLAGE GREEN

All units in buildings directly adjacent to the proposed Village Green are identified in the following sheets.

However, not all units or residents are equally affected as some buildings will not be occupied during construction and some units are in closer proximity than others (refer to the Resident Relocation Plan).

- Expected impact will come from two stages:
- 1 Construction:**
- Building E** No residents will be living directly adjacent to the works (western side of the building). Eastern side to be gradually vacated as residents are relocated or require additional care in the SSC, hostel or existing RACF.
- | | |
|-------------------|--|
| Building F | No residents will be occupying this building |
| Building G | 4-6 of 10 units or 40-60% |
| Building J | 6 of 12 units or 50% |
| Building K | 4 of 10 units or 40% |
| SSC | 15 of 48 units or approx 30% |

The anticipated worst case scenario represents approximately 30%-50% of units in buildings directly adjacent to the construction site may be affected during construction.

The Construction Management Plan prepared by EPM provides detailed measures to be undertaken by the Contractor and Aevum to address construction issues.

- 2 Completion:**
- At completion of the Village Green, all units will benefit from:
- the improved facilities that will be in closer proximity to all residents,
 - the upgrading of the Village generally will lift the overall quality of the residential environment,
 - improved disabled access gradually being introduced throughout the Village.

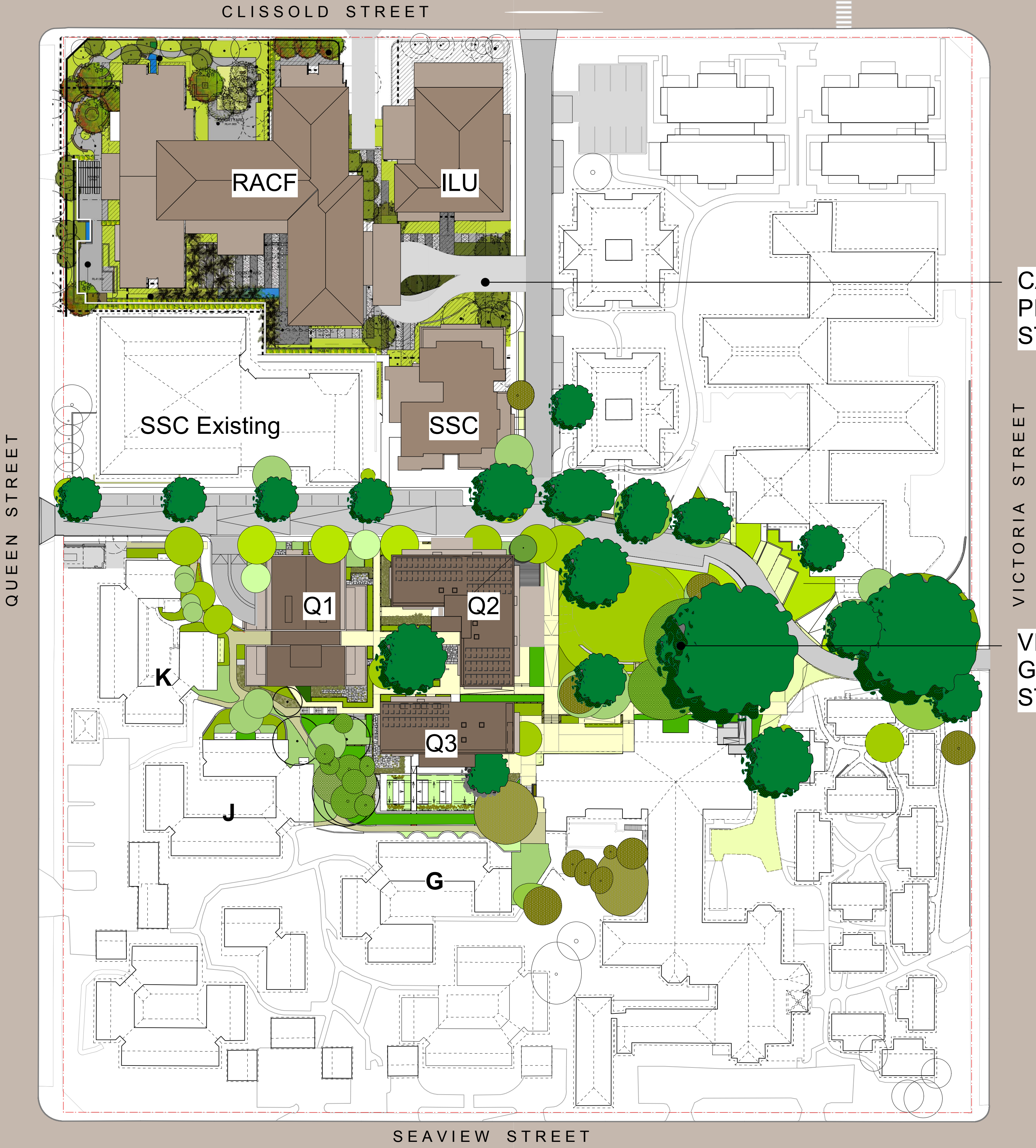
The Village Green development will result in increased northern aspect to some units.

A minimal number of units will be directly impacted after completion of the Village Green and the degree of impact experienced by residents would be subjective based on how an individual perceives the impact, and how they balance the positive outcomes versus the perceived negative impact.

- | | |
|-------------------|---|
| Building K | 2 units or 20% receive slightly less solar access for a few weeks of the year |
| Building J | 2 units or 16% will receive slightly less solar access for a few weeks of the year. (One of which is already in shade by existing vegetation) |
| Building G | 2 units will have a minimal reduction in solar access for a few weeks of the year |

Detailed shadow diagrams taken at hourly intervals from 9am to 4pm show proposed conditions during the worst case scenario of mid-winter specific to individual units.

View corridors (including views to sky) currently enjoyed by existing residents have been considered. While it is important to note that no person has a statutory right that guarantees absolute views on any site for perpetuity, the design response has recognised the high value that is placed on this form of amenity. While each existing resident affected by a reduction to the existing views, all will continue to receive some views or in some cases will have new views and vistas opened up that do not currently exist.



STAGE 1 VILLAGE GREEN DEVELOPMENT

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REV.	DATE	AMENDMENTS
A	2010.03.05	Submission Issue
B	2010.03.07	Amend text references

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JOB

VILLAGE GREEN, CARDINAL FREEMAN VILLAGE

PACKAGE

Community Consultation Response to issues raised

DRAWING TITLE Stage 1 Village Green and Stage 2 Care Precinct Overview - Stage 1			
DRAWN	CHECKED	SCALE	
KH	PT	1:500 @ A1	
DATE CREATED	DRAWING NO.	REV	
05.03.2010	CCR1.01	B	

Stage 1 Village Green

1.3 VILLAGE CHARACTER

The design team is aware that the current form of Cardinal Freeman Village is both familiar and loved by its residents.

It is also acknowledged that the Village does need to provide its residents with services in buildings that are designed for their intended use, can continue to provide that high quality service for the next 20 years, can accommodate technology changes, can exceed statutory requirements where possible - but most importantly remain 'home' for each individual resident.

Village Character

History

Much consideration has been made regarding the Village character. Interestingly, Cardinal Freeman Village has in fact changed markedly over its history. There have been substantial demolitions, additions and rebuilding stages. The Sisters of the Good Shepherd in particular were adventurous and pragmatic with their work resulting in often bold changes to the site where they perceived it necessary.

The Chapel is an exemplar of how to directly adjoin what was a 'modern' building of monumental scale to an existing gracious residential home. This was a hugely significant 'change' to the character of Glentworth House at the time. A change that is publicly recognised for its skill and continues to be greatly admired today by the community.

Some other interventions, however, were not perhaps as successful but do reflect the prevailing approach to development at particular given times. There are positives and negatives to be found in each.

The unique character of the Village today is the result of these often disparate building types and styles coming together on the one site layered over time. A character that is loved by the residents and wider community.

Design Approach to Character

We are seeking to build upon those exemplars of change and redress some of the less successful.

Therefore, the form of the Village Green is proposed to be different to the existing four buildings it replaces - just as the current village is markedly different to the two original gracious homes Glentworth House and Bellevue, the girls home, College, and Chapel before it.

At the heart, however, Cardinal Freeman will still be a village. That will not change.

What will change is an up-to-date component offering a different retirement model to the buildings it will replace. These will become the homes of new residents just as the villas, serviced apartments, hostel and nursing home are home to those residents today.

Village character and social interaction go hand in hand. This has been considered in such things as:

- using design elements of Glentworth House and the Chapel that emphasise their importance to the setting and enable them to re-engage with the Village (eg using as the eaves as a continued height datum, opening the undercroft to a northern park) ;
- providing centrally located, generous and well laid out communal facilities that are more easily accessible to all residents and provide new areas to gather;
- providing new large courtyards;
- providing new wider and accessible paths with areas to stop and chat;
- improving landscaping so a high quality residential environment is provided whether at home or moving throughout the Village; and
- providing generous lobbies on each level that allow space for some seating and room to park a mobility scooter (see Figures 2.1.4 to 2.1.6).

These considerations provide many opportunities that encourage social interaction between residents on the same floor, within a building, and/or between new and existing residents throughout CFV building-to-building.

It is within the residents' control and choosing as to whether they develop any of these social networks and/or retain the (often long-standing) ones they have already established.

Beyond the Village Green

Furthermore, design consideration has been made beyond the Village Green - to look at those units that are directly adjacent to the Village Green. How does the character of the proposed Village Green affect or change the character of Buildings K, J and G in particular.

We have recognised these existing residents will have continuing relationships within their own buildings, with CFV as a whole and a new relationship to the proposed Village Green.

Our overall design approach and recommendations to Aevum for the adjacent buildings have looked at ways that:

- will enable these units to benefit from the many positive attributes that are proposed (such as opening up the northern sun and vistas) where the existing building design may otherwise preclude those units from reaping an advantage, and/or
- implement a direct design intervention as a response to issues raised during the consultation process - this has involved individual visits to the affected units.

Staging

Much thought has also gone into how to manage the delivery of new, much-wanted facilities that provides for a substantially increasing demand in a way that enables as many residents as possible to benefit but disrupts as few residents as possible in the process.

Therefore, the design team has approached the upgrading and rejuvenation of the Village in two ways:

- 1 To formulate a long-term, strategic, co-ordinated, whole-of-site plan (the Concept Plan) and
- 2 To manage the structural changes by dividing it into smaller pieces as stages (Village Green as Stage 1).

Stage 1 - Village Green

By confining the proposed work only to the Village Green, the following will result:

- No changes will be made to any other precincts on the site (apart from general maintenance and those specific units next to the Village Green mentioned above);
- All other buildings on the site will be retained;
- All the communities within the remaining buildings will be retained;
- No change will be made to the established social interactions that occur between residents within the remaining buildings - any change would be of the residents choosing;
- Aevum are able to deliver *all* residents new facilities without changing the existing character of the Village as a whole.
- While taller buildings already exist on the site in Buildings A and B and elsewhere in Ashfield. The new buildings are confined to this current stage around the Village Green and will be occupied only by existing residents who choose to do so or by new residents who will move into the units after completion. No other residents will be affected at the end of construction.

Benefits of Staging

Staging provides time for both new residents and those already enjoying CFV to:

- adjust to the change to this *one* Precinct, and
- be fully informed about the long-term strategy and make informed decisions as to whether the proposed village does and can meet their present and future needs.

Only 2 residential buildings are ever demolished in each of the Care Precinct, the Victoria 1, and the Victoria 2 stages. The final Heritage Stage will see more buildings demolished to make way for re-instating the formal garden to Glentworth House.

Staging enables a co-ordinated response to incrementally upgrade the Village. It addresses the issue of character balanced with the requirements of existing residents who will continue to live in the Village.

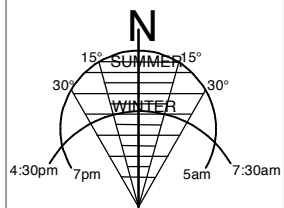
QUEEN STREET

VICTORIA STREET

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VILLAGE GREEN, CARDINAL FREEMAN VILLAGE

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Community Consultation
Response to issues raised

DRAWING TITLE

Village Green - Village Character

DRAWN

KH

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05.03.2010

DRAWING NO.

CCR1.02

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Building F not occupied by residents

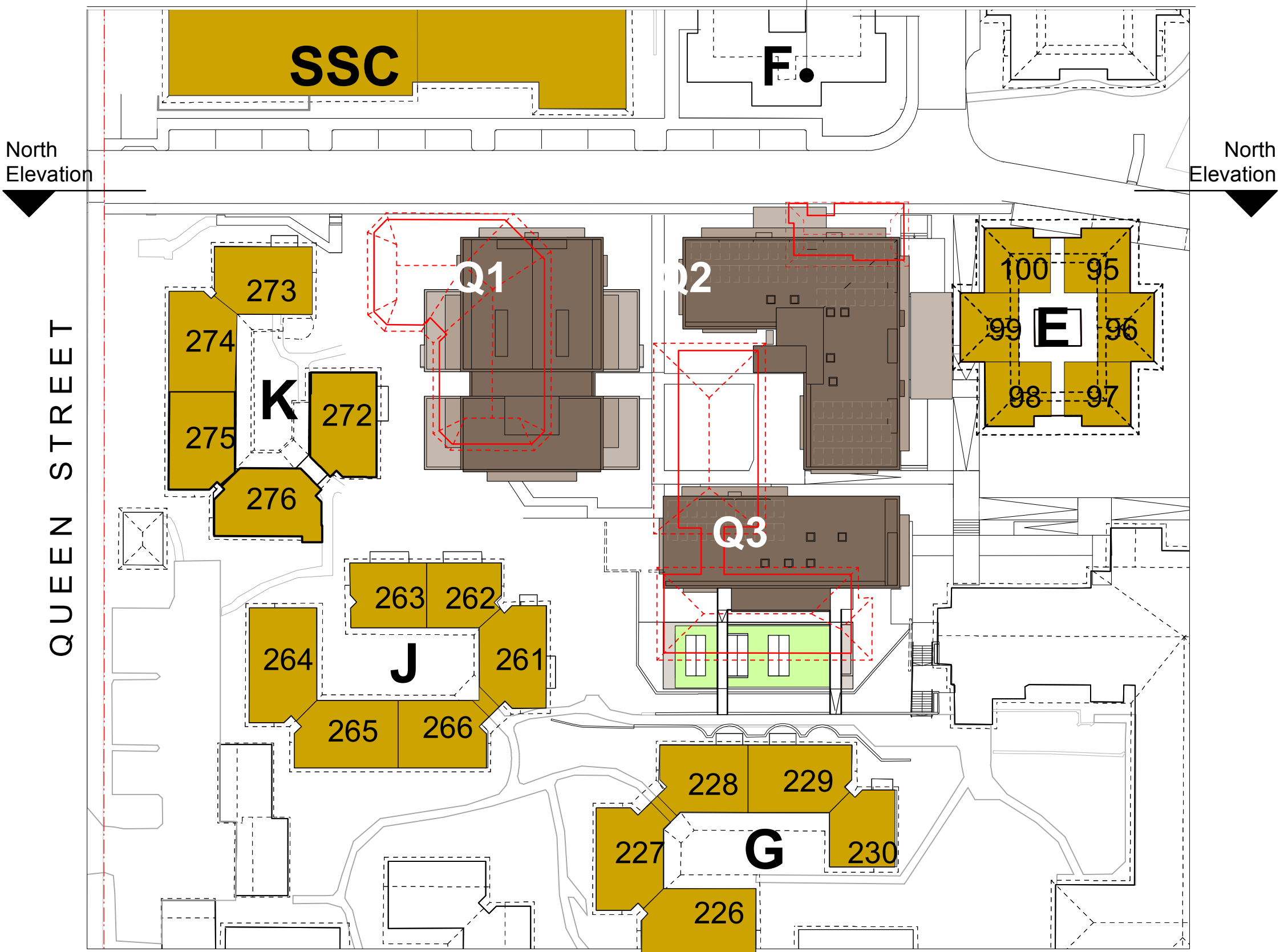


Fig 2.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

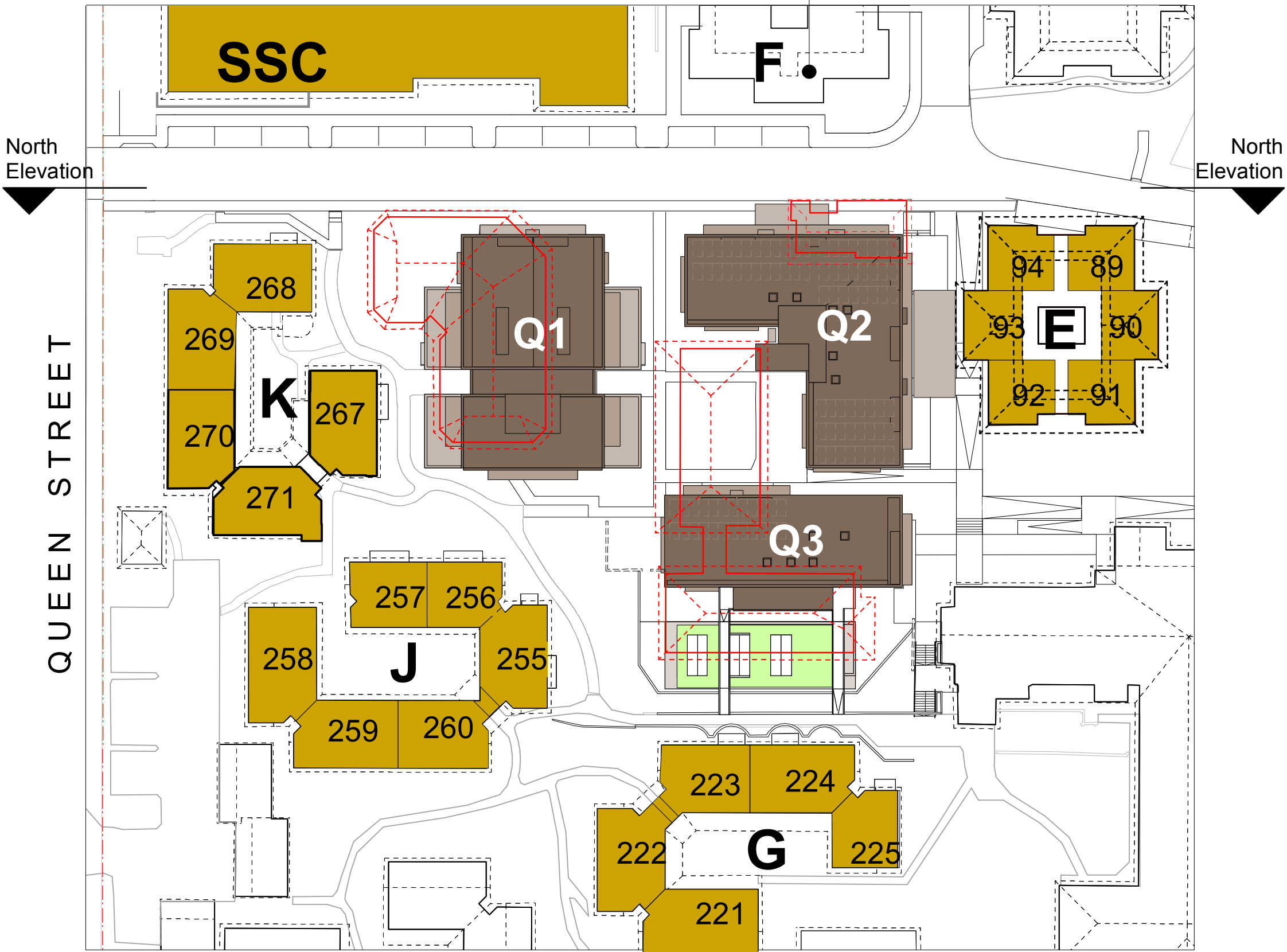


Fig 2.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

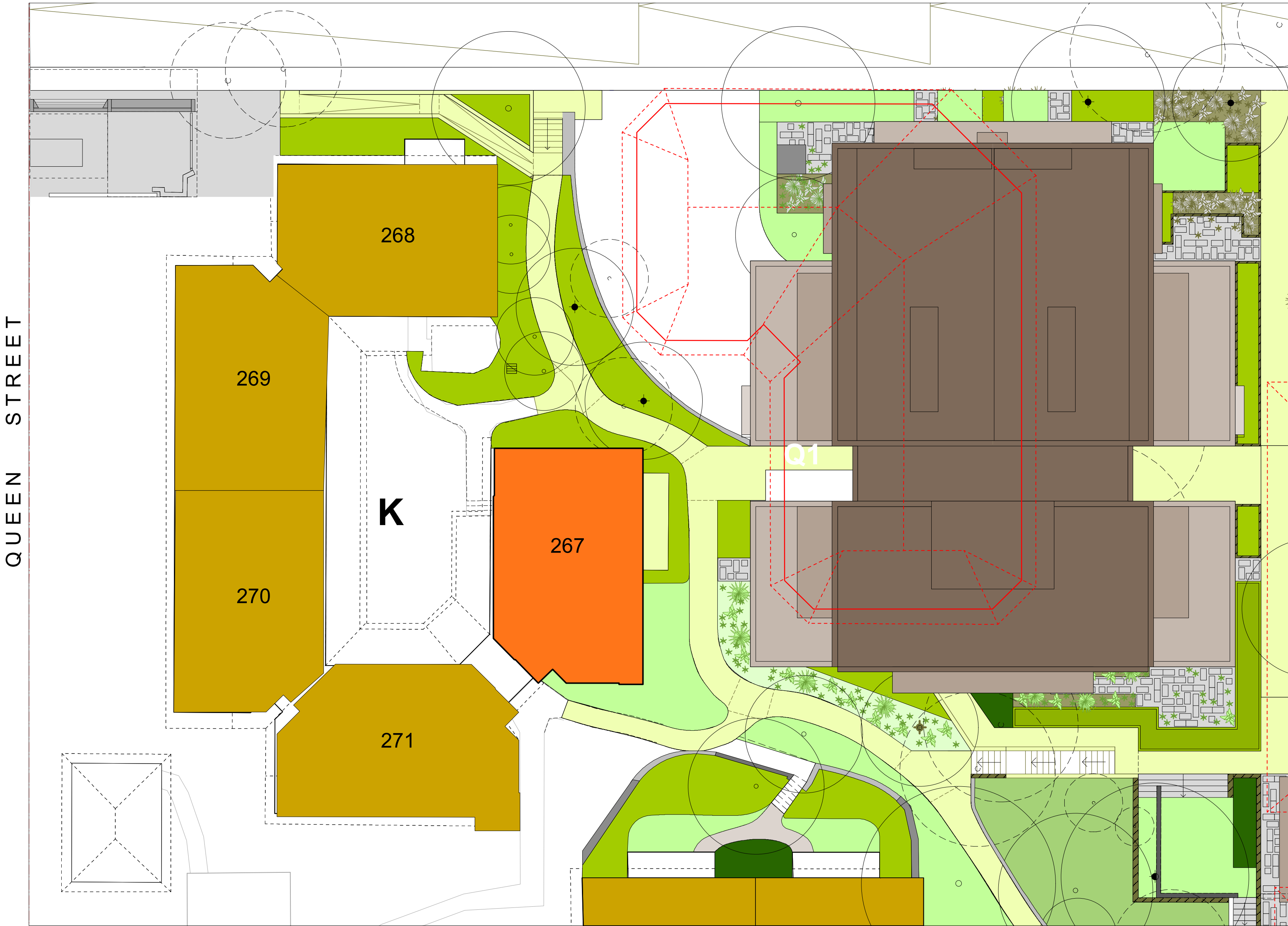


Fig 2.1.3 Ground Floor - Building K Unit 267

LEGEND

- Specific Unit in Village Green context
- Existing buildings adjacent to the Village Green
- Proposed buildings roof plan Q1, Q2, Q3
- Existing buildings to be demolished
- Typical lobby Q1, Q2, Q3

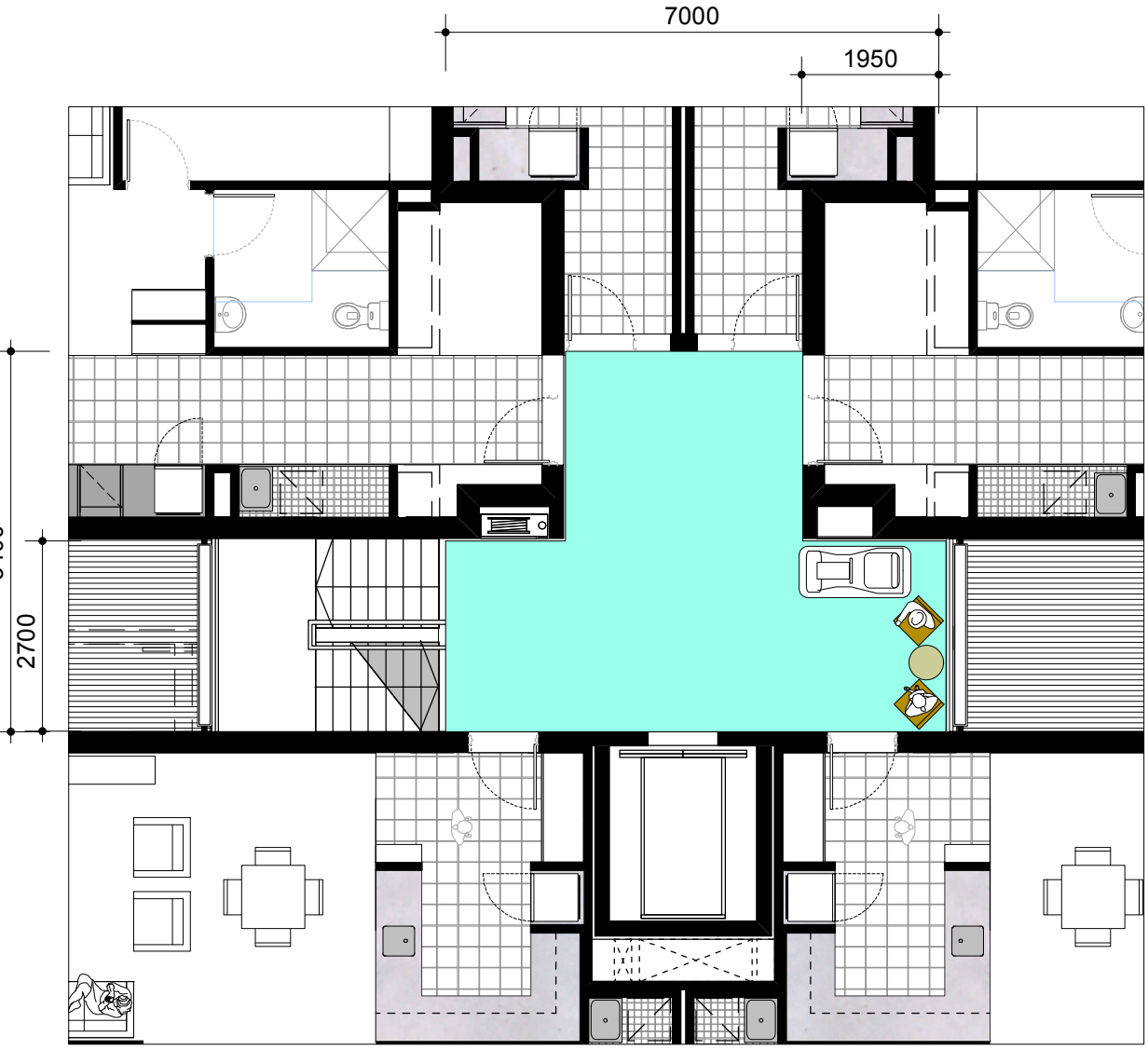


Fig 2.1.4 Q1 Typical Lobby
Sufficient space for chatting with 2 chairs and small table at eastern window plus parking for a mobility scooter.

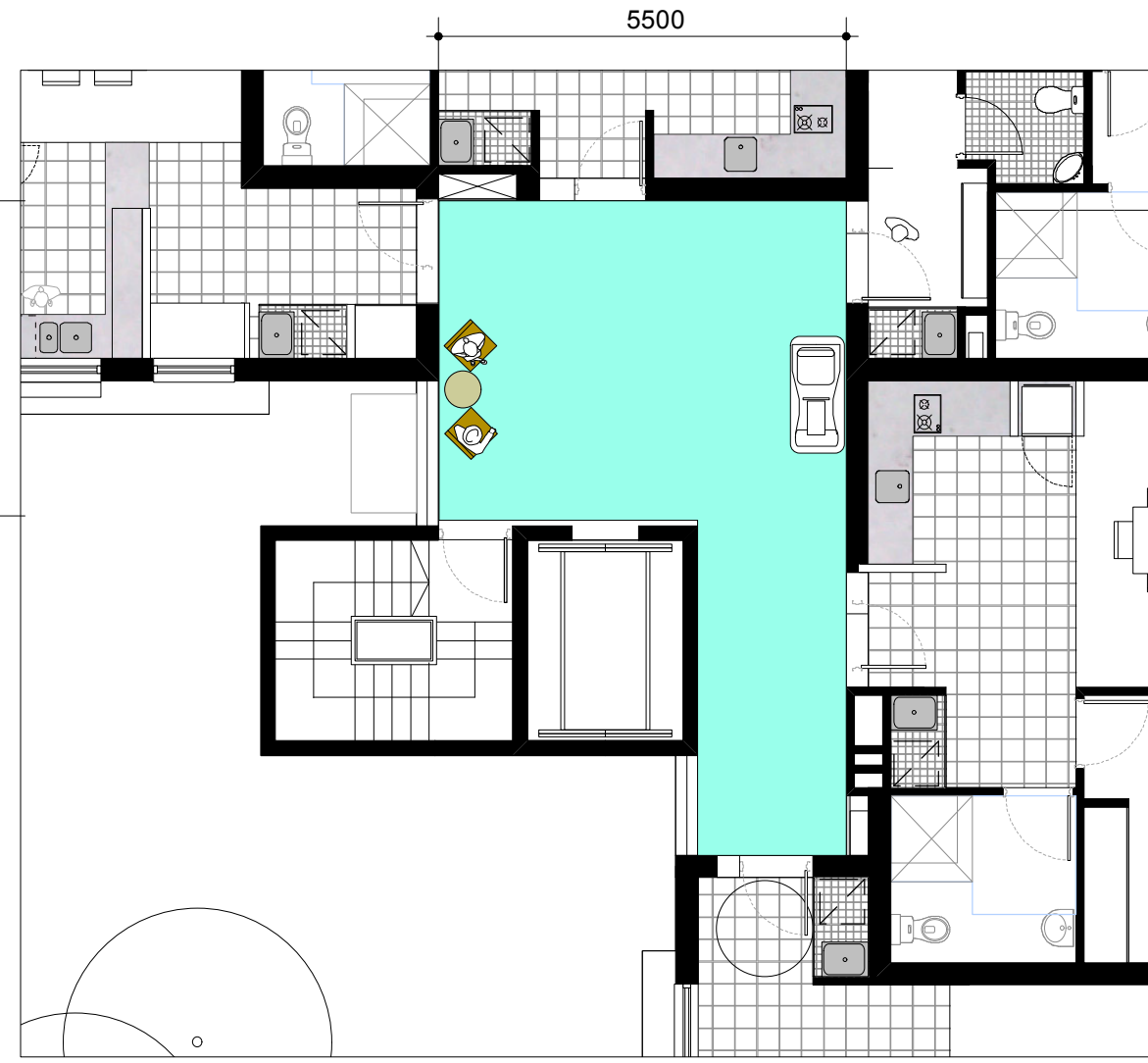


Fig 2.1.5 Q2 Typical Lobby
Sufficient room for chatting with 2 chairs and small table at western window plus parking for a mobility scooter.

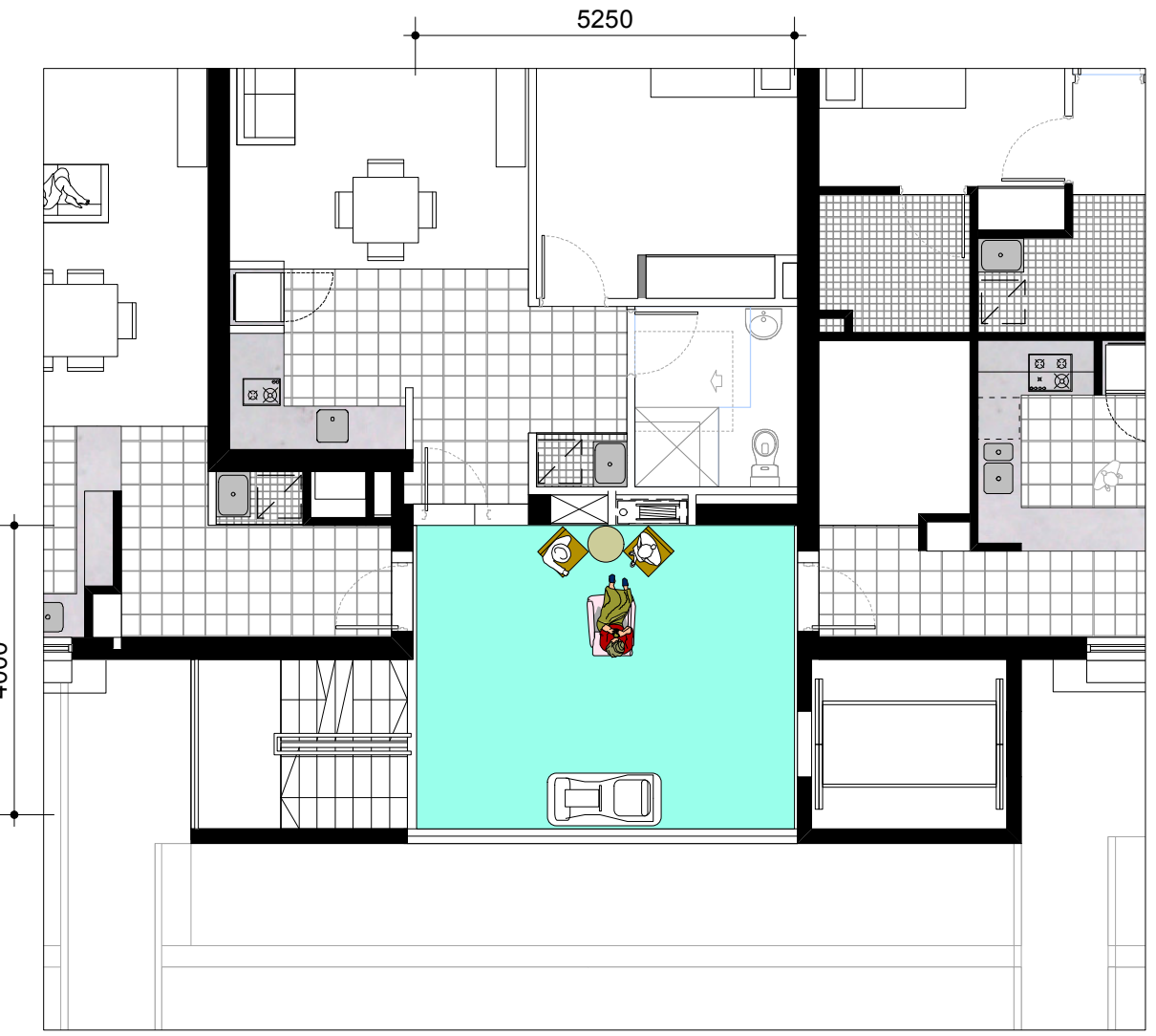
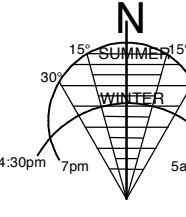


Fig 2.1.6 Q3 Typical Lobby
Sufficient room for chatting with 2 or 3 chairs and small table plus parking for a mobility scooter

STAGE 1 VILLAGE GREEN
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DRAWING TITLE	DRAWN	CHECKED	SCALE	DATE CREATED	DRAWING NO.	REV
Building K - Unit 267	KH	PT	1:100 1:150 1:500 @ A1	05.03.2010	CCR2.01	A

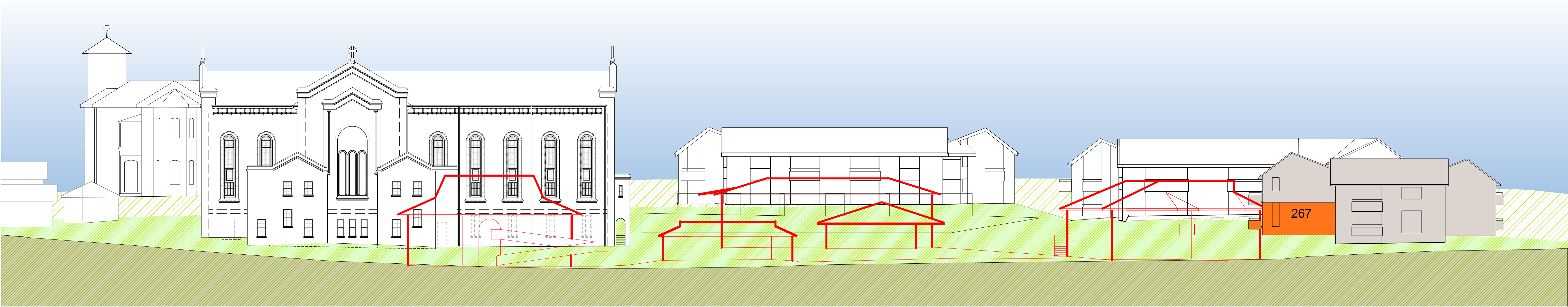


Fig 2.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 267 has little opportunity for northern sun or view aspect with small existing northern openings and the existing Activities Centre in close proximity.

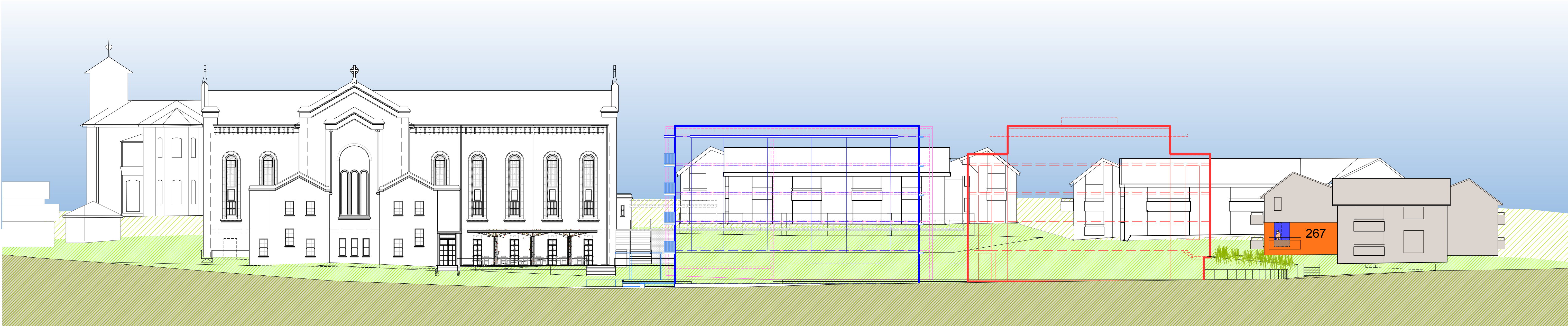


Fig 2.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 267 is one storey above the ground floor level of Q1 (equal to the first floor of Q1).

The top floor (fifth storey or Level 4) of Q1 is set back over 4m from the western edge of Q1 and will not be visible to the resident.

Therefore, the resident of Unit 267 will see a 3-storey building to their east experienced as 2-storeys above them.

Unit 267 will have an enlarged northern window and possible new northern balcony. The proposed buildings pulled back from the alignment of the existing Activities Centre and new opening creates an opportunity for new northern views and sunshine.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

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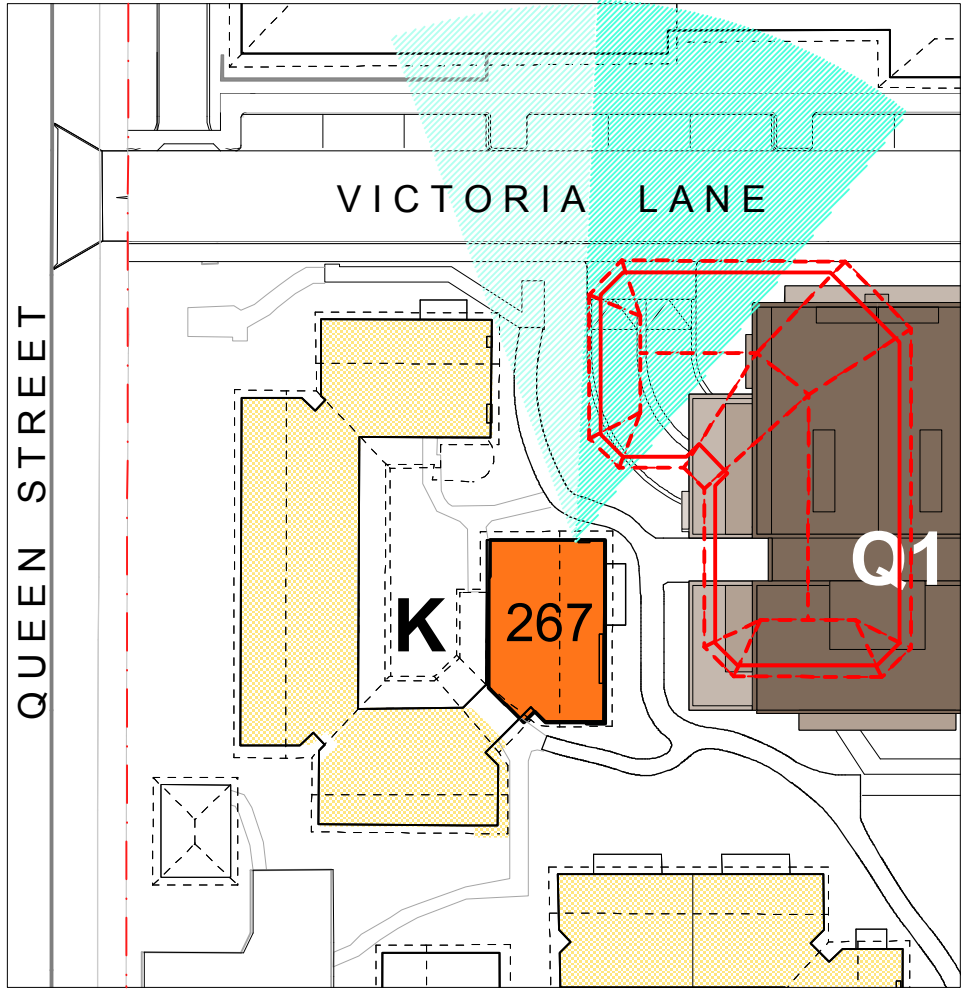


Fig 2.3.1
Views North - existing and proposed

Unit 267 will enjoy expanded vistas to the north as well as retaining existing vistas through demolition of the existing community facilities and the proposed alignment and setbacks of Q1.

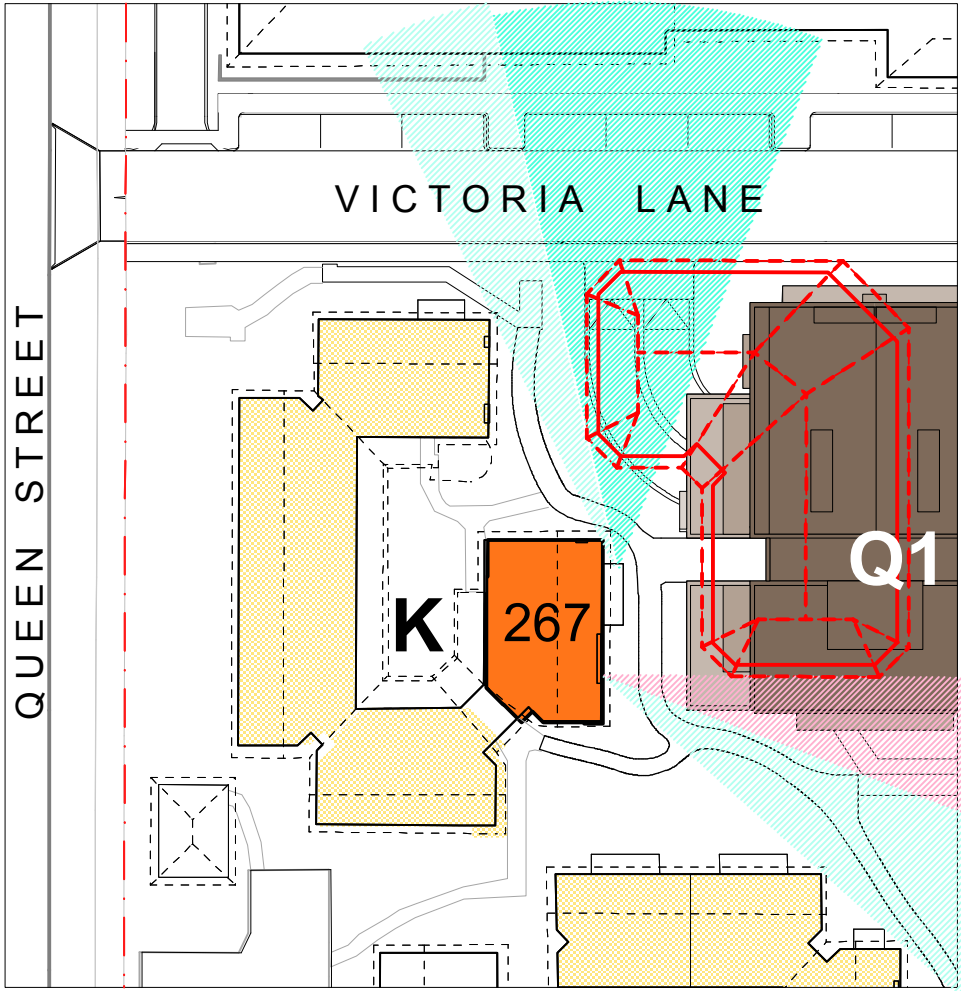


Fig 2.3.2
Views East - existing and proposed

Views from the east facing balcony will be opened to the north.

The view corridor to the south-east will be reduced but maintained.

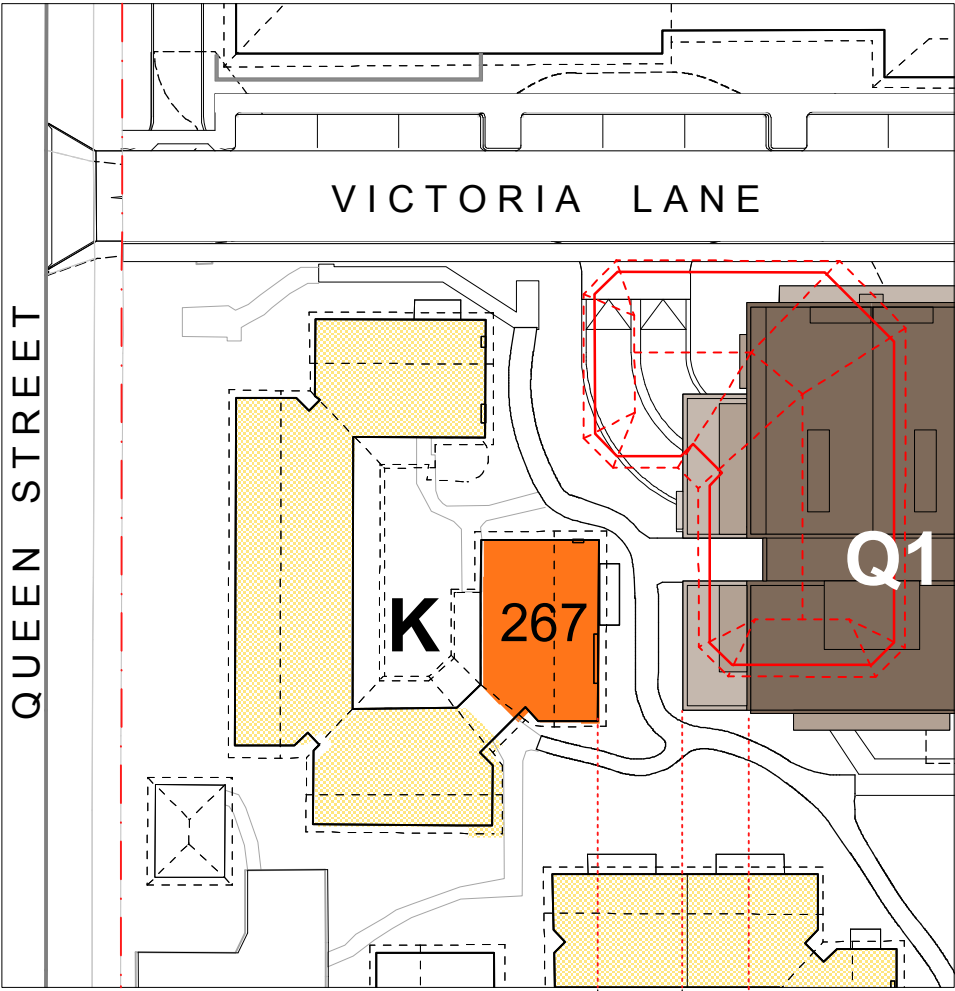


Fig 2.3.3
Perceived Height

Q1 steps back from Building K (Unit 267) to reduce the impact of proposed height. At the point closest to Building K, Q1 will be 1.5 storeys (approx 4.8m) above the roof height of the existing Communal Facilities.

It will be 5.6m (compared to 7.3m currently) away from Unit 267. The top floor of Q1 will be further set back to 10m from this unit. All openings are not less than 8m from Unit 267 compared to 7.3m currently.

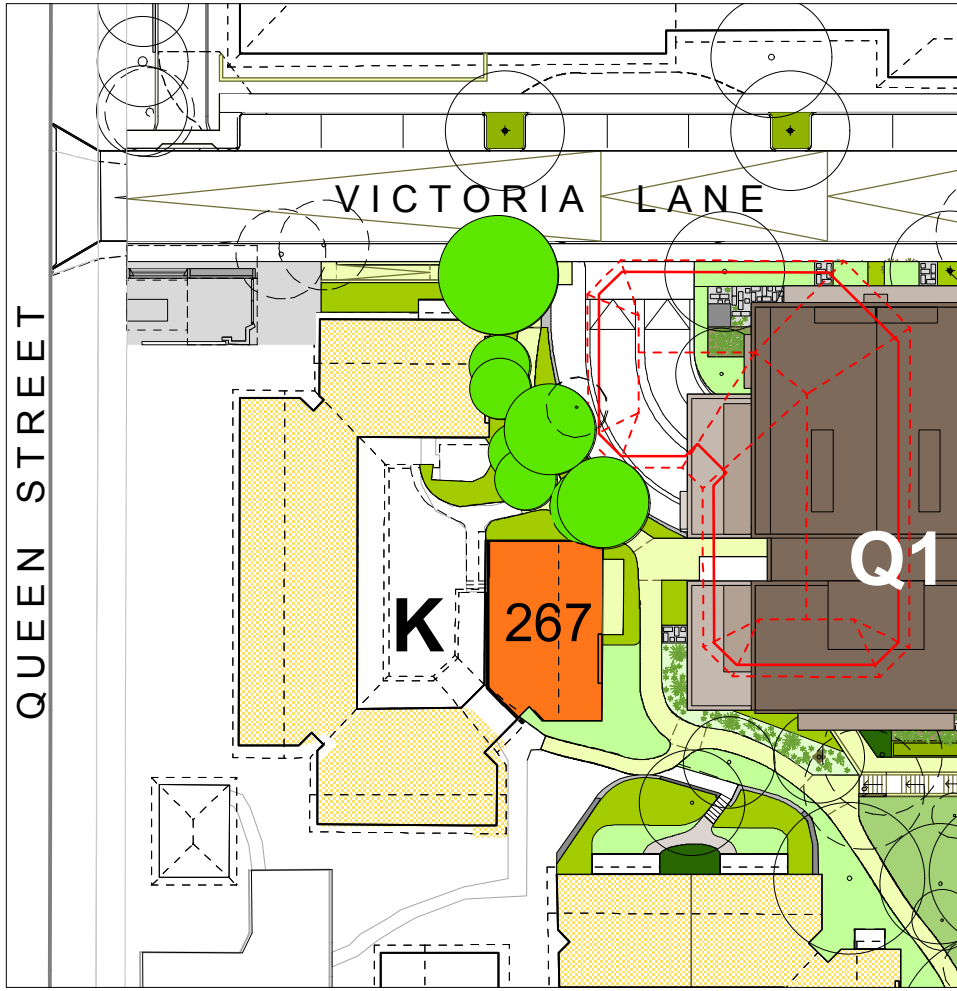


Fig 2.3.4
Screen planting

Planting will maintain privacy between Q1 and screen views to the basement carpark ramp. Plant selection will be suitable to retain solar access.

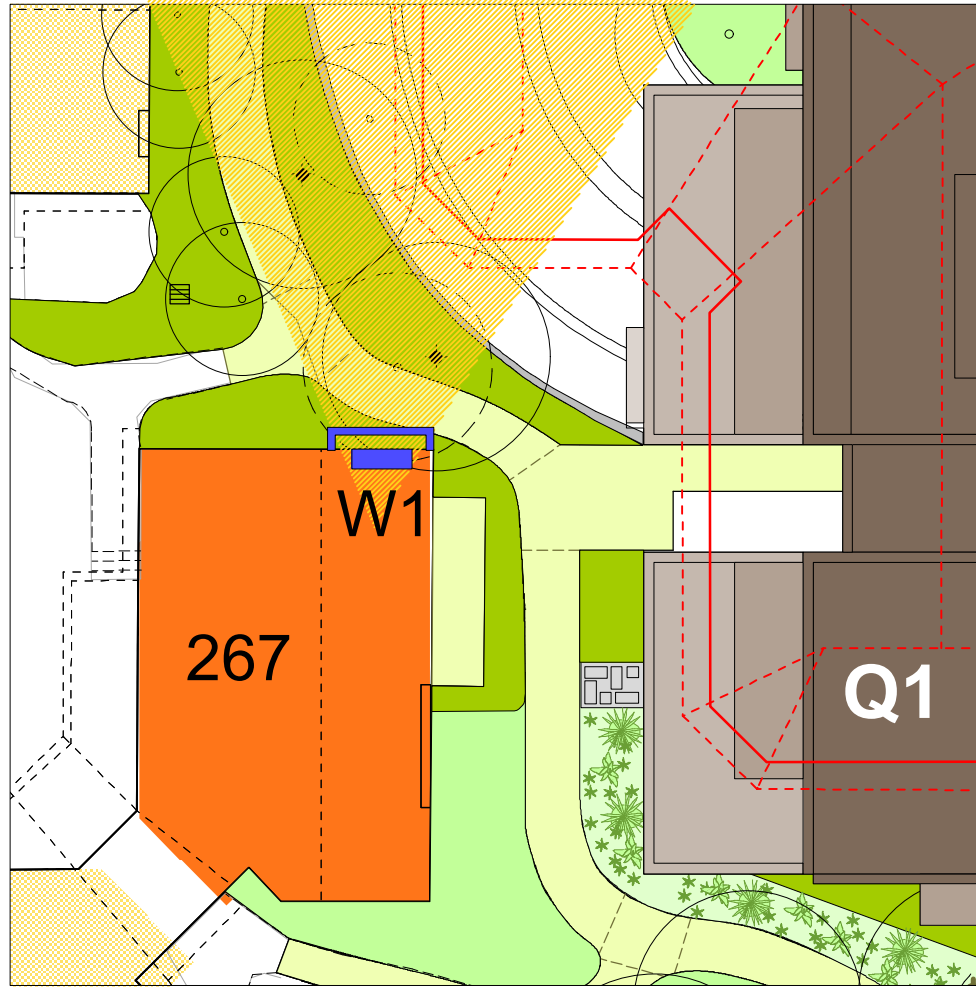


Fig 2.3.5
Unit 267 Alteration

Recognising that there is some impact to morning solar access in winter, it is proposed to enlarge an existing opening - W1 - to the north of Unit 267. This will provide more direct solar access into the study adjoining the living area.

In consultation with the Unit owner, and dependent upon structural issues, it may be possible to further enlarge the study opening within the unit to allow more natural light, new northern vistas and reflected sunlight into the living areas.

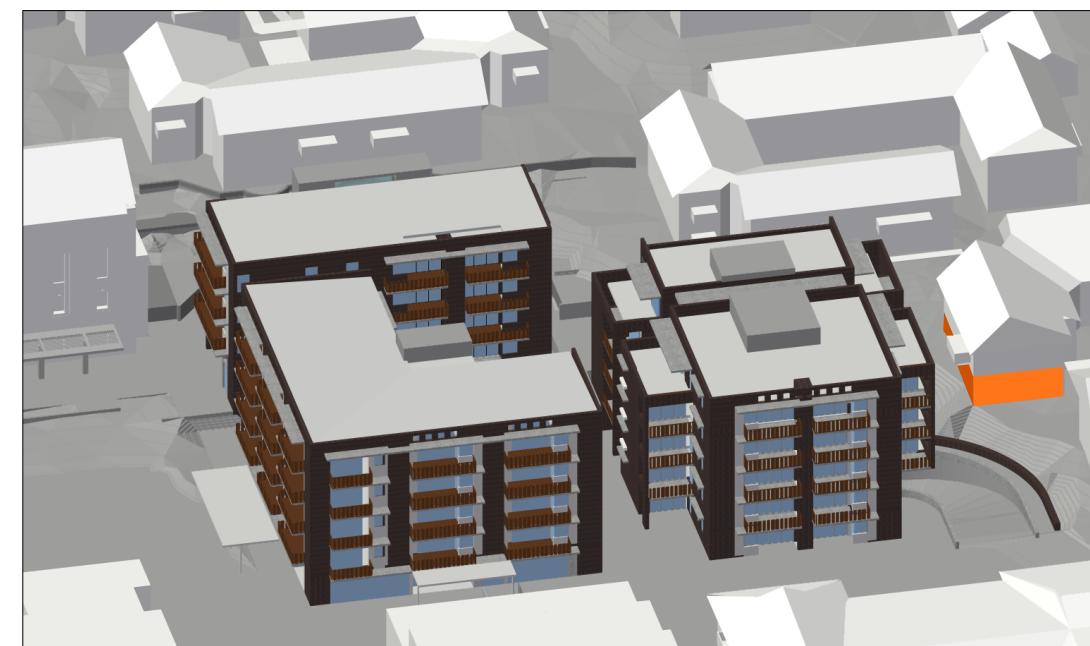
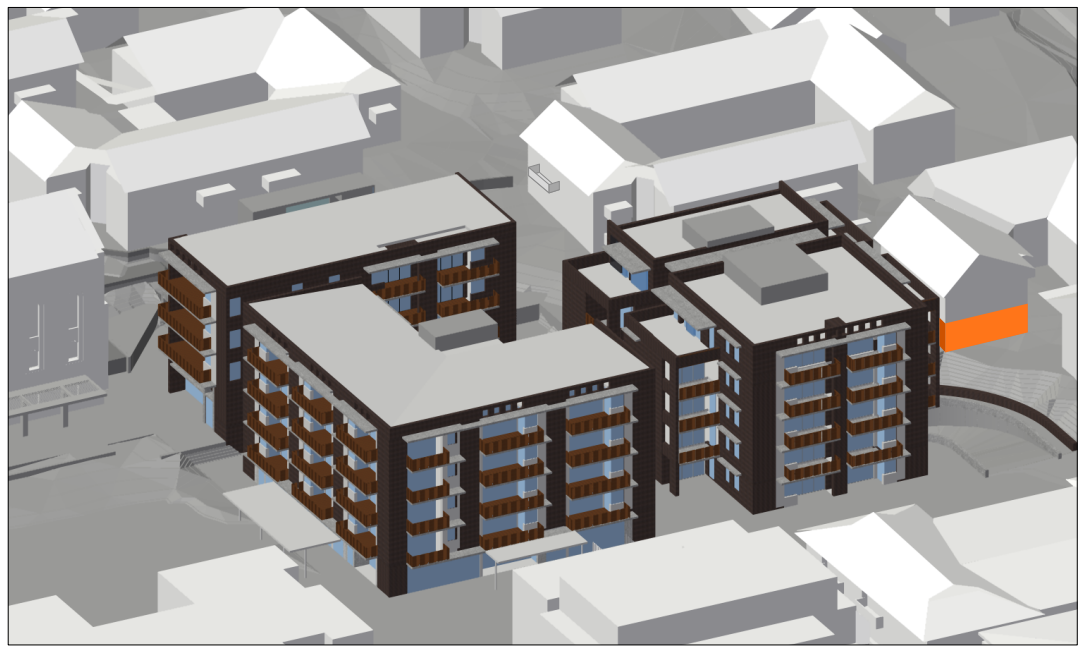
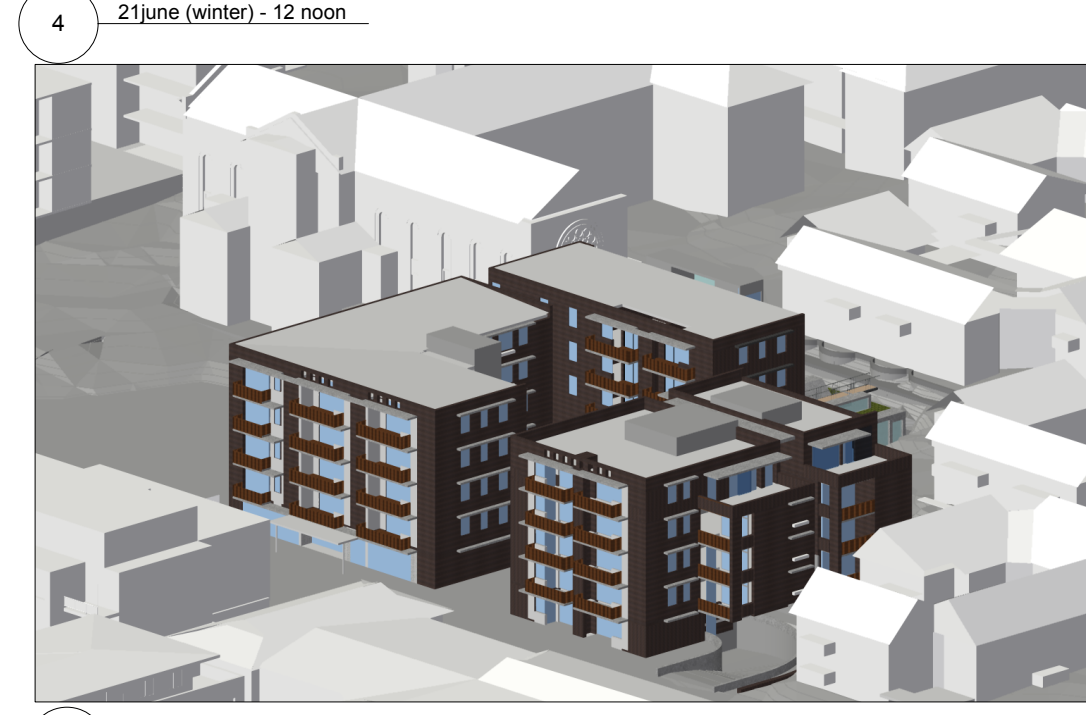


Fig 2.3.7
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

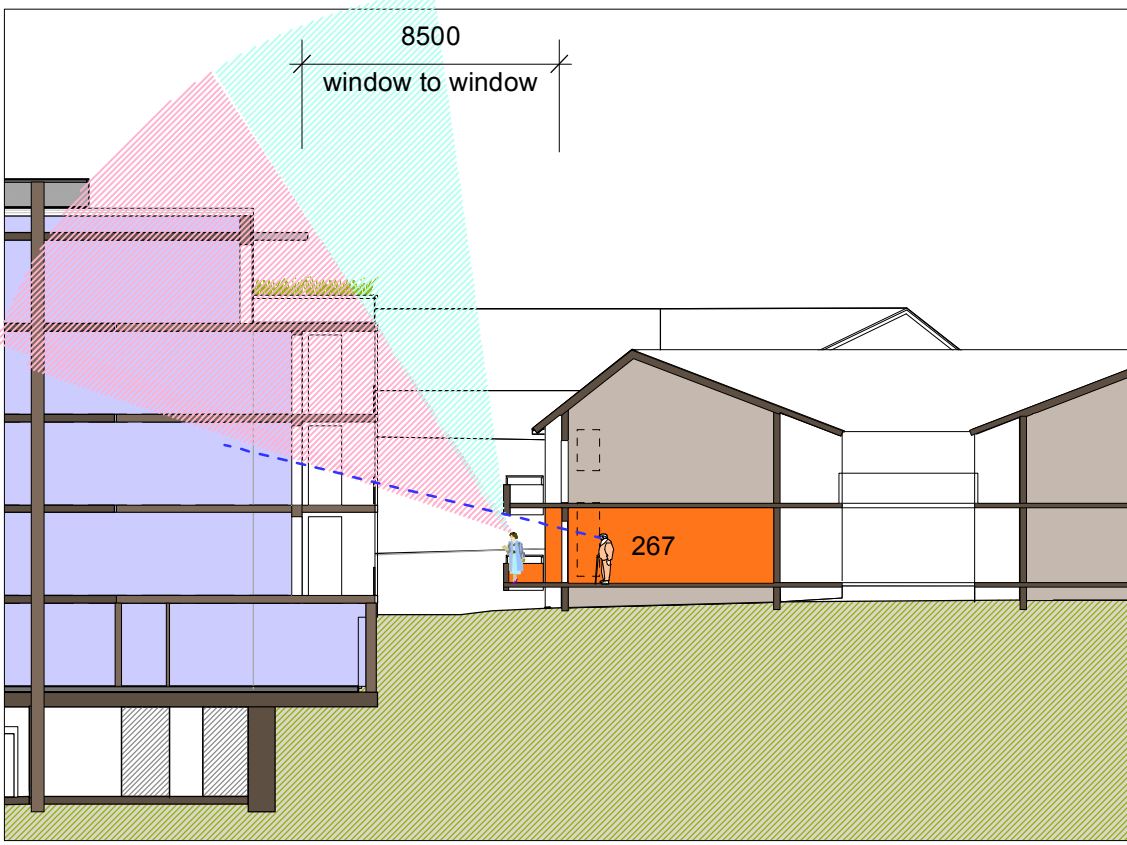


Fig 2.3.6
View of Sky existing and proposed.

Note this is the worst case scenario taken from the furthest most point on the balcony (pink and blue hatches)

The existing Activities Centre roof and underside of the first floor balcony already obscures the sky view from inside the unit as indicated by the blue dotted line. Aspect to the sky will be reduced but still achieved from the balcony.

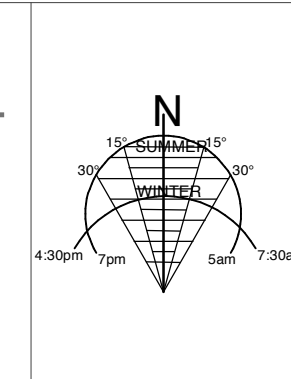
LEGEND	
	Existing view corridor maintained
	Existing view corridor reduced
	Proposed new view corridor
	Expanded sunshine where applicable
	Proposed screen planting where applicable
	Specific Unit in Village Green context
	Specific existing building in section
	Specific proposed building in section

Stage 1 Village Green	
GROUND FLOOR	
BUILDING / UNIT No	K 267
PERCEIVED NEGATIVE IMPACTS	<p>Building Q1 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of views to eastLoss of morning sunLoss of privacy
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased views to the northIncreased solar access to northIncreased community facilities in close proximity to Unit 267
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">Demolition of existing Activities Centre opens northern sun and views to north.Level 4 has been stepped back to 10m from Building K Unit 267.All openings in Building Q1 are oriented to north and/or set back to 8m from Unit 267. Current setback to openings is approx 7.3m.Openings have been off-set from Unit 267 so there is no direct line of sight.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">Enlarge the existing window in the northern wall of Unit 267 to provide northern sun into the unit and to take advantage of new views opened up by demolition of the Activities Centre.Investigate a second balcony area to north.Increase the opening between the study and living area of Unit 267 to increase sun, light and views to the living area.Install privacy screens to Q1 and/or Unit 267 in consultation with the resident to maintain visual privacy.

STAGE 1 VILLAGE GREEN DEVELOPMENT

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Comply with all relevant Australian Standards
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A	2010.03.05	Submission Issue

REV.	DATE	AMENDMENTS

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CLIENT

JOB VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE Community Consultation Response to issues raised

DRAWING TITLE			
Building K - Unit 267 Solar and View			
DRAWN	CHECKED	SCALE	
KH	PT	1:500	1:250 1:200
		NTS	@ A1
DATE CREATED	DRAWING NO.		REV
05.03.2010	CCR2.03		A

Building F not occupied by residents

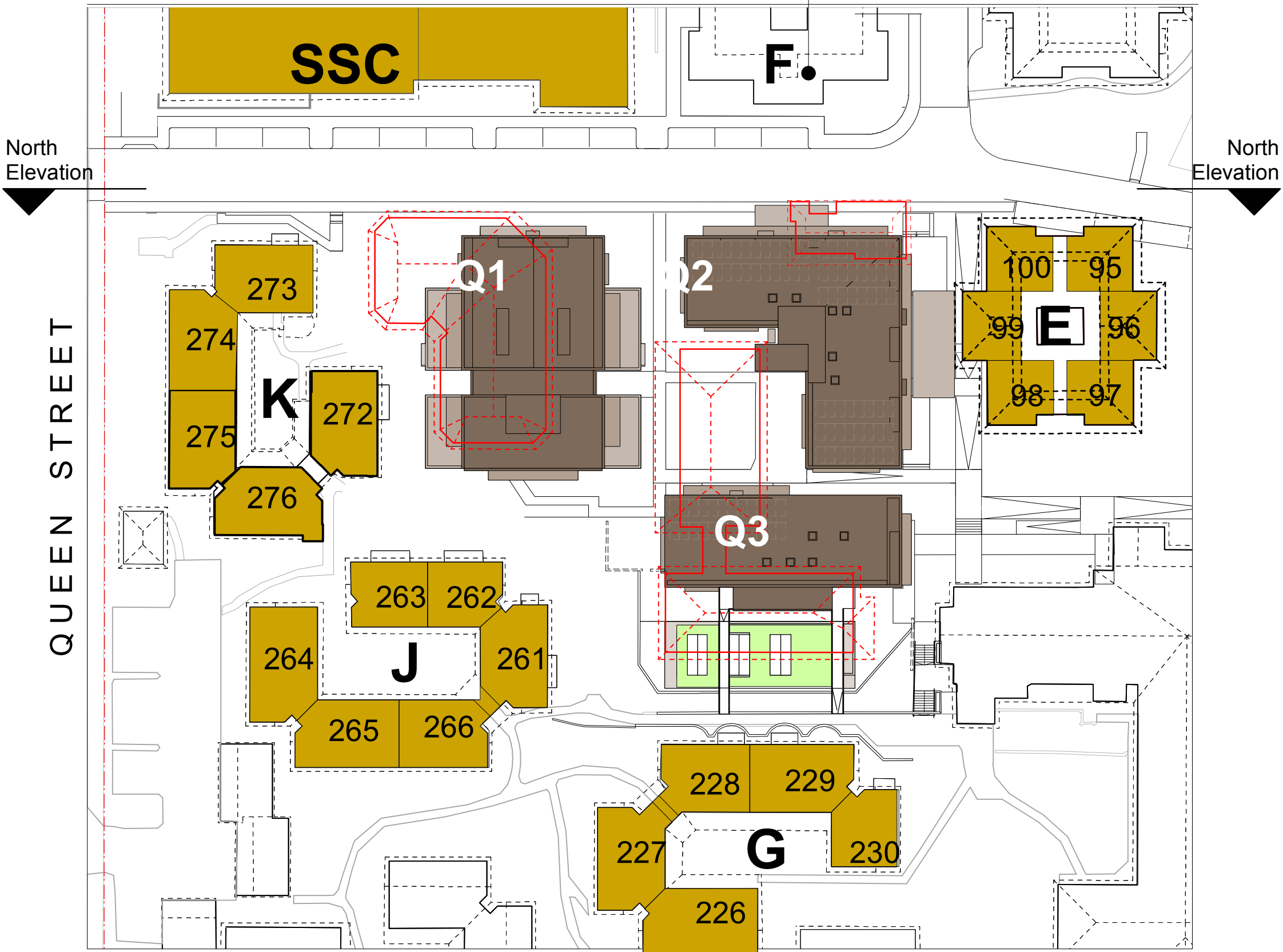


Fig 3.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

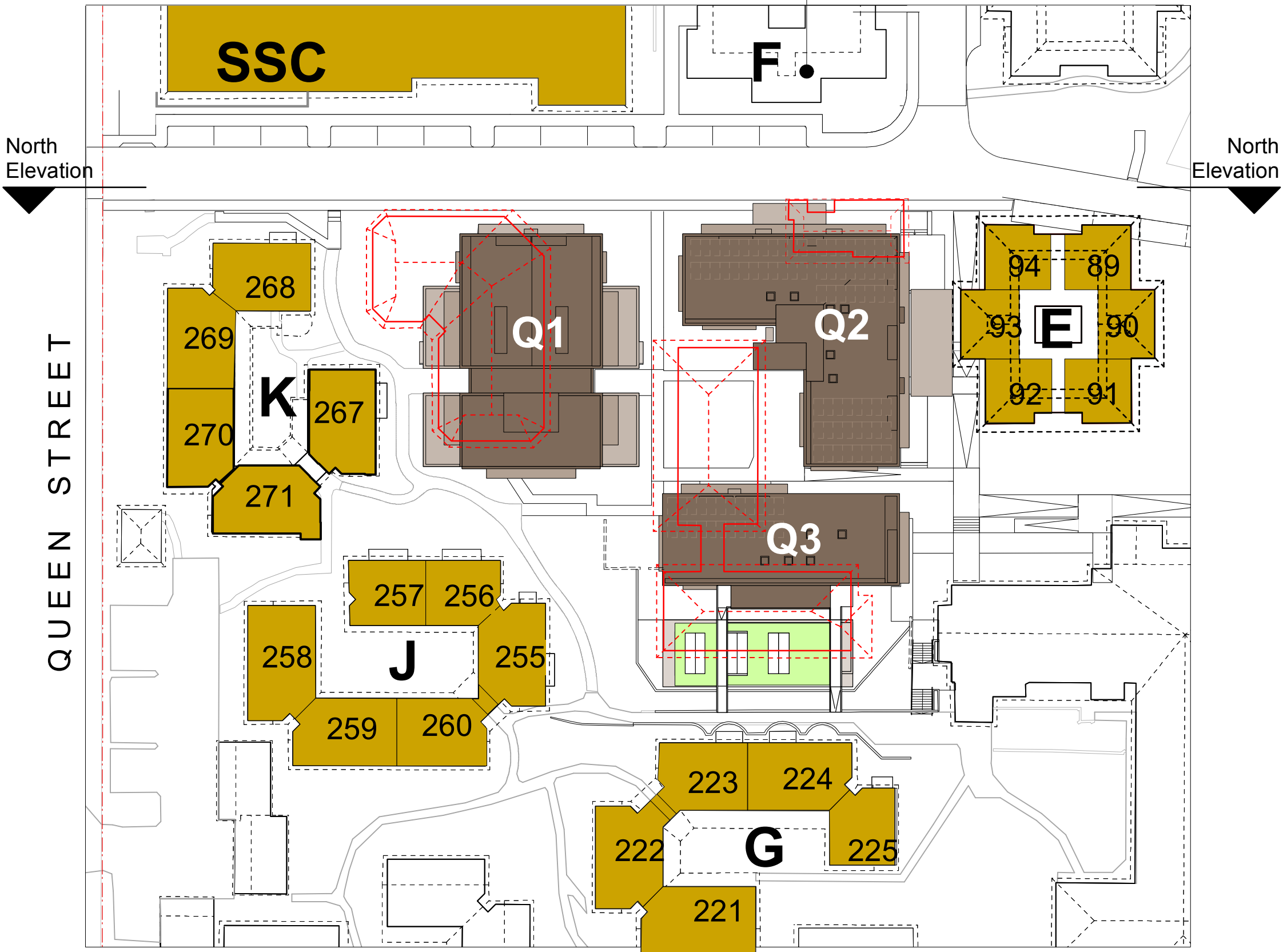


Fig 3.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

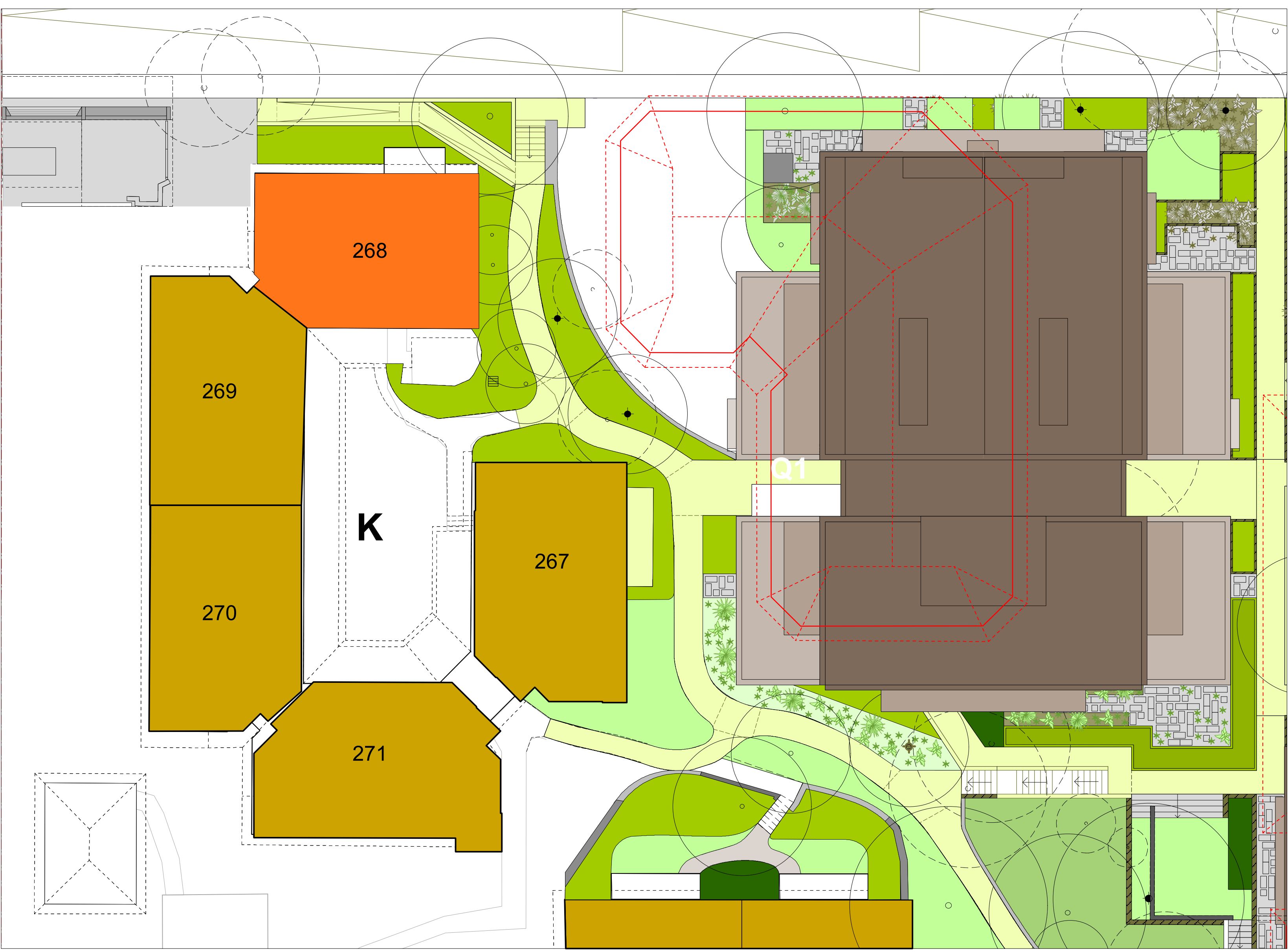
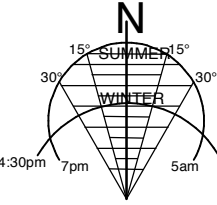


Fig 3.1.3 Ground Floor - Building K Unit 268

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION



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LIVING

JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE			
Building K - Unit 268			
DRAWN	CHECKED	SCALE	REV
KH	PT	1:150 1:500 @ A1	A
DATE CREATED	DRAWING NO.		
05.03.2010	CCR3.01		

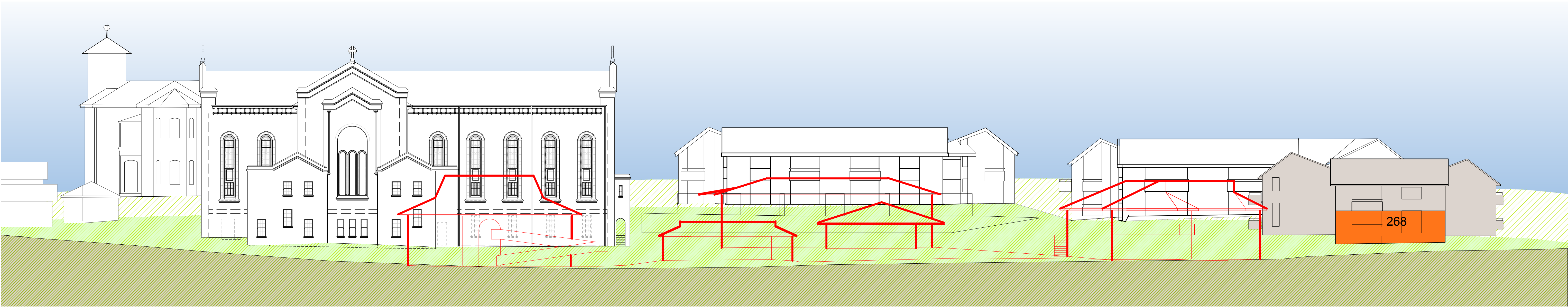


Fig 3.2.1
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 268 enjoys northern vistas and sunshine with the existing openings and balcony to the north. The existing Activities Centre is in close proximity to the east.

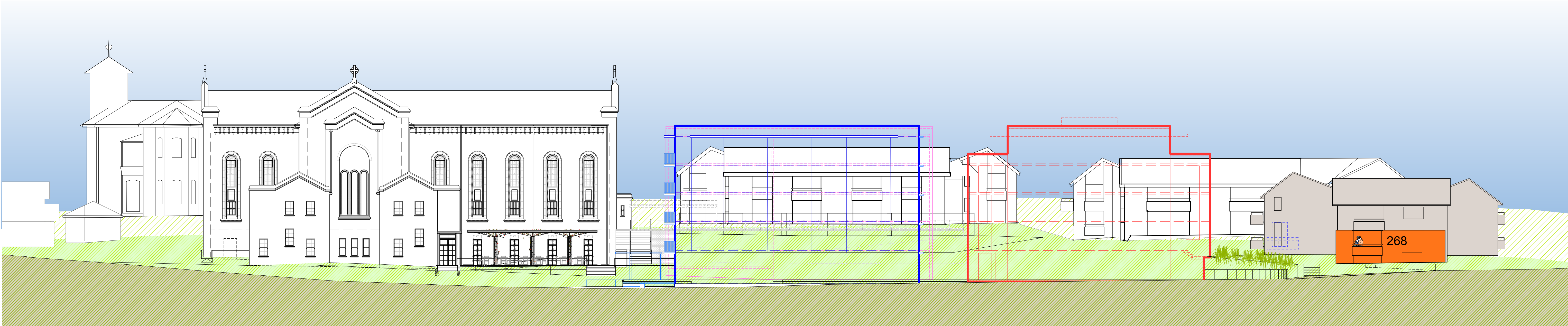


Fig 3.2.2
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 268 is one storey above the ground floor level of Q1 (equal to the first floor of Q1). Therefore, the resident of Unit 267 will see a part 3-storey building 13m to the east of their unit and a part 4-storey building more than 17m away to their east.

An opportunity is created for slightly expanded northern vistas following demolition of the existing Activities Centre.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only.</div><div>Do not scale.</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div> <div><div>N</div><div>15° SURVEYED 15°</div><div>30°</div><div>30°</div><div>4.30pm</div><div>7pm</div><div>5pm</div><div>7.30am</div></div>	<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td>A</td><td>2010.03.05</td><td>Submission Issue</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS	A	2010.03.05	Submission Issue																									<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS																												<div>STRUCTURAL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Paul.Austin@robertbird.com.au</div> <div>ELECTRICAL ENGINEER JIM HATZ & ASSOCIATES Level 1, 15 Atchison Street St Leonards NSW 2005 T: (02) 9437 1000 F: (02) 9437 1020 E: Jim.Hatz@jengineers.com.au</div> <div>HYDRAULIC ENGINEER WHIPPS WOOD CONSULTING Lwr Gnd, 48 Alfred Street Milsom Point NSW 2061 T: (02) 9223 8444 F: (02) 8246 3201 E: AMWips@wwc.net.au</div>	<div>LANDSCAPE ARCHITECTURE JILA PTY LTD STUDIO 5, L5, 68-72 Wentworth Avenue Surry Hills NSW 2010 T: (02) 9212 6957 F: (02) 9281 3171 E: jila@jila.net.au</div> <div>SURVEYOR LOCKLEY LAND TITLE SOLUTIONS Level 1, 15 Atchison Street St Leonards NSW 2005 T: (02) 9879 6077 F: (02) 9879 7143 E: info@rockley.com.au</div> <div>CIVIL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Laurence.Melville@robertbird.com.au</div>	<div>HERITAGE CONSULTANT GRAHAM BROOKS & ASSOCIATES 71 York Street Sydney NSW 2000 T: (02) 9299 8600 F: (02) 9299 8711 E: GrahamBrooks@ghaheritage.com</div> <div>BCA CONSULTANT BCA LOGIC Level 1 71- 73 Archer Street Chadstone NSW 2007 T: (02) 9411 5360 F: (02) 9411 1520 E: info@bcalogic.com.au</div> <div>ACCESS CONSULTANT ACCESS ACCESSIBILITY SOLUTIONS 487 Beauchamp Road Maroubra 2035 T: (02) 9661 1945 F: (02) 9661 1962 E: marie@accesslogics.com</div>	<div>TRAFFIC CONSULTANT MCLAREN TRAFFIC 5 Jabiru Place Woronora Heights NSW 2233 T: (02) 9546 5161 F: (02) 9546 5161 E: mclaren@jotemall.com.au</div> <div>MECHANICAL ENGINEER ENGINEERING PARTNERS 18 Northwood Road Northwood NSW 2060 T: (02) 9428 4332 F: (02) 9427 2712 E: info@epclogics.com.au</div> <div>Acoustic Consultant ACOUSTIC LOGIC 9 Sarah Street Maroubra NSW 2020 T: (02) 8338 8688 F: (02) 8338 8399 E: enquiries@acousticlogic.com.au</div>	CLIENT <div>aeuum LIVING</div>	JOB <div>VILLAGE GREEN, CARDINAL FREEMAN VILLAGE</div>	PACKAGE Community Consultation Response to issues raised	DRAWING TITLE Building K - Unit 268 Height Context	DRAWN KH	CHECKED PT	SCALE 1:200 @ A1	DATE CREATED 05.03.2010	DRAWING NO. CCR3.02	REV A
	REV.	DATE	AMENDMENTS																																																																									
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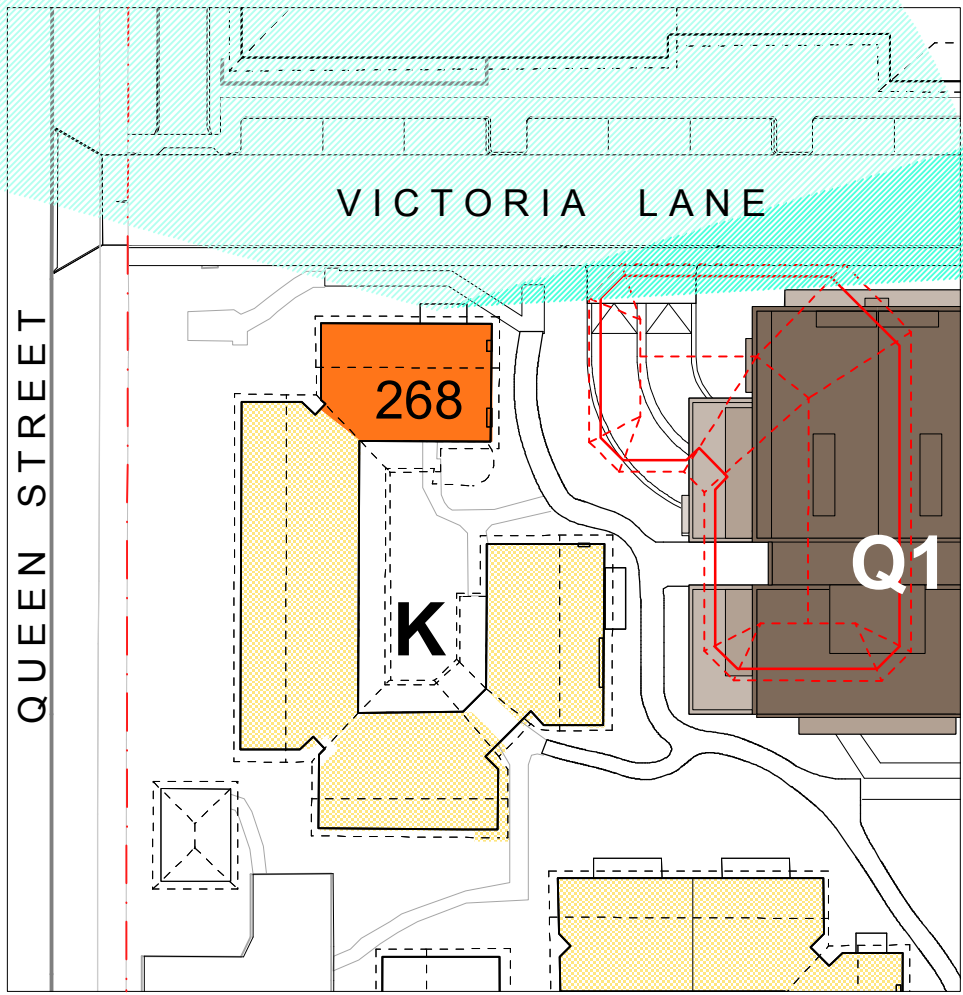


Fig 3.3.1
Views North - existing and proposed

Unit 268 will enjoy slightly expanded vistas to the north-east as well as retaining existing vistas through demolition of the existing community facilities and the proposed alignment and setbacks of Q1.

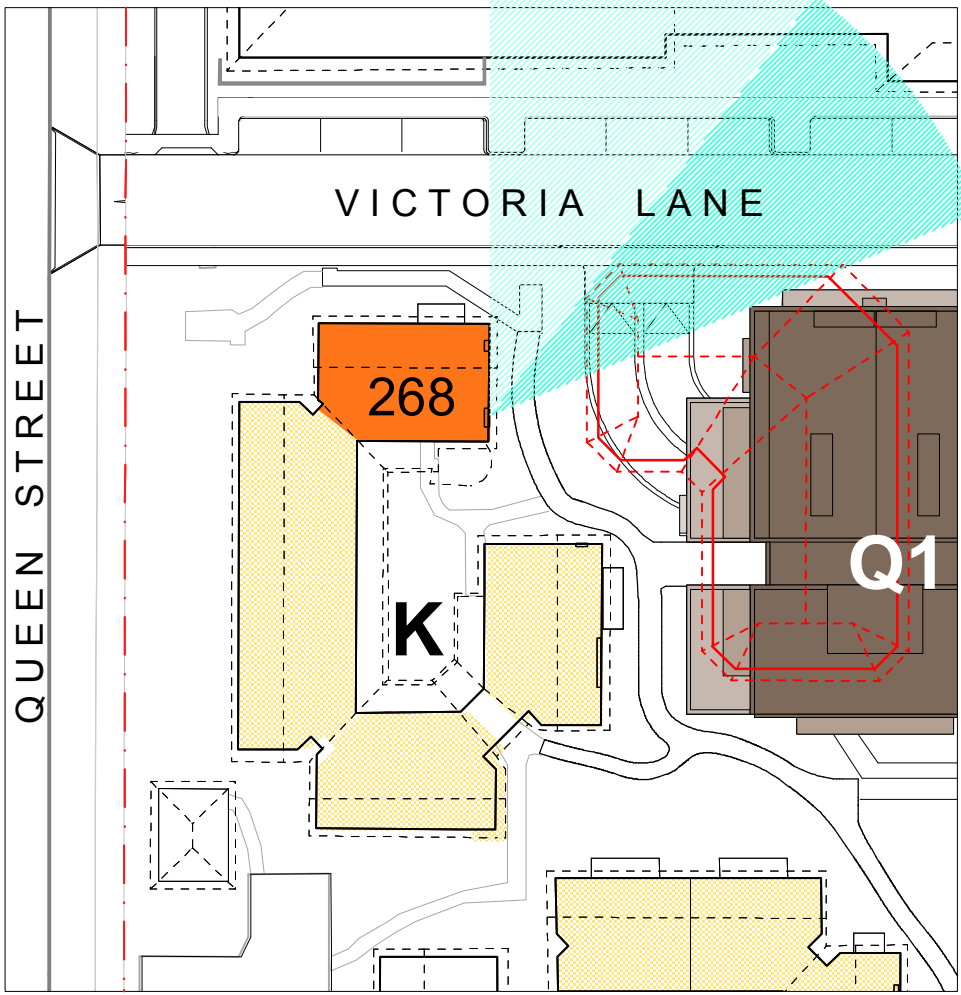


Fig 3.3.2
Views East - existing and proposed

Views from the east facing window will be opened to the north.

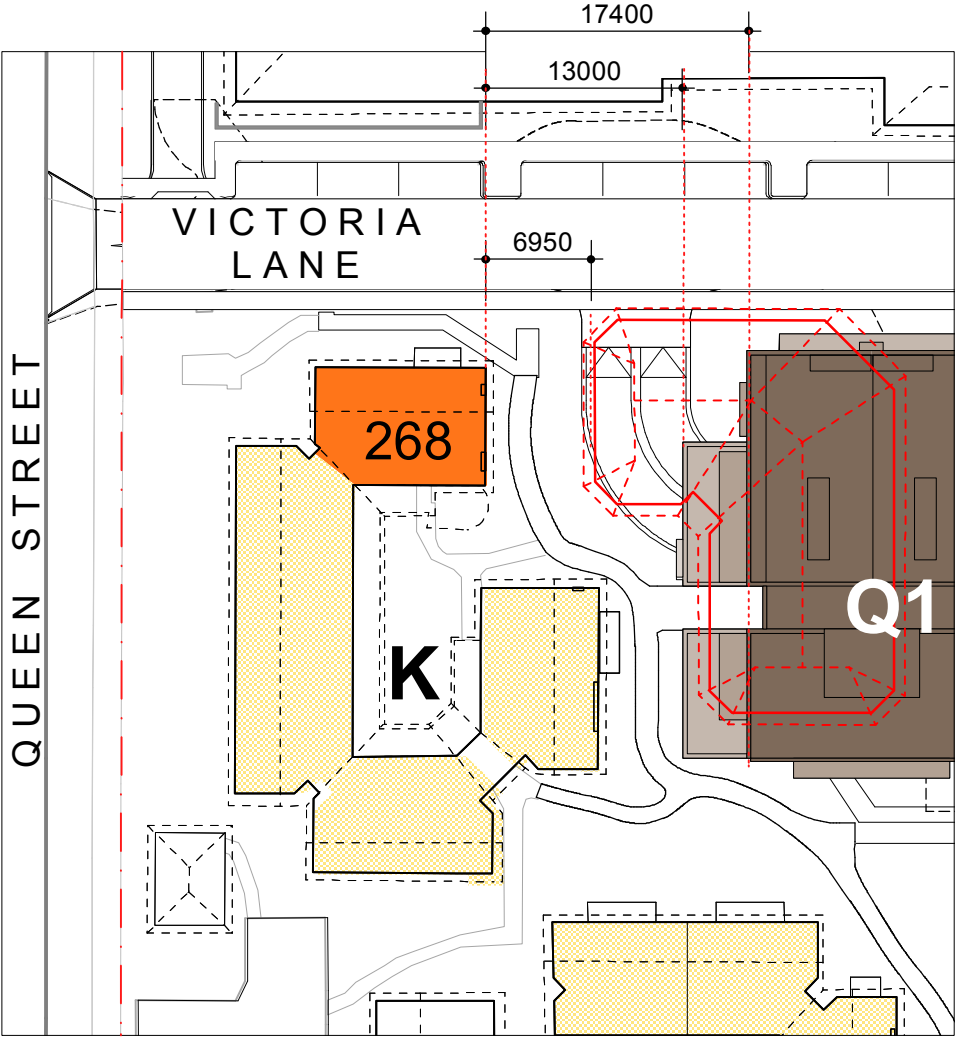


Fig 3.3.3
Perceived Height

Q1 steps back from Building K (Unit 268) to reduce the impact of proposed height. At the point closest to Unit 268, Q1 will be 1.5 storeys (approx 4.8m) above the roof height of the existing Communal Facilities.

Q1 will be 13m (compared to 7.3m currently) away from Unit 268. The top floor of Q1 will be further set back to 17.4m from this unit. All openings are not less than 13m from Unit 268 compared to approximately 7.3m currently.

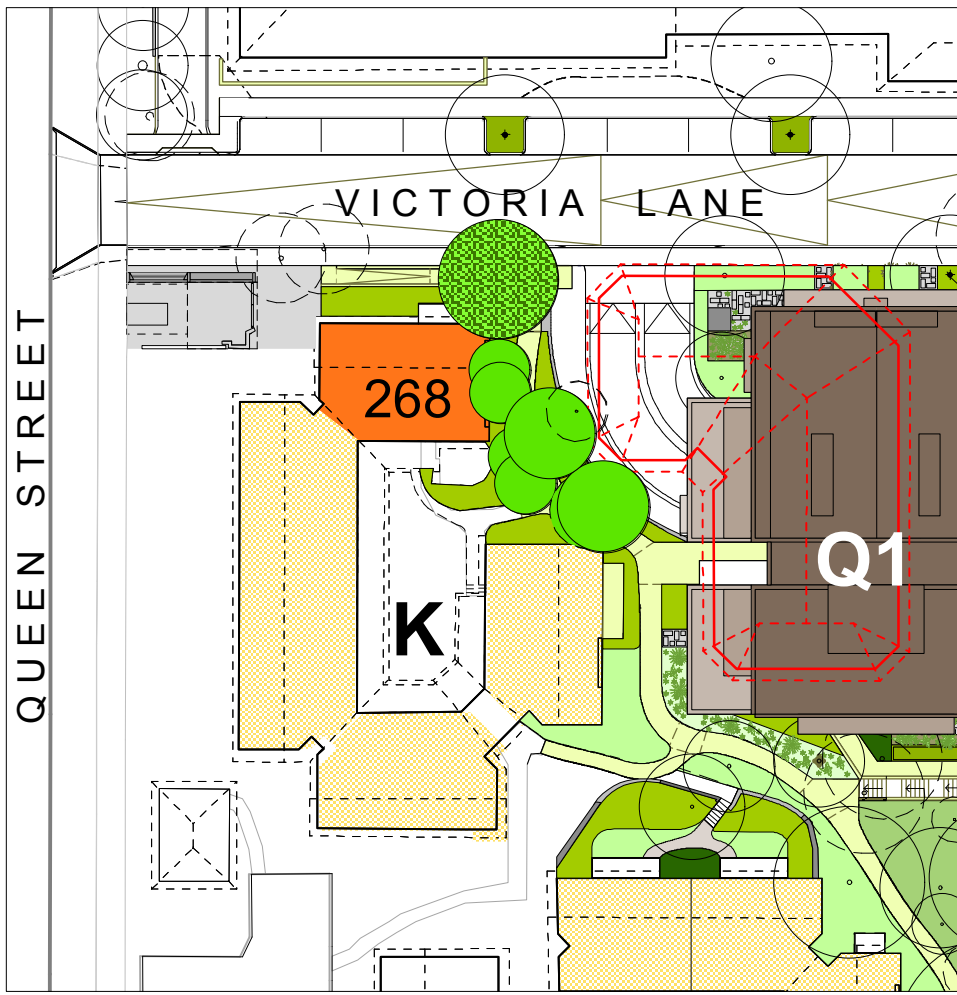


Fig 3.3.4
Screen planting

Planting will maintain privacy between Q1 and screen views to the basement carpark ramp. Plant selection will be suitable to retain solar access.

An existing tree adjacent to the proposed ramp will be retained.

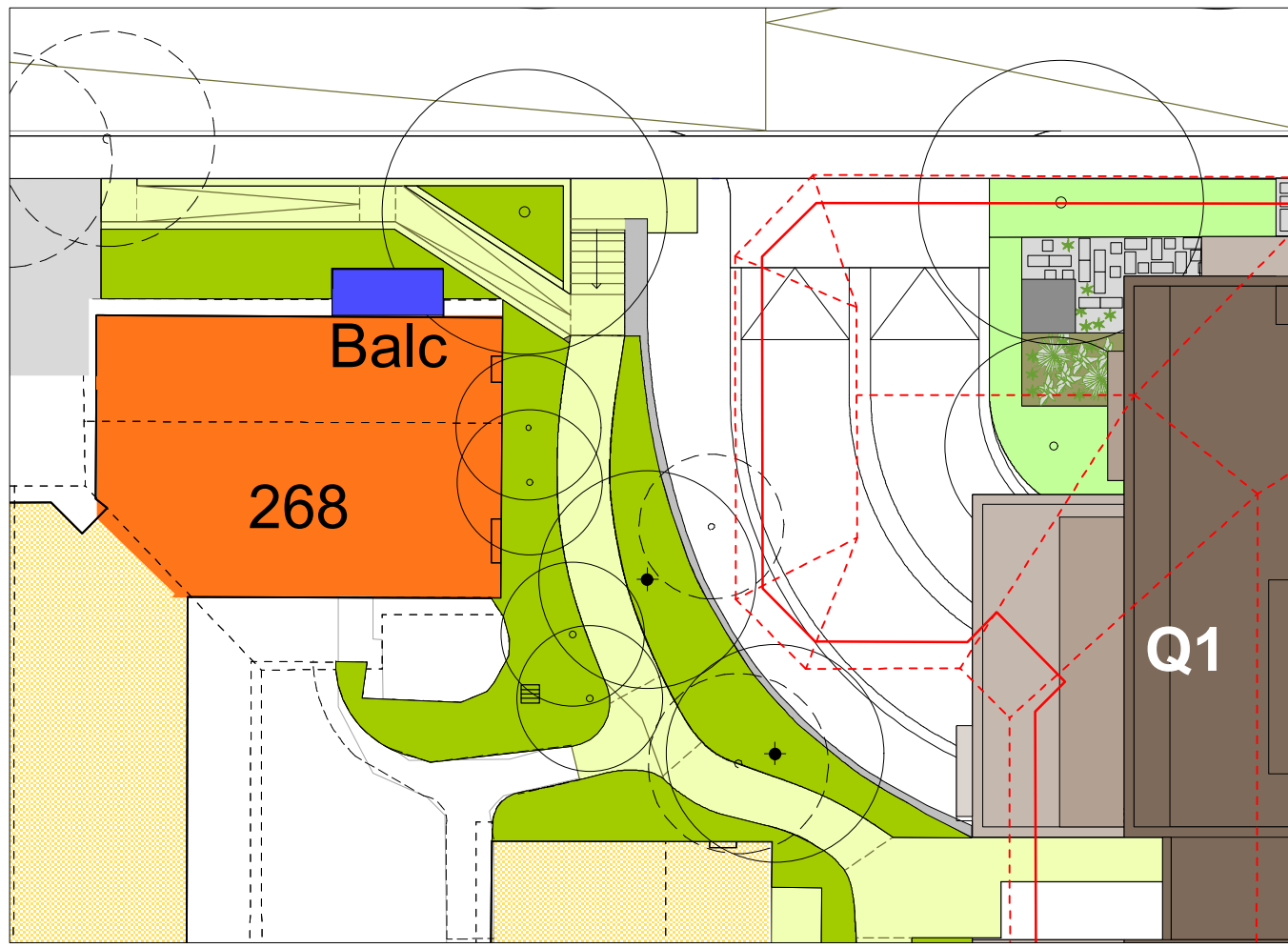


Fig 3.3.5
Unit 268 Alteration

Recognising that there is some impact to the existing level of amenity currently experienced by the resident of Unit 268, Aevum will upgrade the existing balcony balustrading so that the resident is able to control the degree of desired privacy.

Selection of a suitable material to be in consultation with the resident of Unit 268.

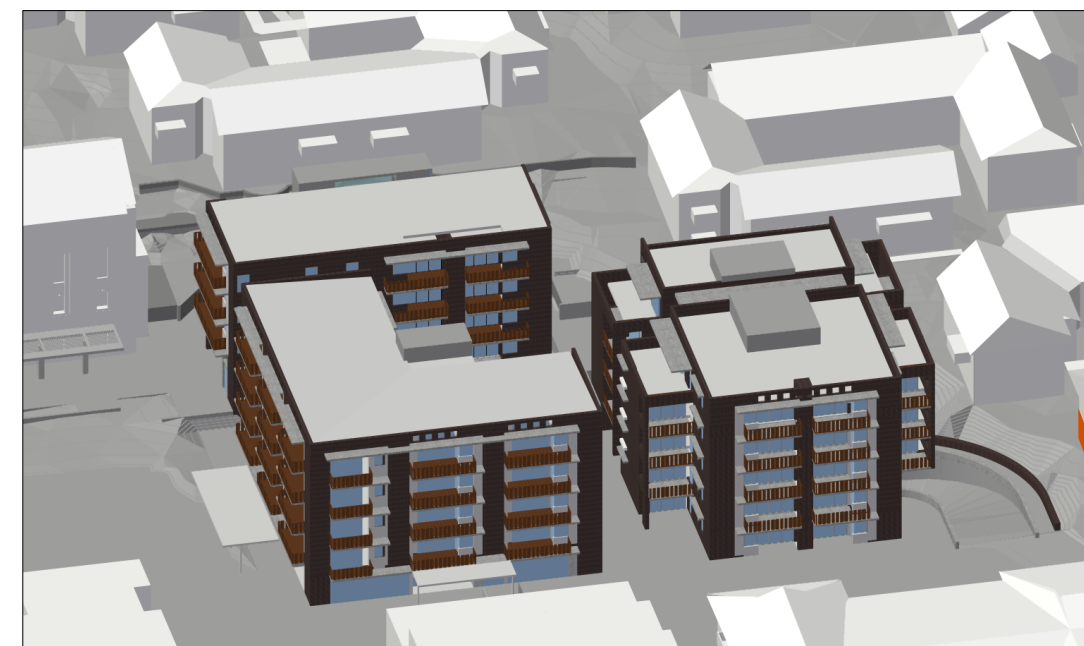
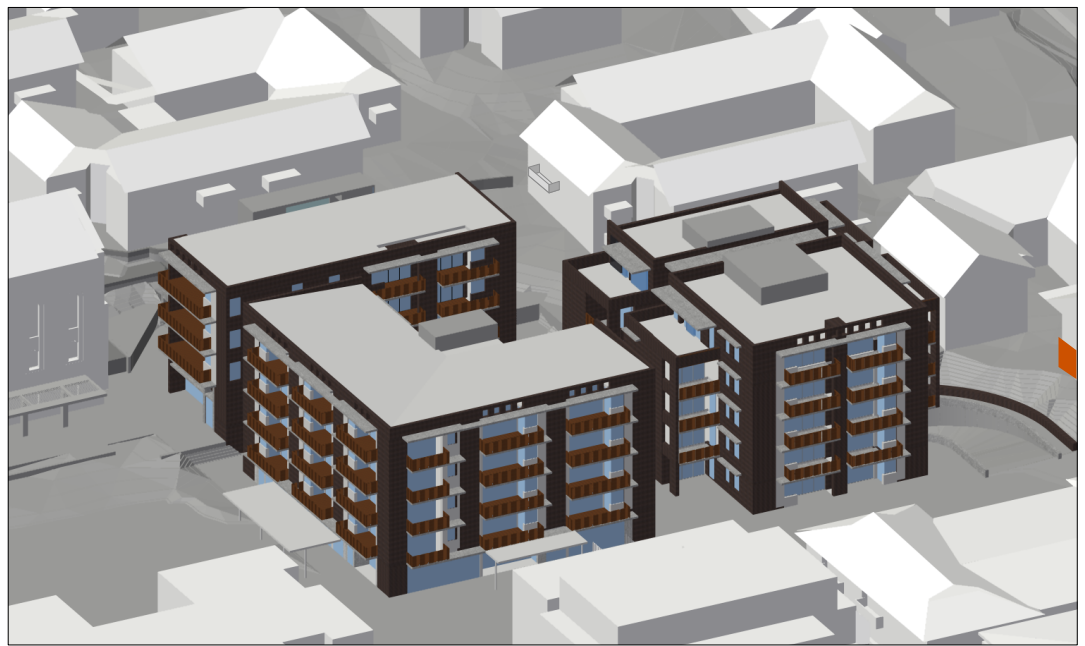


Fig 3.3.7
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

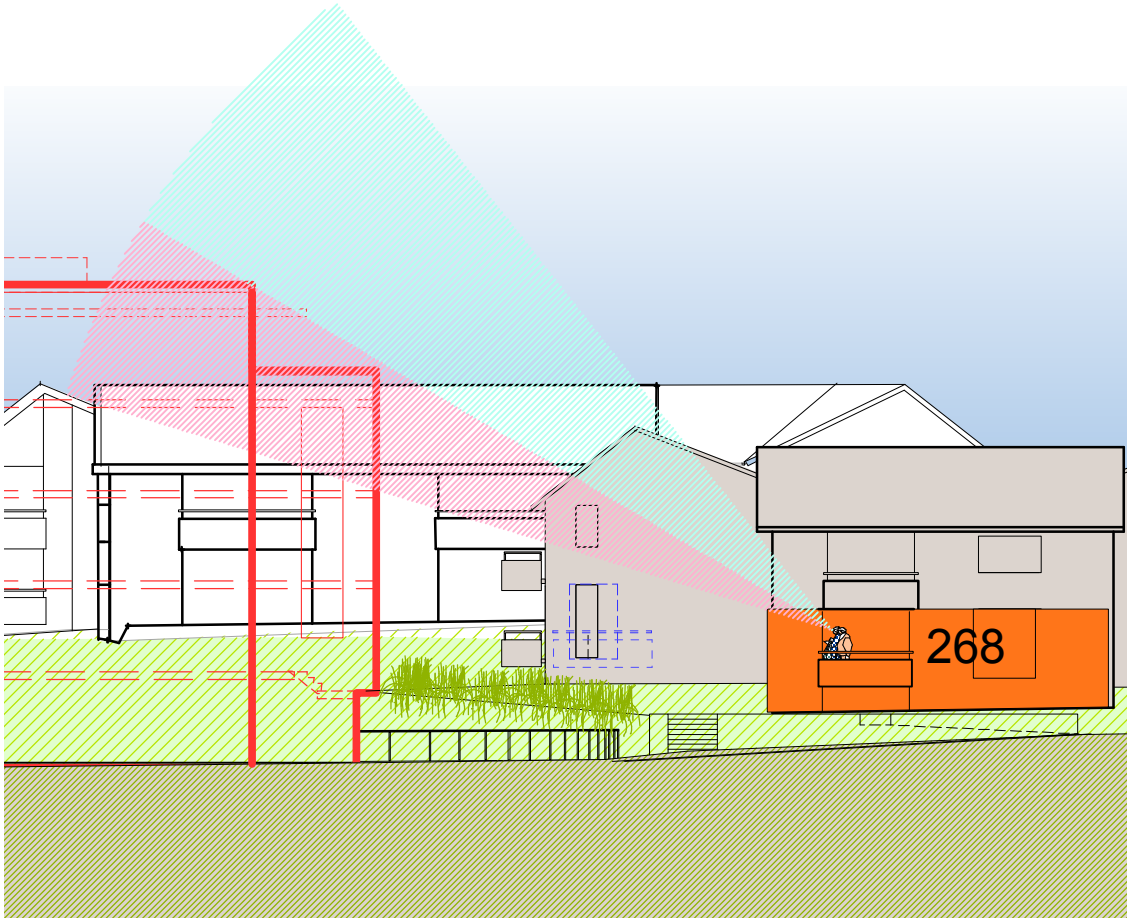


Fig 3.3.6
View of Sky existing and proposed

Unit 268 currently enjoys expansive northern vistas and sky views.

Some reduction in sky view will result to the east although will still be achieved. It is unchanged to the north.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section

Stage 1 Village Green

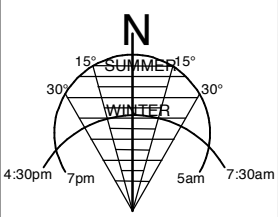
GROUND FLOOR

BUILDING / UNIT No	K 268
PERCEIVED NEGATIVE IMPACTS	<p>Building Q1 potentially impacts this unit through:</p> <ul style="list-style-type: none">Footpath and Victoria Lane alignment being closer to the unitLoss of privacy resulting from realignment and pedestriansQ1 Basement entry and possible increased traffic noise
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Significantly increased views to the north-eastIncreased setback from 7m (existing Communal Facility) to 13m proposed for Q1Increased community facilities in close proximity to Unit 268
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">Demolition of existing Activities Centre opens north-eastern vistas.Level 4 has been stepped back to 17.4m from Building K Unit 268.All openings in Building Q1 are oriented to north or set back to 13m from Unit 268. Current setback to openings is approx 7m.Openings have been off-set from Unit 268 so there is no direct line of sight.An existing tree important to the resident is to be retained. In addition, extensive screen planting will separate the carpark ramp from the Unit.Re-alignment of the road results in a more generous single area of planting that allows for significant vegetation to further address privacy concerns.Traffic analysis undertaken to model anticipated traffic movements. See Traffic Report prepared by McLaren Traffic Engineering.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">Upgrade the existing northern balcony so that privacy can be controlled by the resident (eg Louvretex louvred balustrade or similar in consultation with the owner).

STAGE 1 VILLAGE GREEN DEVELOPMENT

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PACKAGE Community Consultation Response to issues raised	

DRAWING TITLE	DRAWN	CHECKED	SCALE	DATE CREATED	DRAWING NO.	REV
Building K - Unit 268 Solar and Views	KH	PT	1:500 1:250 1:200 NTS @ A1	05.03.2010	CCR3.03	A

Building F not occupied by residents

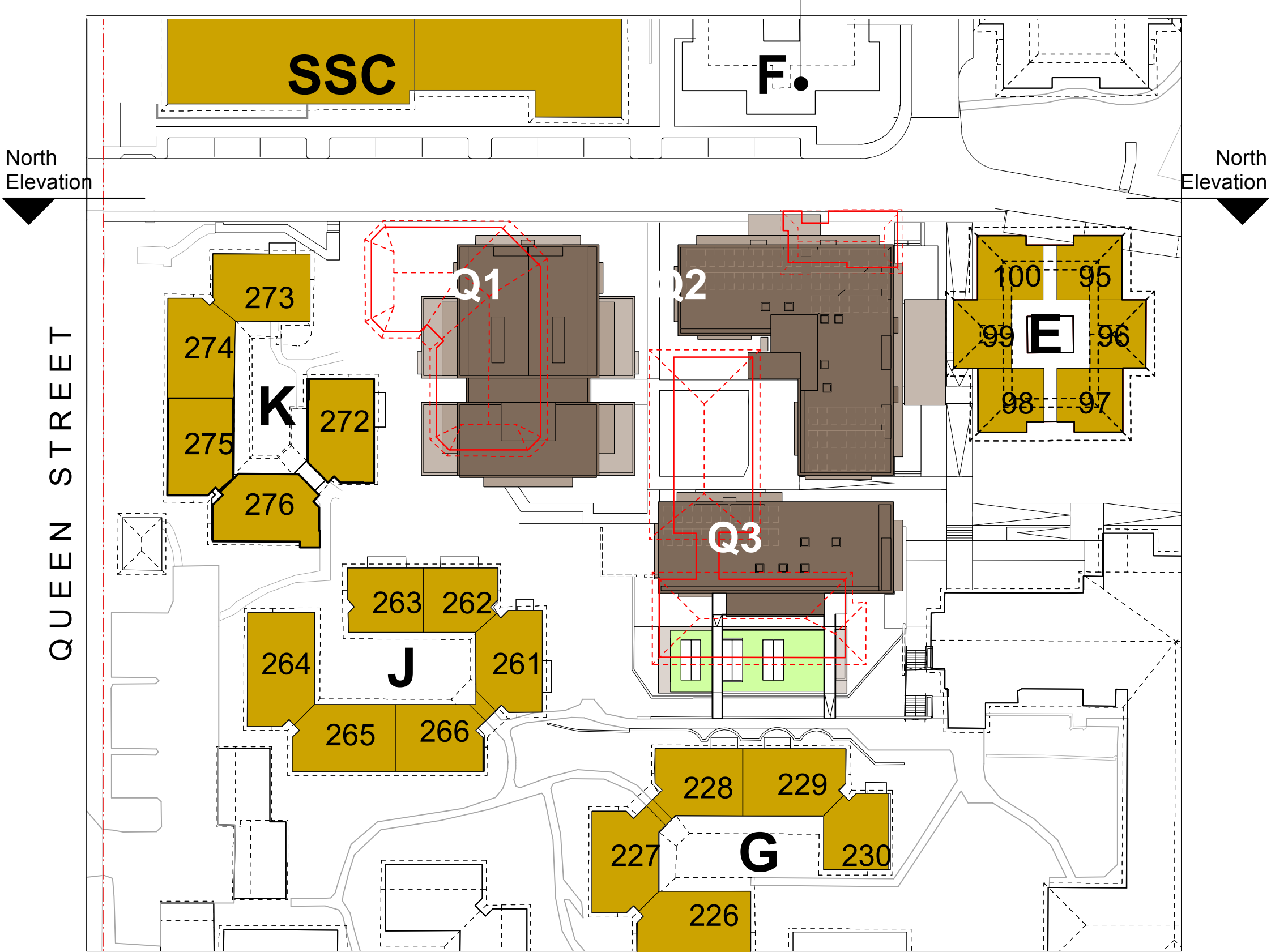


Fig 4.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

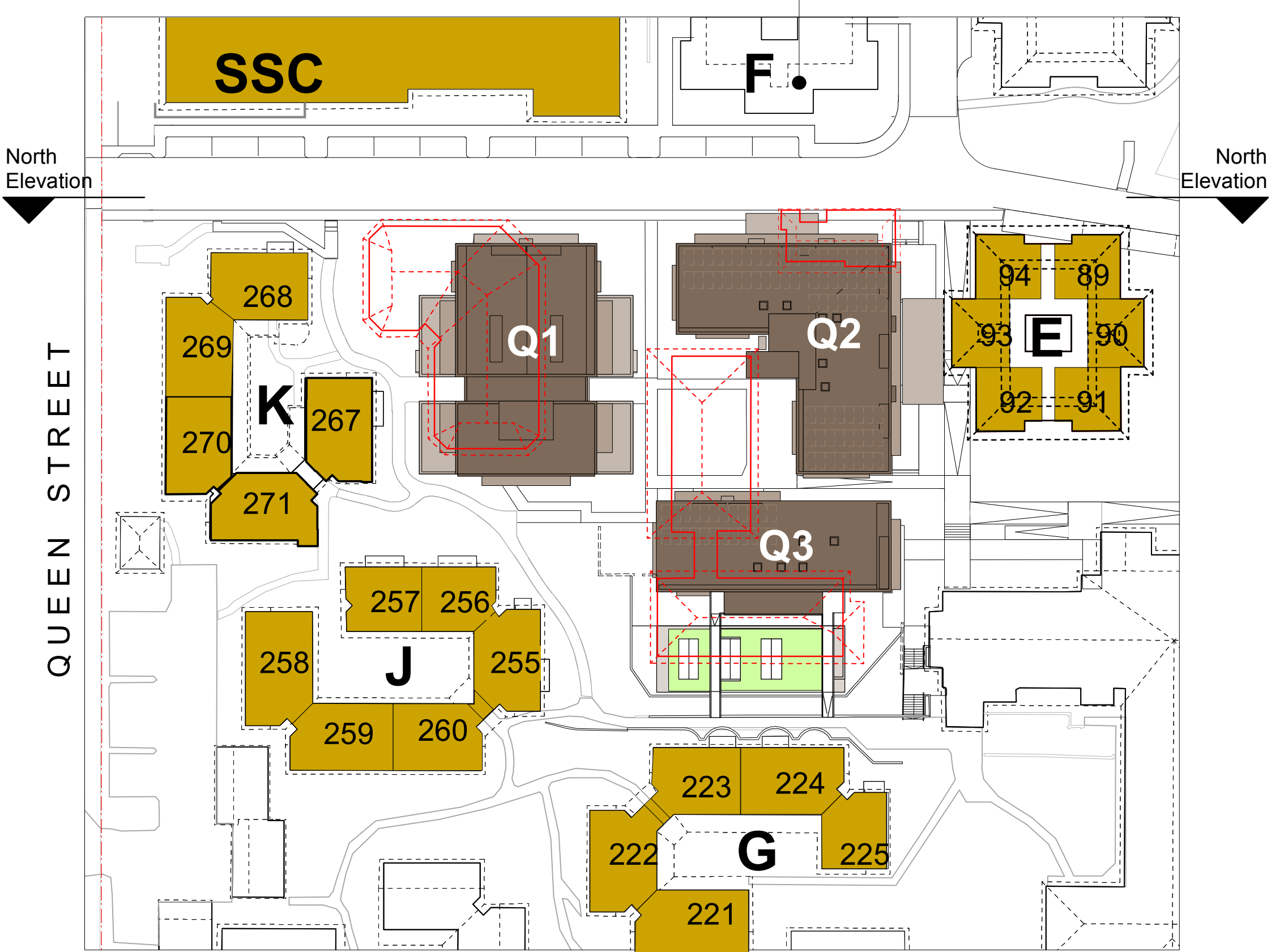


Fig 4.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

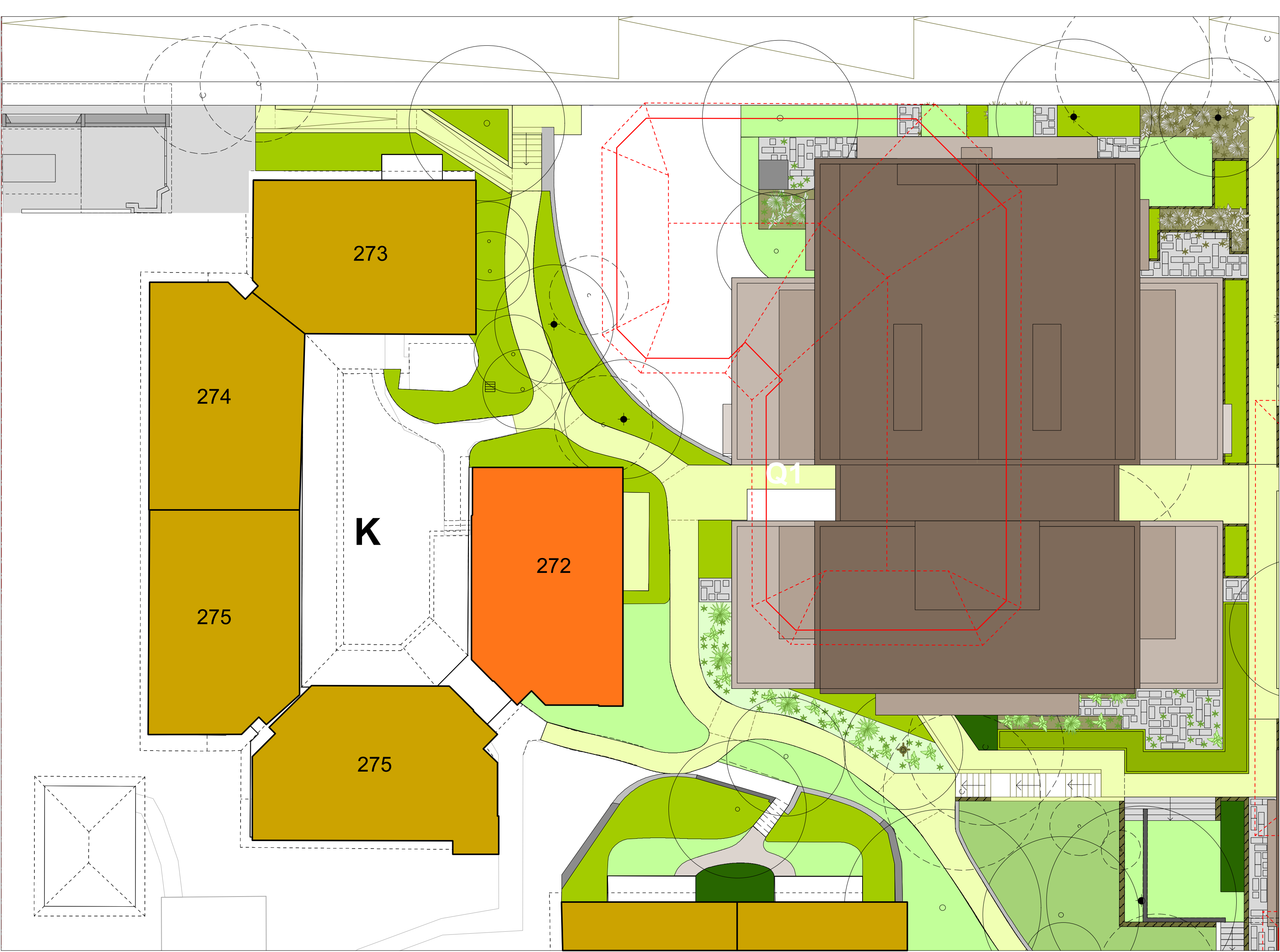
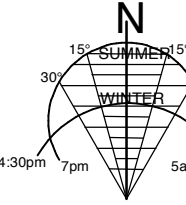


Fig 4.1.3 First Floor - Building K Unit 272

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

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JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE			
Building K - Unit 272			
DRAWN	CHECKED	SCALE	REV
KH	PT	1:150 1:500 @ A1	A
DATE CREATED	DRAWING NO.		
05.03.2010	CCR4.01		

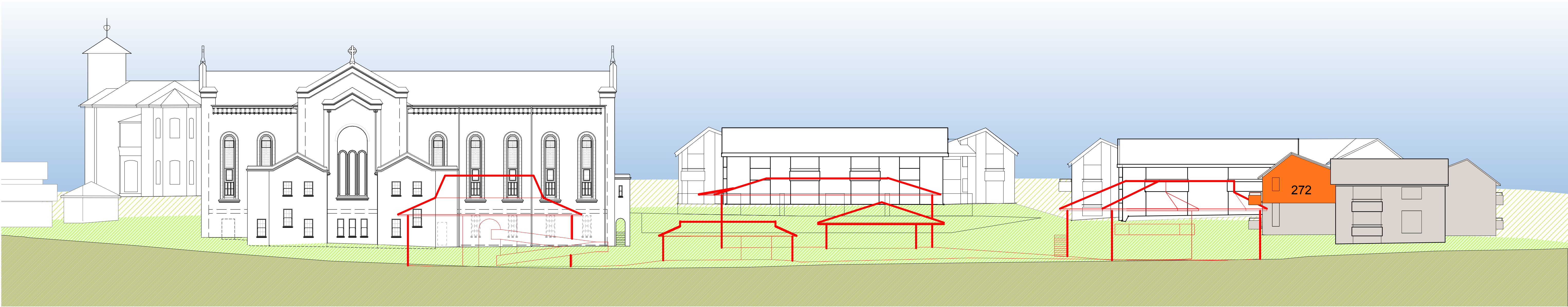


Fig 4.2.1
Height Relationship to Existing Buildings

The existing buildings shown in red. Unit 272 has little opportunity for northern sun with small existing openings and the existing Activities Centre in close proximity. Solar access to the east is maximised as this unit is on the second storey.

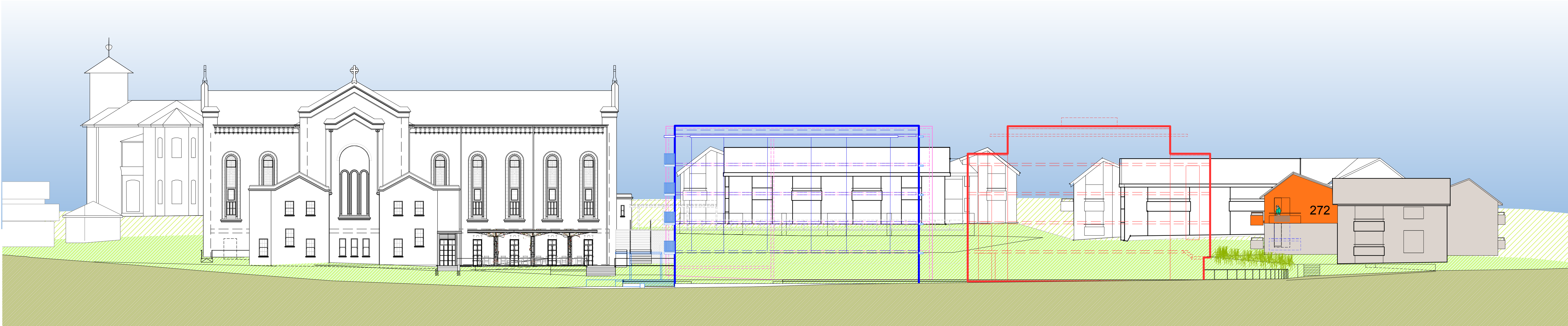


Fig 4.2.2
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 272 is two storeys above the ground floor level of Q1 making it equal to the third storey or Level 2 of Q1.

The top floor (fifth storey or Level 4) of Q1 is set back over 4m from the western edge of Q1 and will not be visible to the resident.

Therefore, the resident of Unit 272 will see a 3-storey building to their east (experienced as a single storey above them).

Unit 272 will have an enlarged northern window and possible new northern balcony. The proposed buildings pulled back from the alignment of the existing Activities Centre and new opening creates an opportunity for new northern views and sunshine.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

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<div><div><div><div><div><div></div><div>15°</div><div>30°</div><div>30°</div><div>15°</div></div><div><div>30°</div><div>15°</div><div>15°</div><div>30°</div></div></div><div><div>430m</div><div>70m</div><div>50m</div><div>730m</div></div></div></div></div>												<div>DRAWN</div> <div>KH</div>	<div>CHECKED</div> <div>PT</div>	<div>SCALE</div> <div>1:200 @ A1</div>			
										<div>PACKAGE</div> <div>Community Consultation Response to issues raised</div>	<div>DATE CREATED</div> <div>05.03.2010</div>	<div>DRAWING NO.</div> <div>CCR4.02</div>	<div>REV</div> <div>A</div>				

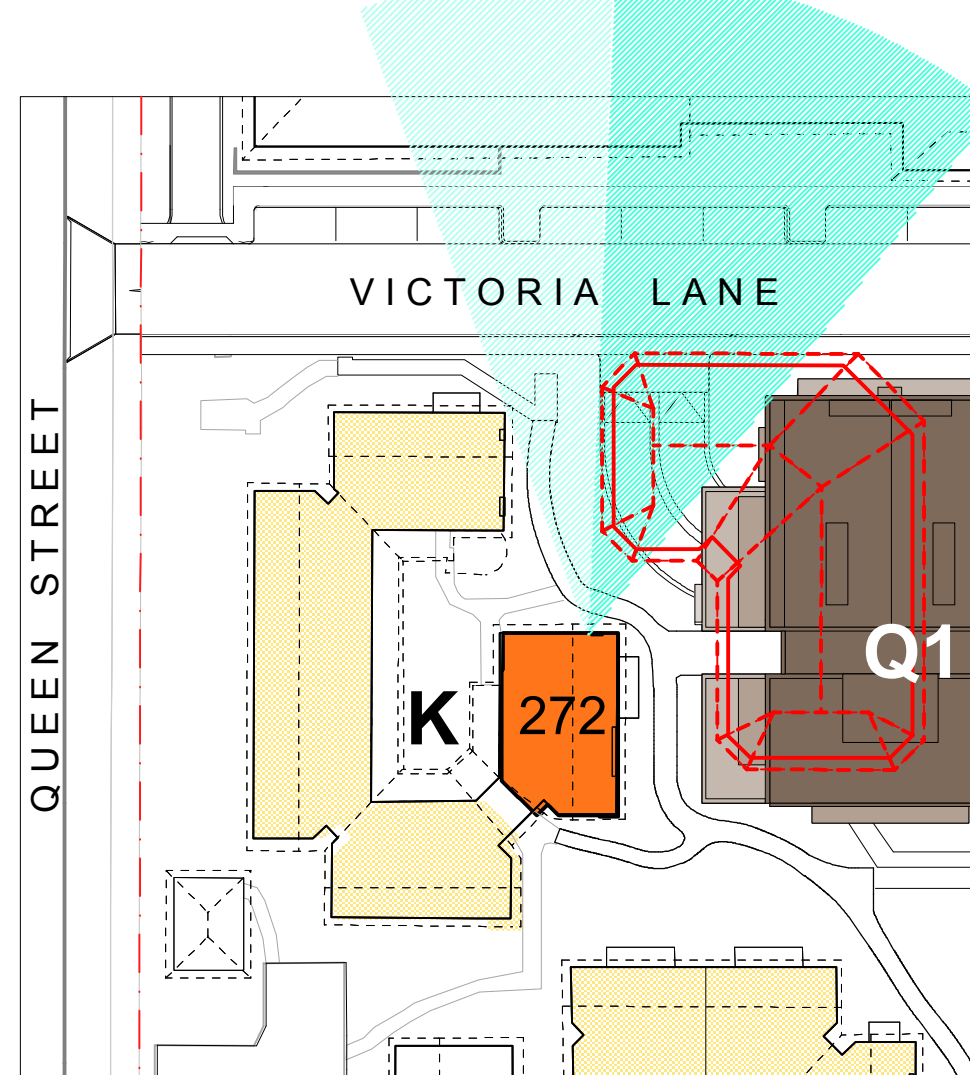


Fig 4.3.1
Views North - existing and proposed

Unit 272 will enjoy expanded vistas to the north as well as retaining existing vistas through demolition of the existing community facilities and the proposed alignment and setbacks of Q1.

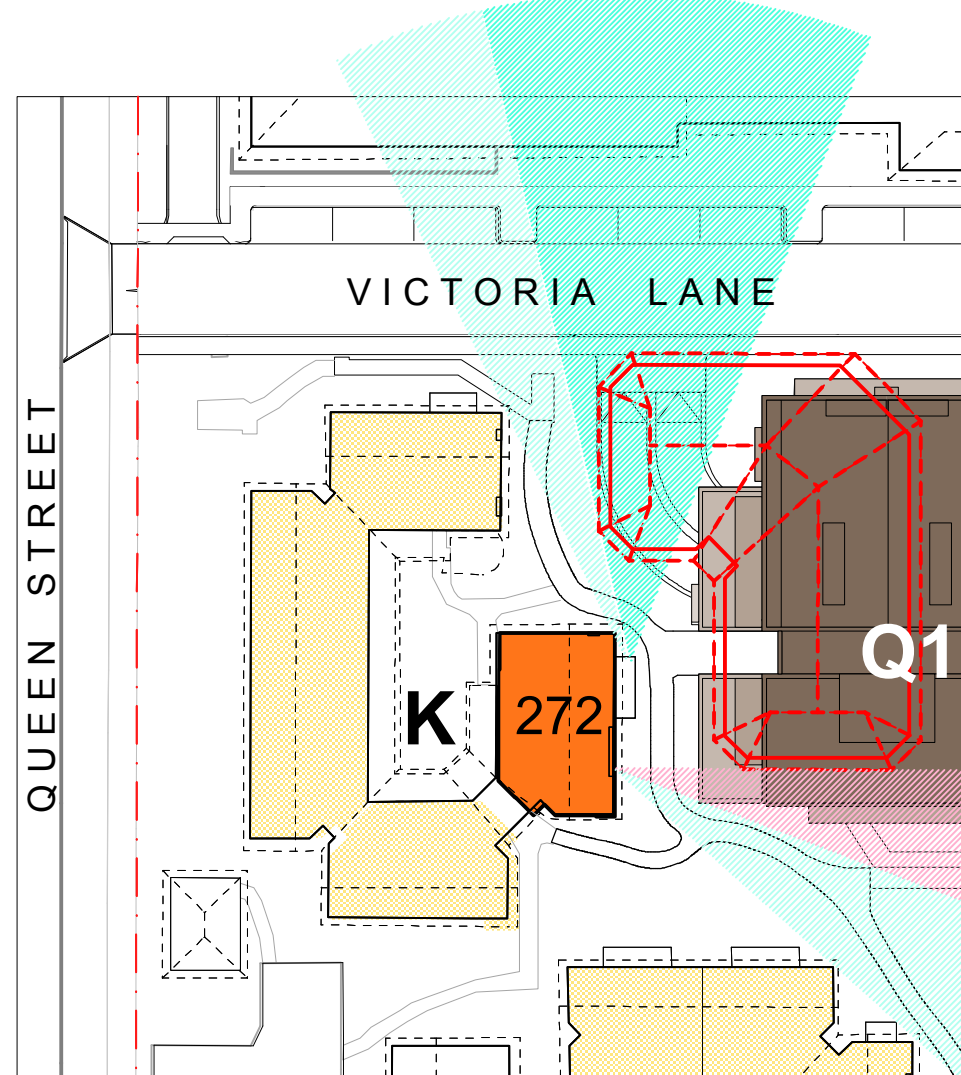


Fig 4.3.2
Views East - existing and proposed

Views from the east facing balcony will be opened to the north.

The view corridor to the south-east will be reduced but maintained.

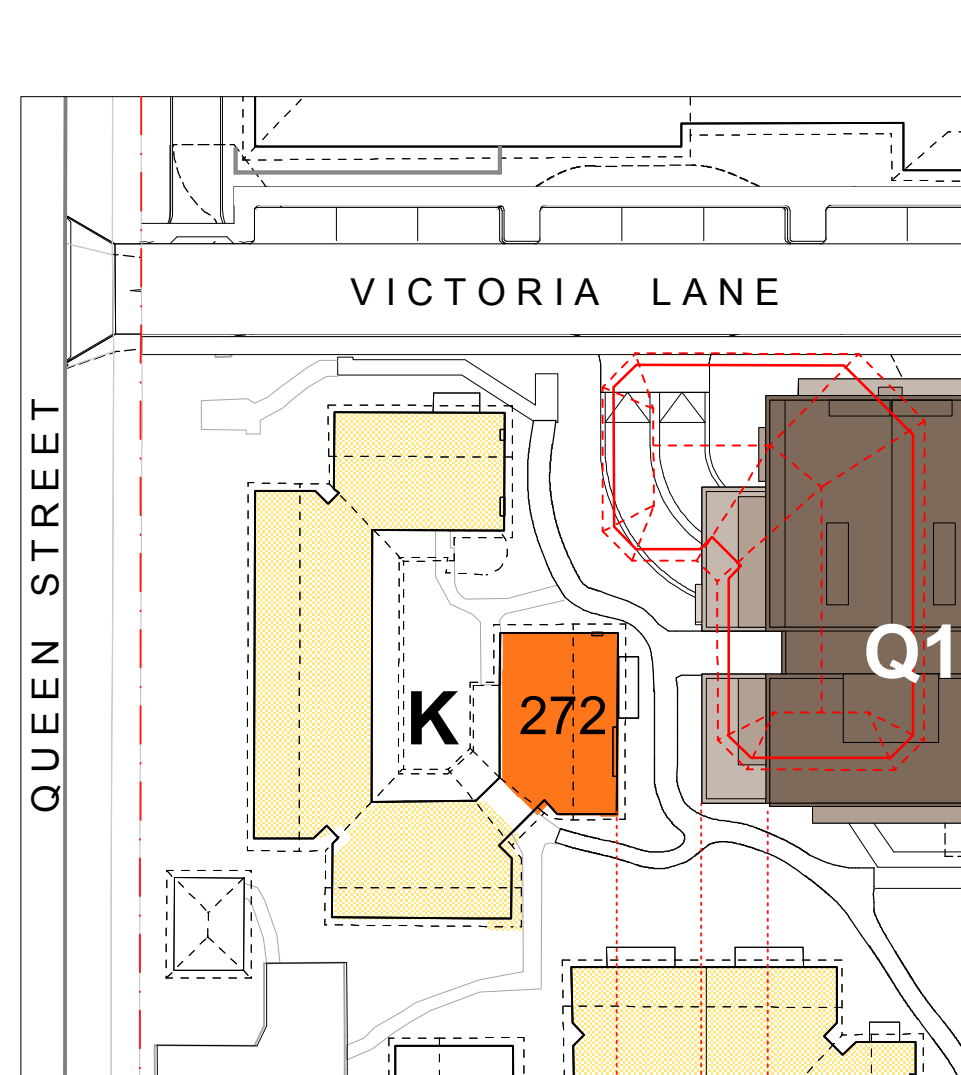


Fig 4.3.3
Perceived Height

Q1 steps back from Building K (Unit 272) to reduce the impact of proposed height. At the point closest to Building K, Q1 will be 1.5 storeys (approx 4.8m) above the roof height of the existing Communal Facilities.

Q1 will be 5.6m (compared to 7.3m currently) away from Unit 272. The top floor of Q1 will be further set back to 10m from this unit. All openings are not less than 8m from Unit 272 compared to 7.3m currently.

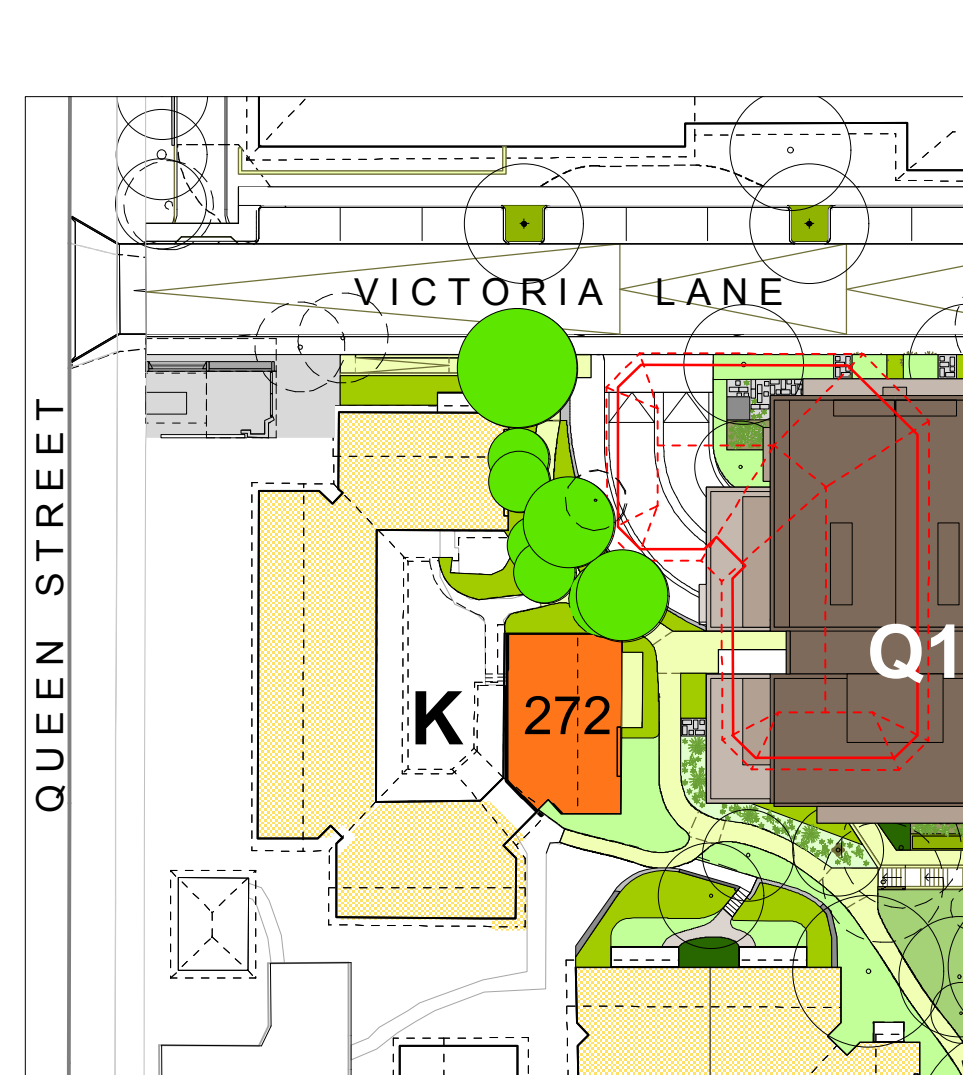


Fig 4.3.4
Screen planting

Planting will maintain privacy between Q1 and screen views to the basement carpark ramp. Plant selection will be suitable to retain solar access.

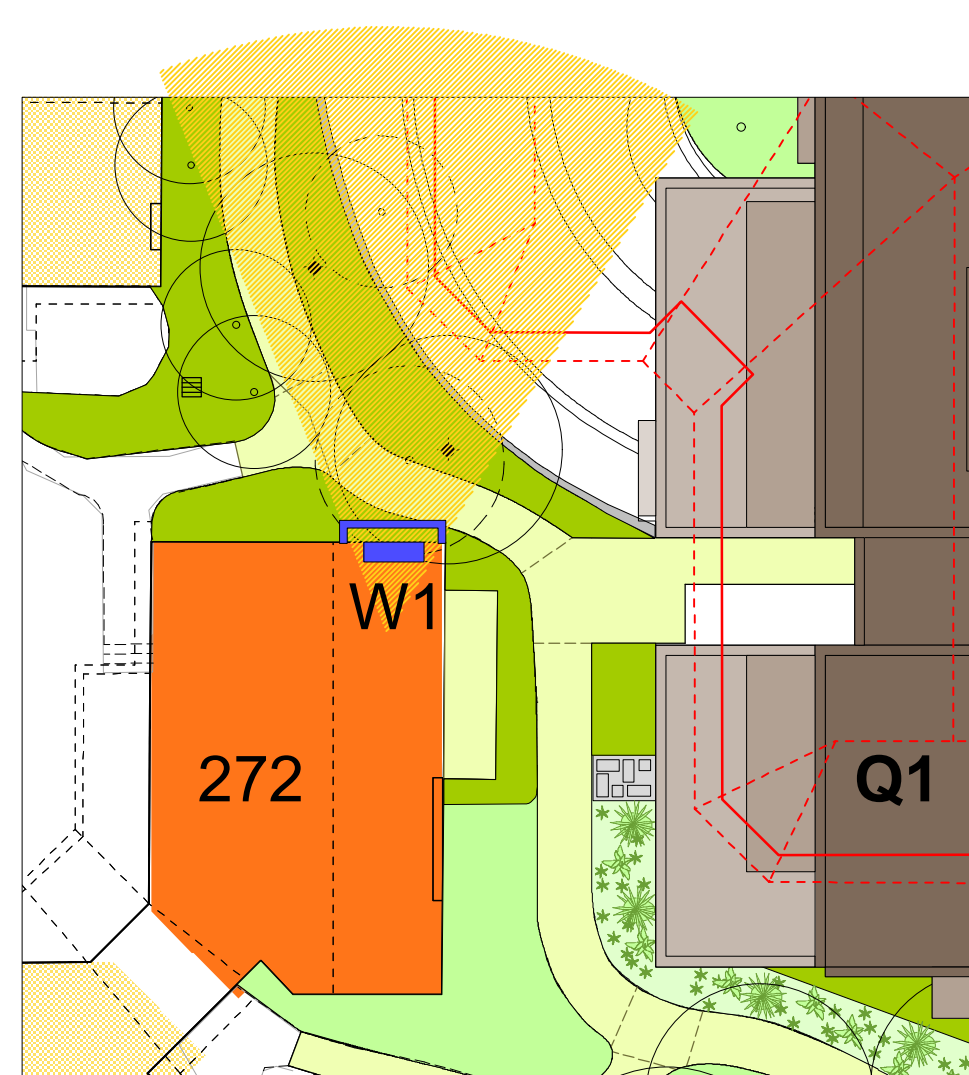


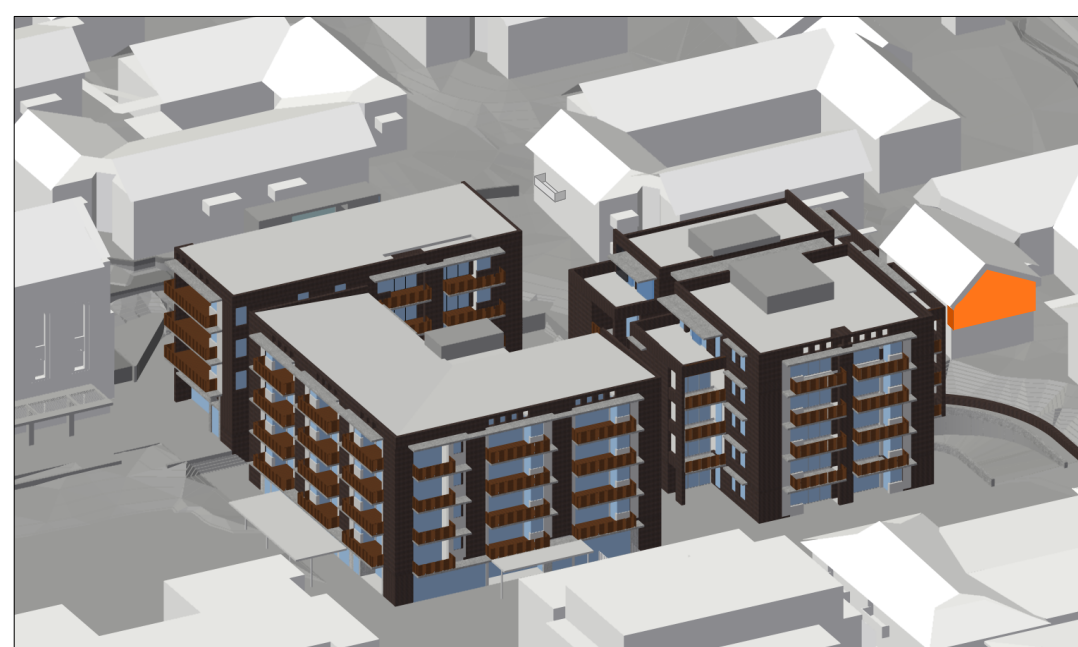
Fig 4.3.5
Unit 272 Alteration

Recognising that there is some impact to morning solar access in winter, it is proposed to enlarge an existing opening - W1 - to the north of Unit 272. This will provide more direct solar access into the study adjoining the living area.

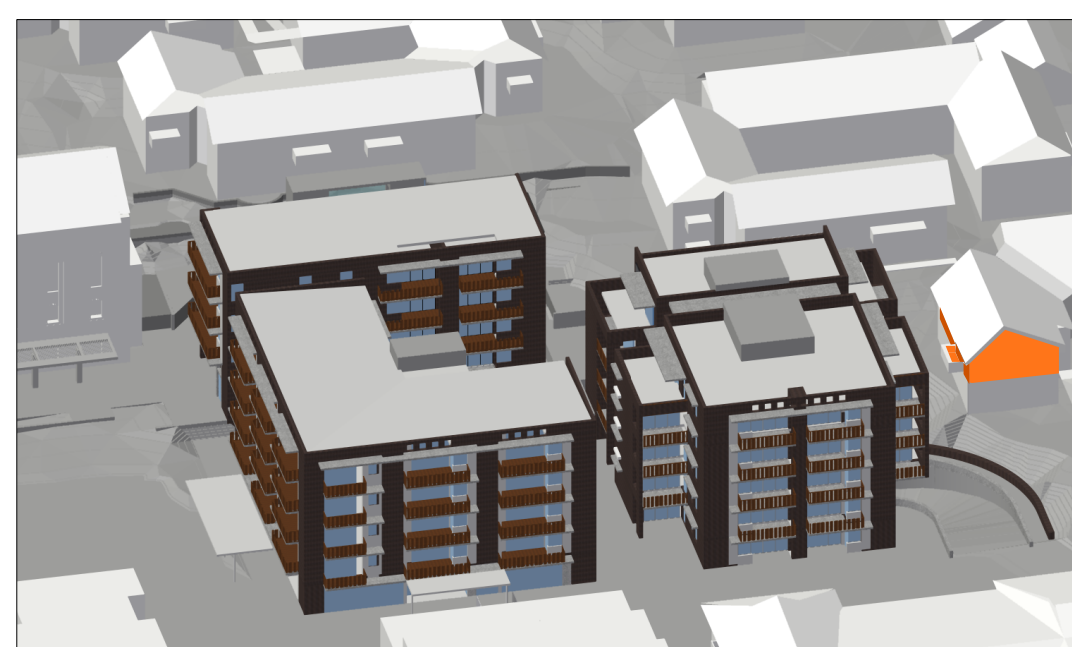
In consultation with the Unit owner, and dependent upon structural issues, it may be possible to further enlarge the study opening within the unit to allow more natural light, new northern vistas and reflected sunlight into the living areas.



1 21june (winter) - 9am



2 21june (winter) - 10am



3	21june (winter) - 11am
---	------------------------

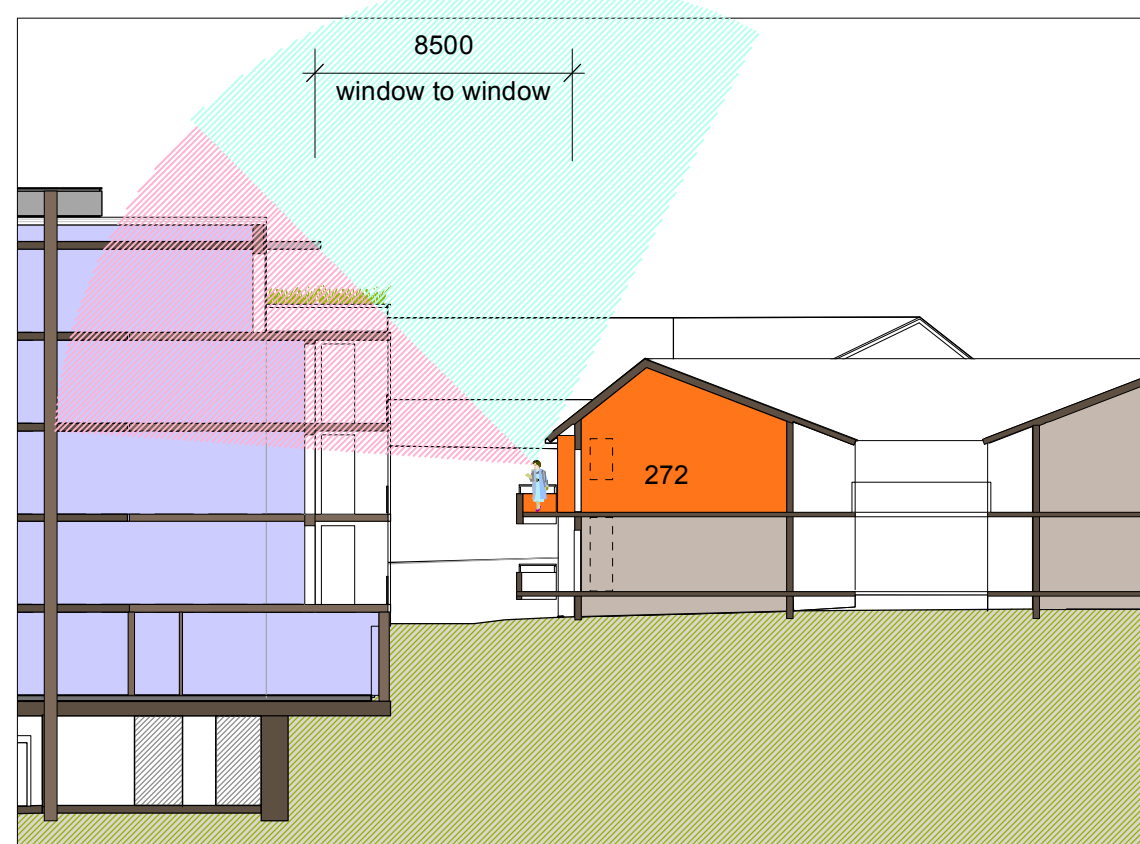


Fig 4.3.6
View of Sky existing and proposed.

Unit 272 currently enjoys a wide view of the sky.

Q1 will reduce the aspect to the sky although will still be achieved from the balcony as indicated.

LEGEND

-  Existing view corridor maintained
-  Existing view corridor reduced
-  Proposed new view corridor
-  Expanded sunshine where applicable
-  Proposed screen planting where applicable
-  Specific Unit in Village Green context
-  Specific existing building in section
-  Specific proposed building in section



4 21june (winter) - 12 noon



5 21june (winter) - 1pm



6 21june (winter) - 2pm



7 21june (winter) - 3pm



8 21june (winter) - 4pm


Fig 4.3.7
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

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		DRAWN KH	CHECKED PT	SCALE 1:500 1:250 1:200 NTS @ A1	
CLIENT <div></div>	PACKAGE Community Consultation Response to issues raised	DATE CREATED 05.03.2010	DRAWING NO. CCR4.03		REV A

Building F not occupied by residents

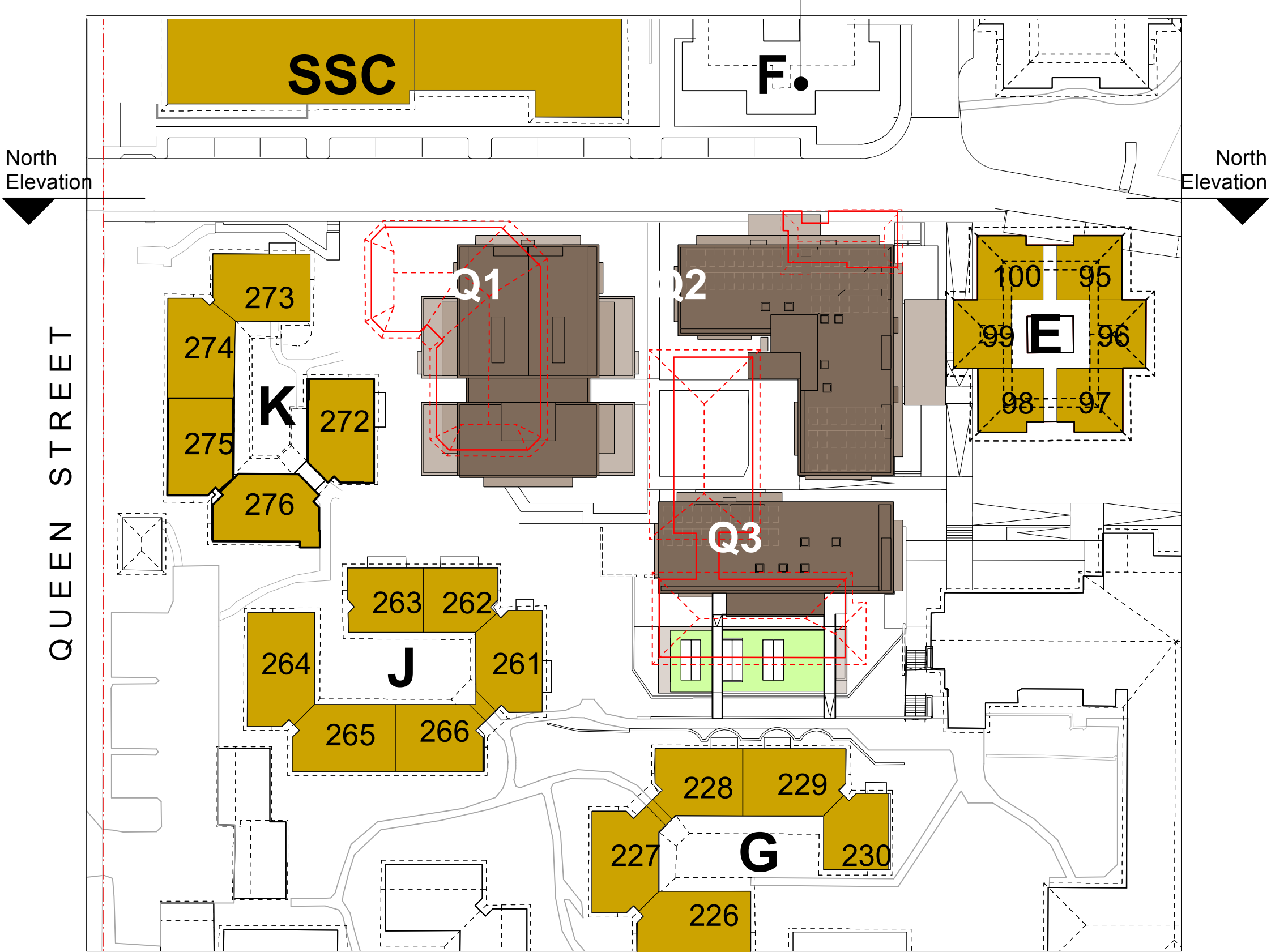


Fig 5.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

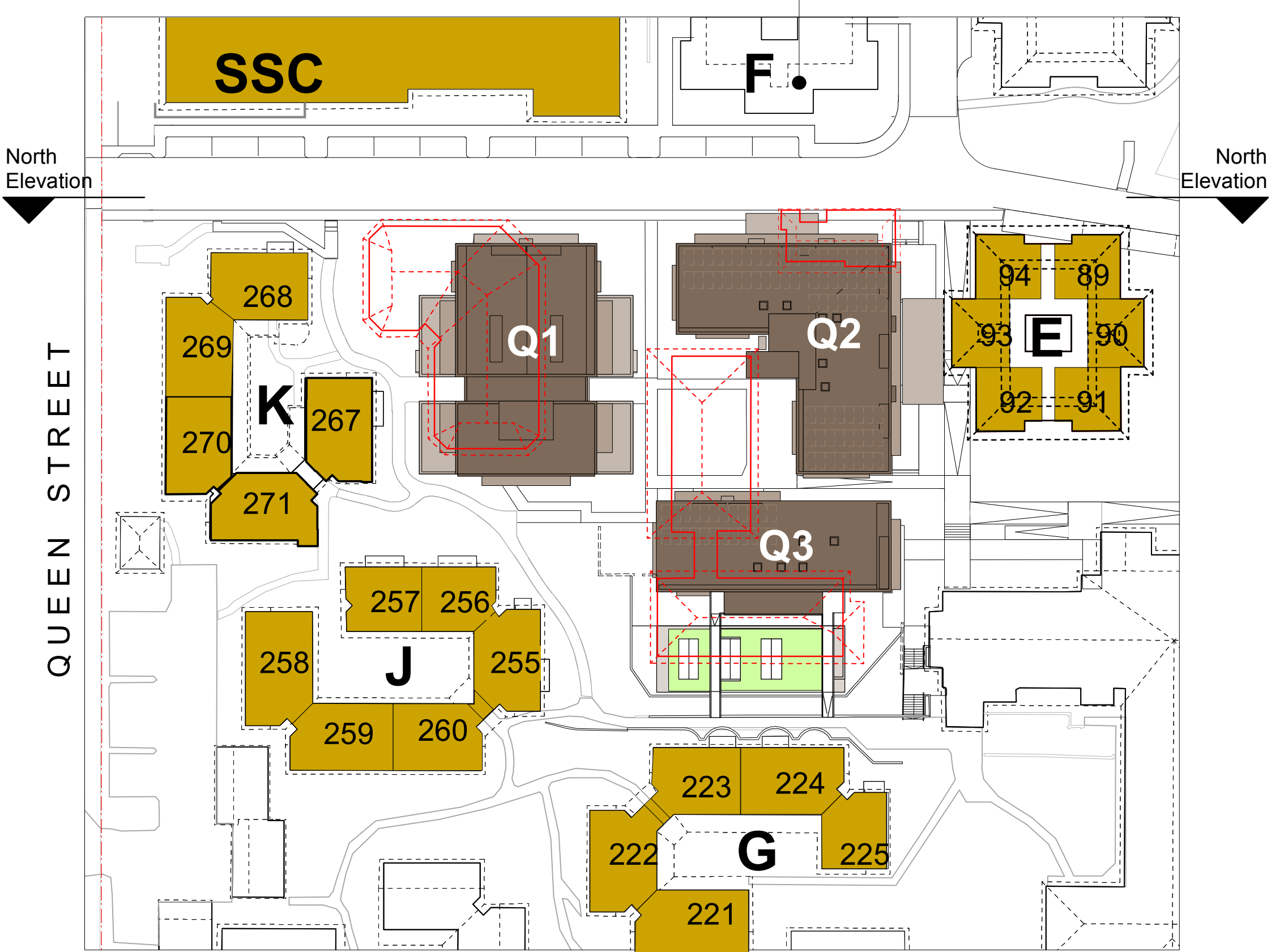


Fig 5.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

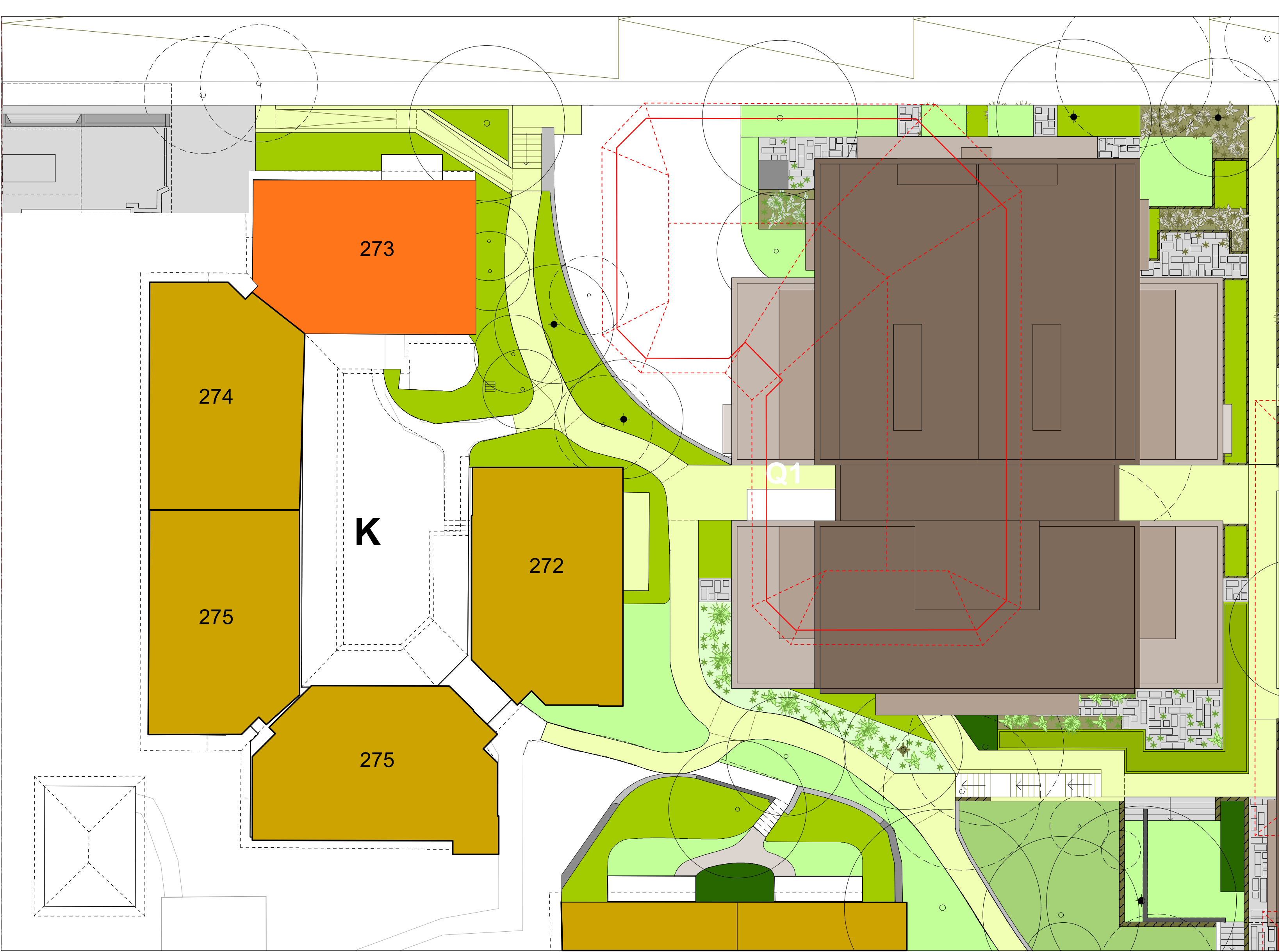
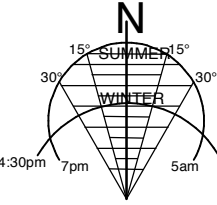


Fig 5.1.3 First Floor - Building K Unit 273

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
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CLIENT **aevum LIVING**

JOB **VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE **Community Consultation
Response to issues raised**

DRAWING TITLE		SCALE		REV	
Building K - Unit 273		1:150 1:500 @ A1		A	
DRAWN KH	CHECKED PT	DATE CREATED 05.03.2010	DRAWING NO. CCR5.01		

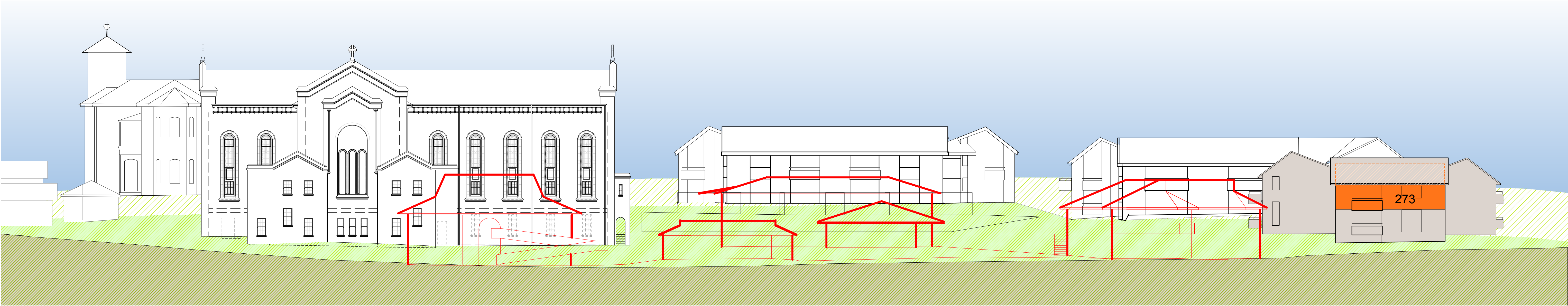


Fig 5.2.1
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 273 has northern vistas and sunshine with existing openings and balcony to the north. The existing Activities Centre is in close proximity to the east.

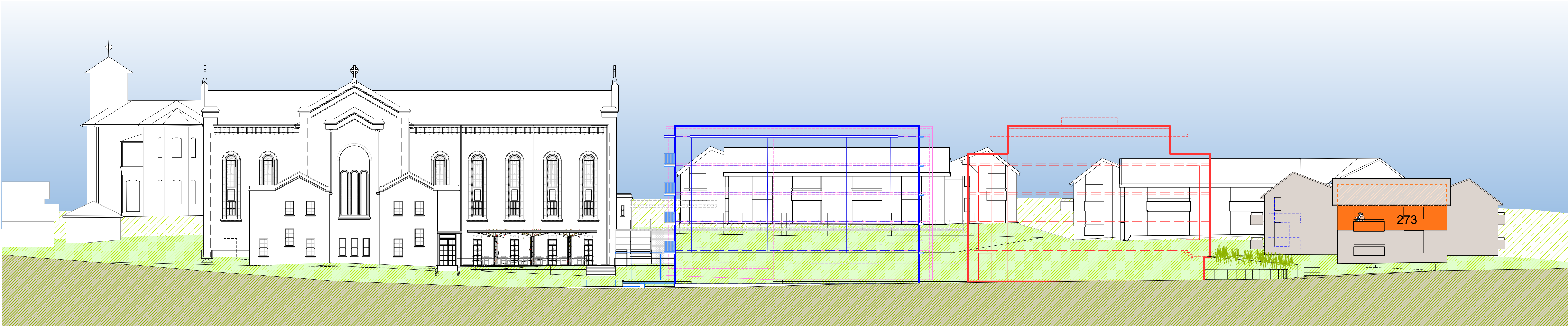


Fig 5.2.2
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 273 is two storeys above the ground floor level of Q1 (equal to the second floor of Q1).

Therefore, the resident of Unit 273 will see a part 3-storey building 13m to the east of their unit and a part 4-storey building more than 17m away to their east.

An opportunity is created for slightly expanded northern vistas following demolition of the existing Activities Centre.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only.</div><div>Do not scale.</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div> <div><div>N</div><div>15° SURVEYED 15°</div><div>30°</div><div>WINTER</div><div>30°</div><div>4.30pm</div><div>7pm</div><div>5am</div><div>7.30am</div></div>			<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td>A</td><td>2010.03.05</td><td>Submission Issue</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS	A	2010.03.05	Submission Issue																												<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS																												<div>STRUCTURAL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Paul.Austin@robertbird.com.au</div> <div>ELECTRICAL ENGINEER JIM HATZ & ASSOCIATES Level 1, 15 Atchison Street St Leonards NSW 2055 T: (02) 9437 1000 F: (02) 9437 1020 E: Jim.Hatz@jengineers.com.au</div> <div>HYDRAULIC ENGINEER WHIPPS WOOD CONSULTING Lwr Gnd, 48 Alfred Street Milsom Point NSW 2061 T: (02) 9223 8444 F: (02) 8246 3201 E: AMWips@wwc.net.au</div>	<div>LANDSCAPE ARCHITECTURE JILA PTY LTD STUDIO 5, L5, 68-72 Wentworth Avenue Surry Hills NSW 2010 T: (02) 9212 6957 F: (02) 9281 3171 E: jila@jila.net.au</div> <div>SURVEYOR LOCKLEY LAND TITLE SOLUTIONS Level 1, 15 Atchison Street St Leonards NSW 2055 T: (02) 9437 1000 F: (02) 9437 1020 E: info@rockley.com.au</div> <div>CIVIL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Laurence.Melville@robertbird.com.au</div>	<div>HERITAGE CONSULTANT GRAHAM BROOKS & ASSOCIATES 71 York Street Sydney NSW 2000 T: (02) 9299 8600 F: (02) 9299 8711 E: Graham.Brooks@ghaheritage.com</div> <div>BCA CONSULTANT BCA LOGIC Level 1, 71-73 Archer Street Cherrybrook NSW 2007 T: (02) 9411 5360 F: (02) 9411 1520 E: info@bcalogic.com.au</div> <div>ACCESS CONSULTANT ACCESS ACCESSIBILITY SOLUTIONS 487 Beauchamp Road Maroubra NSW 2035 T: (02) 9661 1945 F: (02) 9661 1962 E: marie@accesslogics.com.au</div>	<div>TRAFFIC CONSULTANT MCLAREN TRAFFIC 5 Jabiru Place Wentworth Heights NSW 2233 T: (02) 9546 5161 F: (02) 9546 5161 E: mclaren@gozmail.com.au</div> <div>MECHANICAL ENGINEER ENGINEERING PARTNERS 18 Northwood Road Northwood NSW 2060 T: (02) 9428 4332 F: (02) 9427 2712 E: nelsa@engpart.com.au</div> <div>Acoustic Consultant ACUSTIC LOGIC 9 Sarah Street Maroubra NSW 2035 T: (02) 8338 8688 F: (02) 8338 8399 E: inquiries@acusticlogic.com.au</div>	CLIENT aevum LIVING	JOB VILLAGE GREEN, CARDINAL FREEMAN VILLAGE	DRAWING TITLE Building K - Unit 273 Height Context	DRAWN KH	CHECKED PT	SCALE 1:200 @ A1	DATE CREATED 05.03.2010	DRAWING NO. CCR5.02	REV A
REV.	DATE	AMENDMENTS																																																																														
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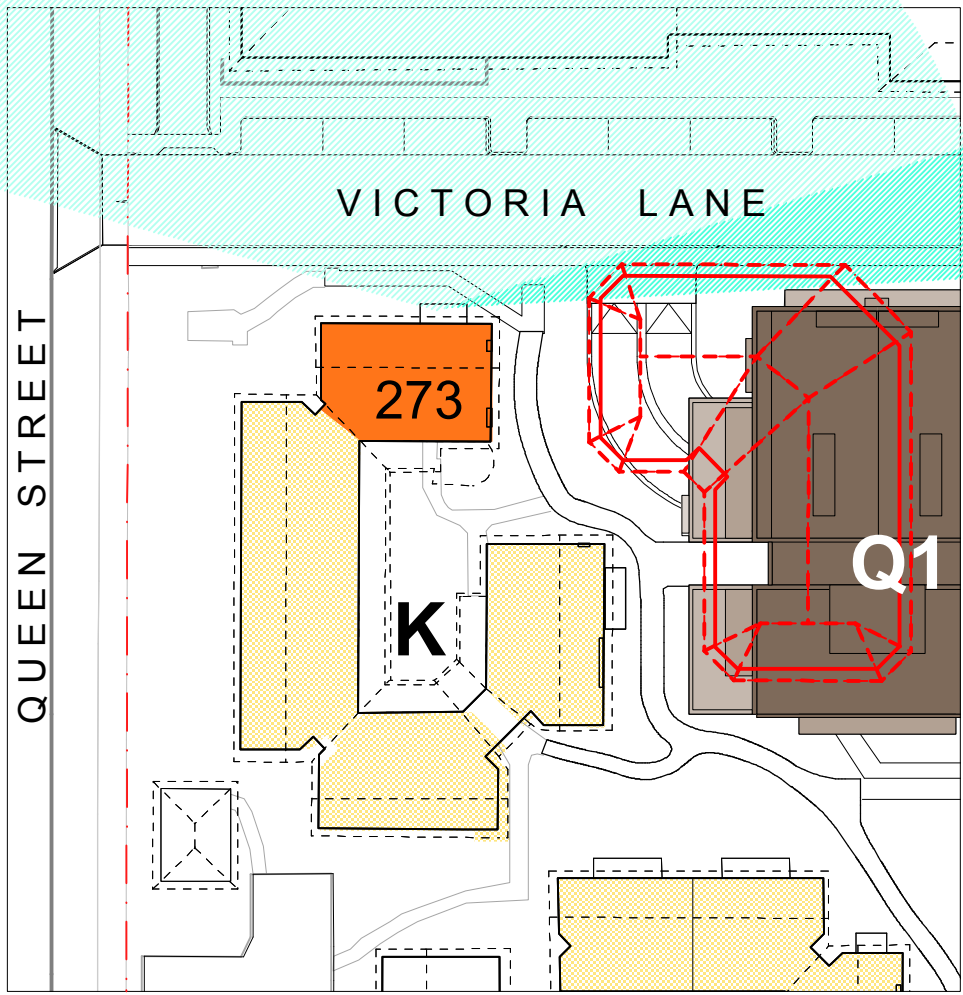


Fig 5.3.1
Views North - existing and proposed

Unit 273 will enjoy slightly expanded vistas to the north-east as well as retaining existing vistas as a result of demolition of the existing community facilities and the proposed alignment and setbacks of Q1.

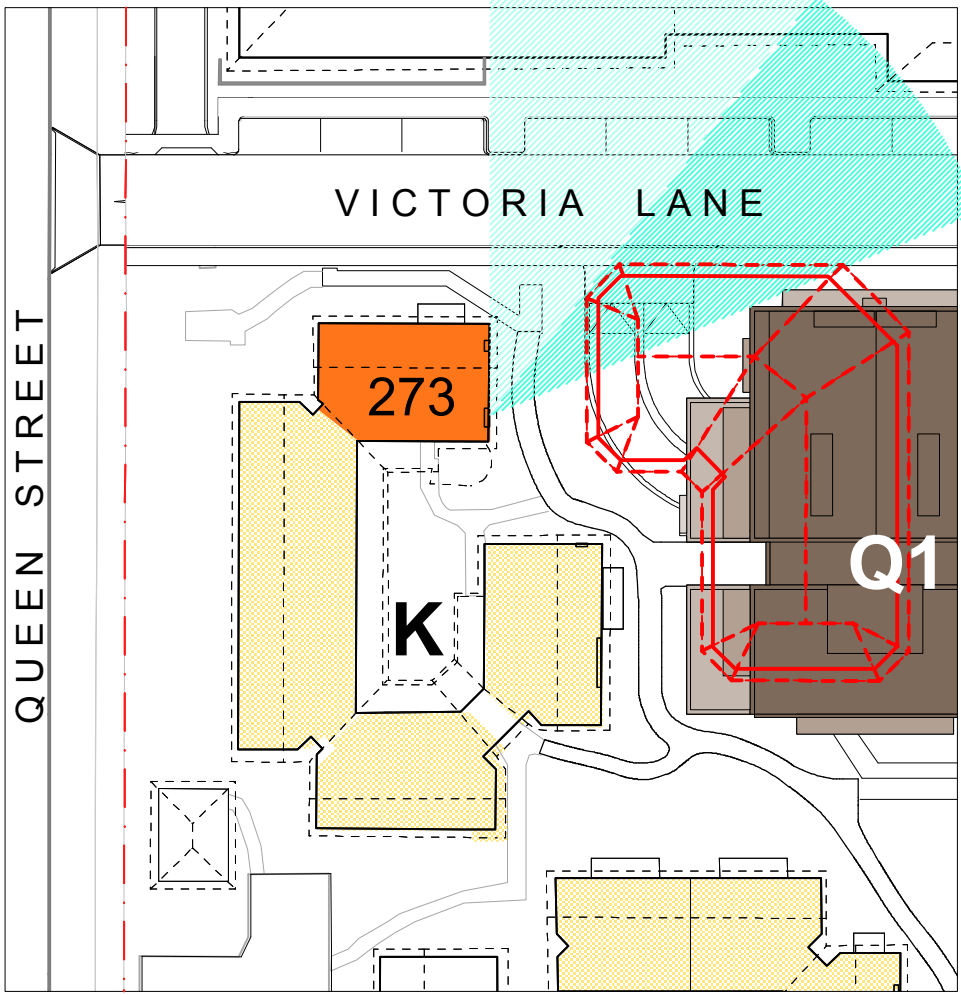


Fig 5.3.2
Views East - existing and proposed

Views from the east facing window will be opened to the north-east.

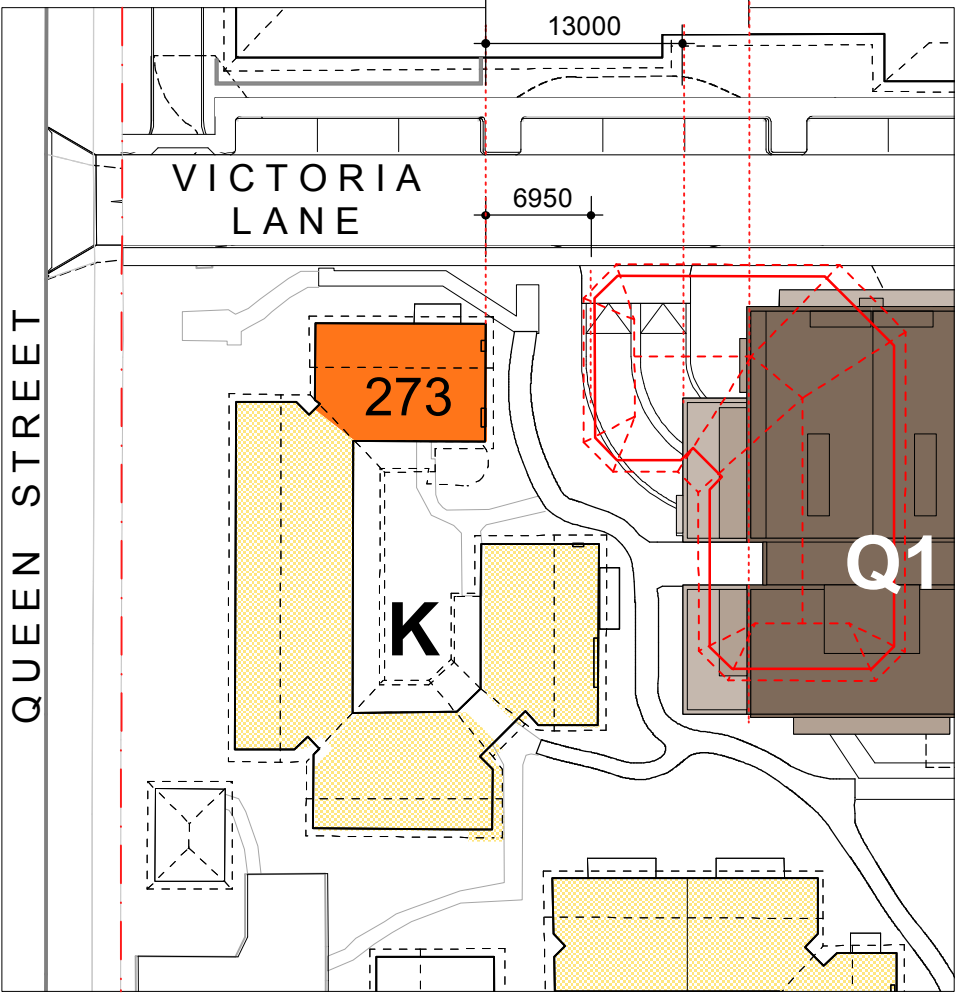


Fig 5.3.3
Perceived Height

Q1 steps back from Building K (Unit 273) to reduce the impact of proposed height. At the point closest to Unit 273, Q1 will be 1.5 storeys (approx 4.8m) above the roof height of the existing Communal Facilities.

Q1 will be 13m (compared to 7.3m currently) away from Unit 273. The top floor of Q1 will be further set back to 17.4m from this unit. All openings are not less than 13m from Unit 273 compared to approximately 7.3m currently.

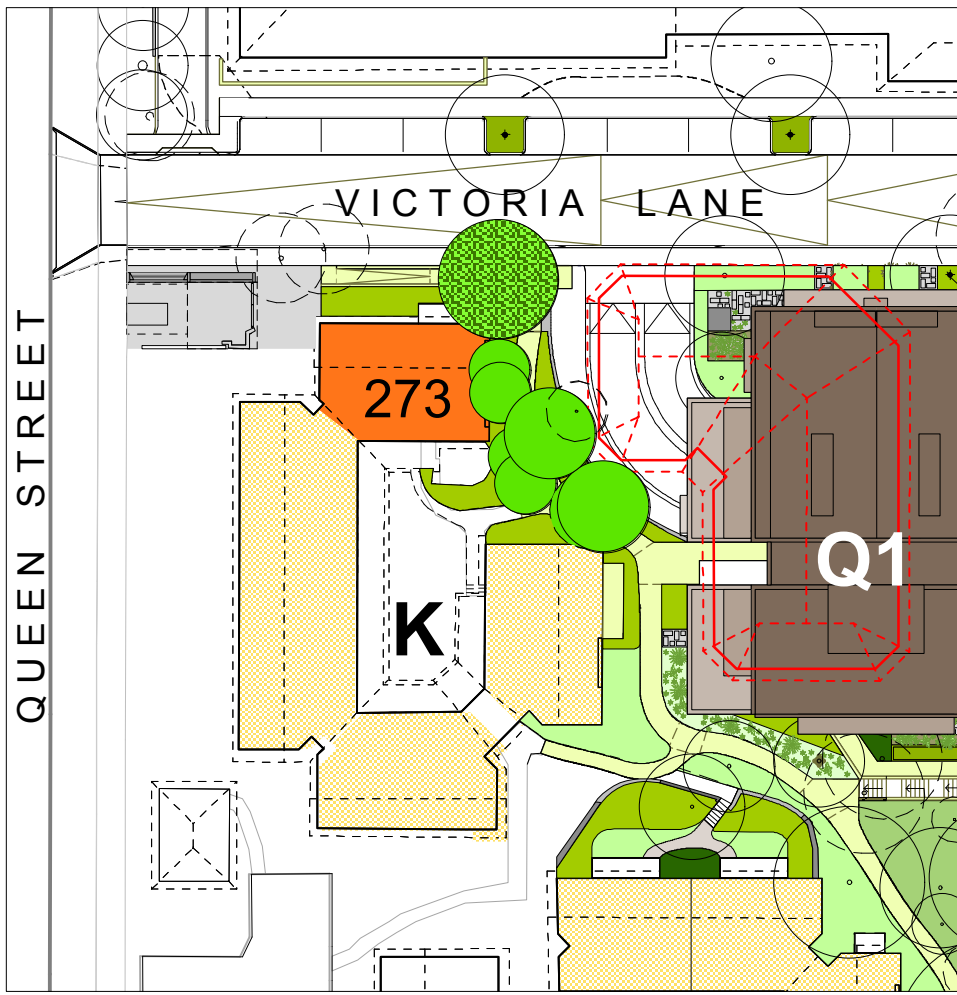


Fig 5.3.4
Screen planting

Planting will maintain privacy between Q1 and screen views to the basement carpark ramp. Plant selection will be suitable to retain solar access.

An existing tree adjacent to the proposed ramp will be retained.

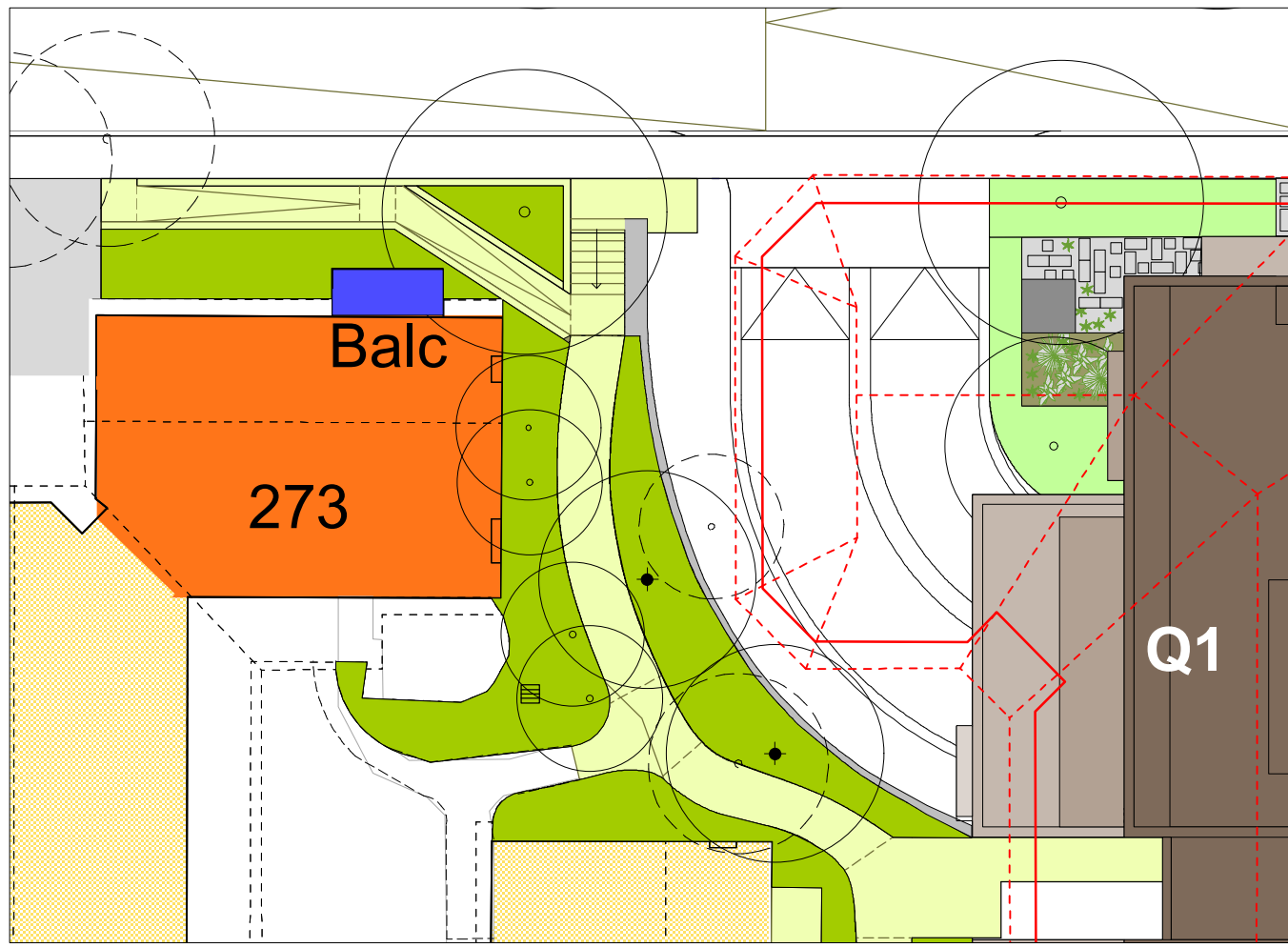


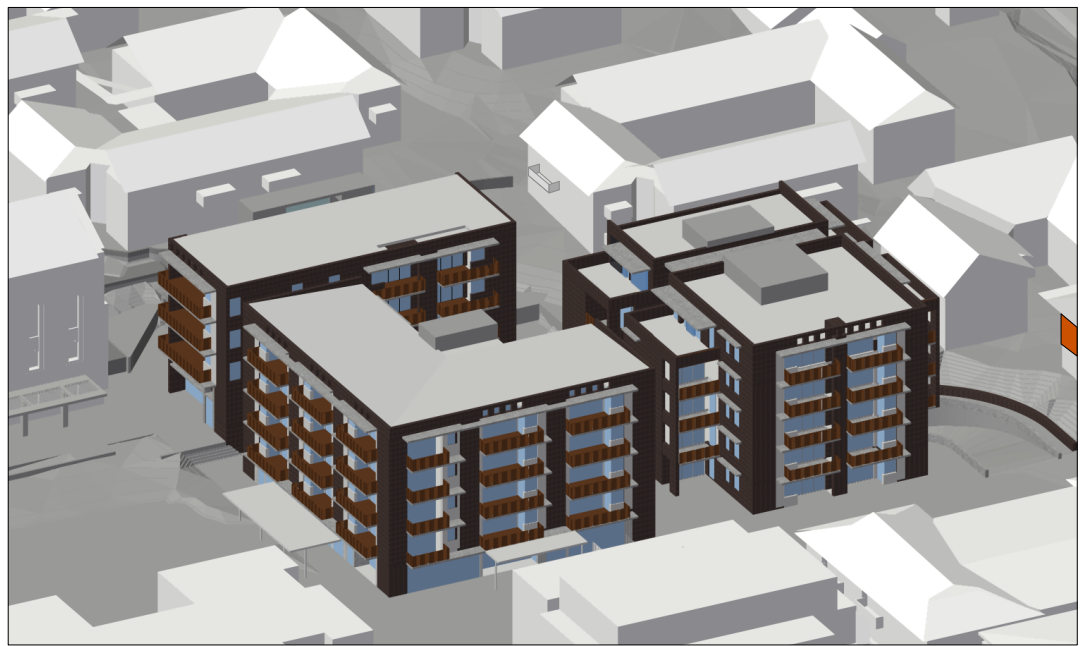
Fig 5.3.5
Unit 273 Alteration

Recognising that there is some impact to the existing level of amenity currently experienced by the resident of Unit 273, Aevum will upgrade the existing balcony balustrading so that the resident is able to control the degree of desired privacy.

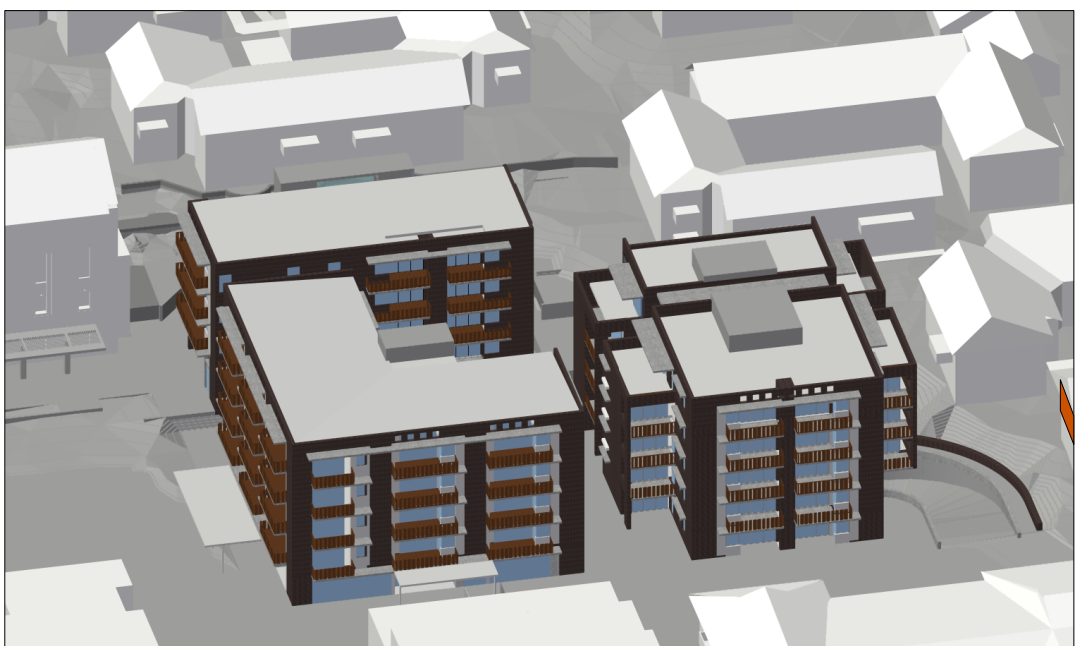
Selection of a suitable material to be in consultation with the resident of Unit 273.



1 21june (winter) - 9am



2 21june (winter) - 10am



3 21june (winter) - 11am



4 21june (winter) - 12 noon



5 21june (winter) - 1pm



6 21june (winter) - 2pm



7 21june (winter) - 3pm



8 21june (winter) - 4pm

Fig 5.3.6
View of Sky existing and proposed

Unit 273 currently enjoys expansive northern vistas and sky views.

Some reduction in sky view will result to the east and will be unchanged to the north.

There will be some opened space between Q1 and Unit 273 following demolition of the Activities Centre.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section

Fig 5.3.7
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

Stage 1 Village Green

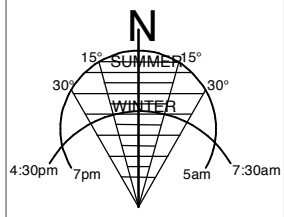
FIRST FLOOR

BUILDING / UNIT No	K 273
PERCEIVED NEGATIVE IMPACTS	<div>Building Q1 potentially impacts this unit through:</div> <ul style="list-style-type: none">Footpath and Victoria Lane alignment being closer to the unitLoss of privacy resulting from realignment and pedestriansQ1 Basement entry and possible increased traffic noise
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Significantly increased views to the north-eastIncreased setback from 7m (existing Communal Facility) to 13m proposed for Q1Increased community facilities in close proximity to Unit 273
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">Demolition of existing Activities Centre opens north-eastern vistasLevel 4 has been stepped back to 17.4m from Building K Unit 273All openings in Building Q1 are oriented to north or set back to 13m from Unit 273. Current setback to openings is approx 7m.Openings have been off-set from Unit 273 so there is no direct line of sight.An existing tree important to the resident is to be retained. In addition, extensive screen planting will separate the carpark ramp from the Unit.Traffic analysis undertaken to model anticipated traffic movements. See Traffic Report prepared by McLaren Traffic Engineering.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">Upgrade the existing northern balcony so that privacy can be controlled by the resident (eg Louvretec louvered balustrade or similar in consultation with the owner)

STAGE 1 VILLAGE GREEN DEVELOPMENT

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DRAWING TITLE	Building K - Unit 273 Solar and Views
DRAWN	KH
CHECKED	PT
SCALE	1:500 1:250 1:200 NTS @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR5.03
REV	A

Building F not occupied by residents

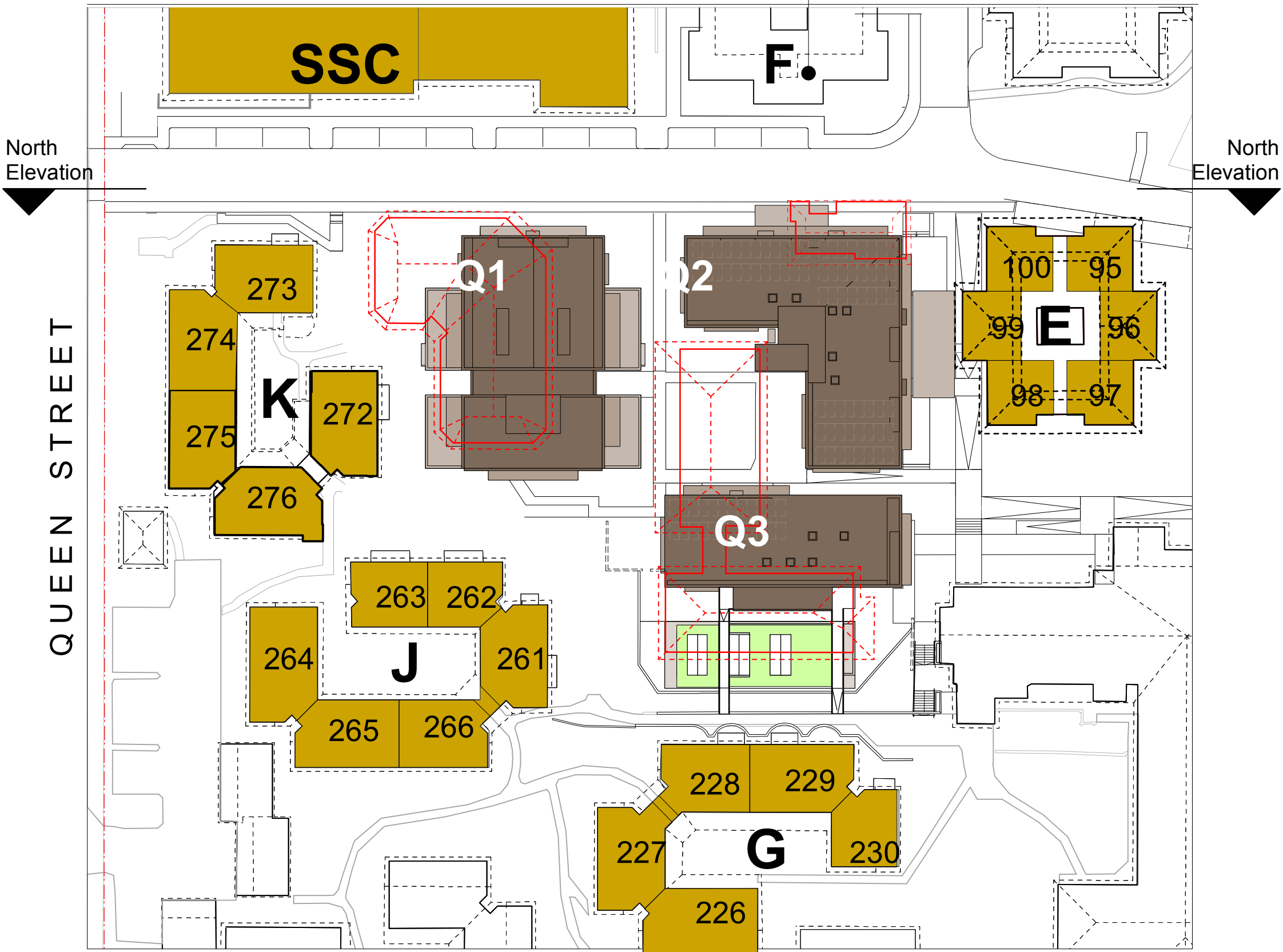


Fig 6.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

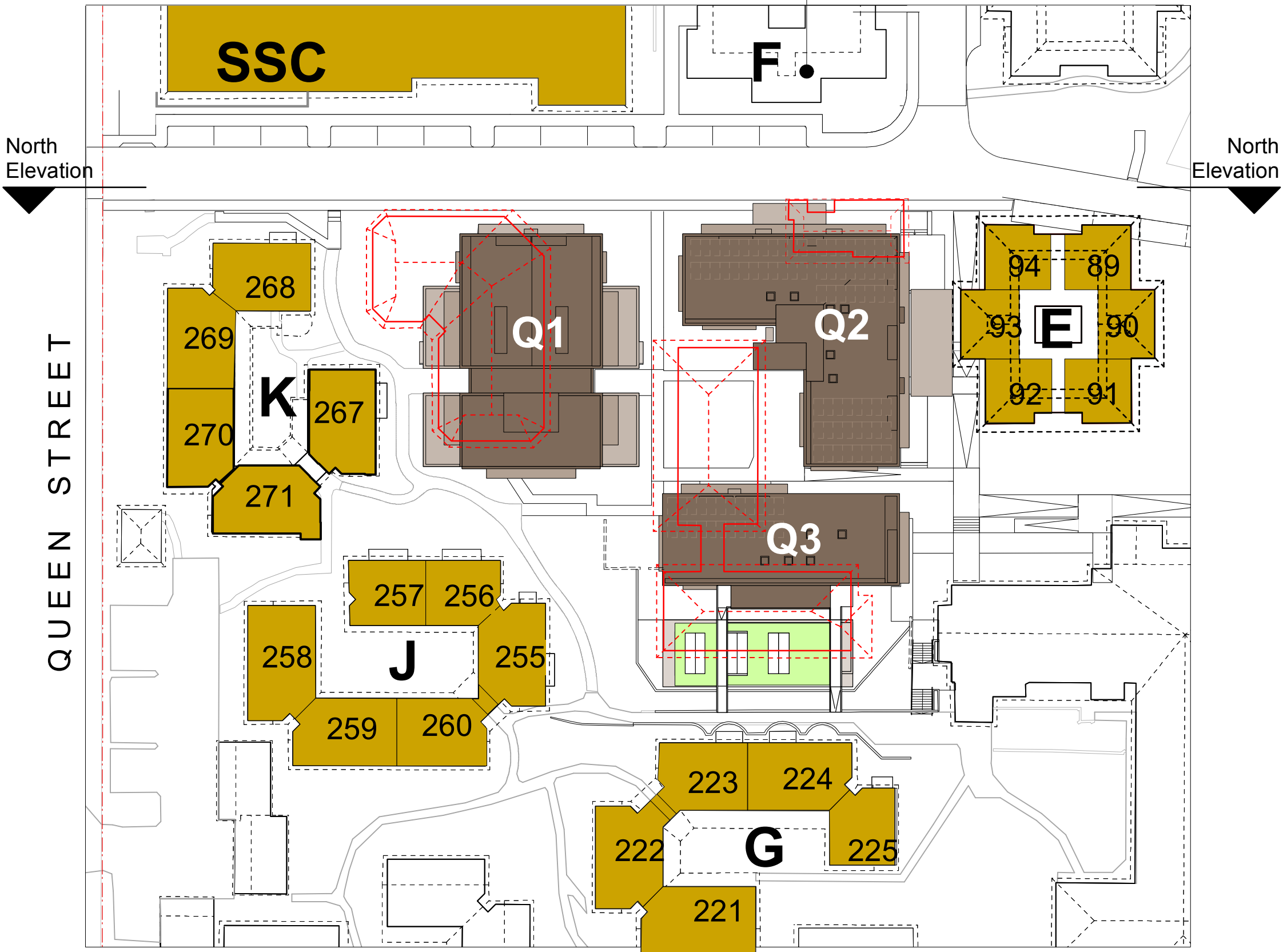


Fig 6.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

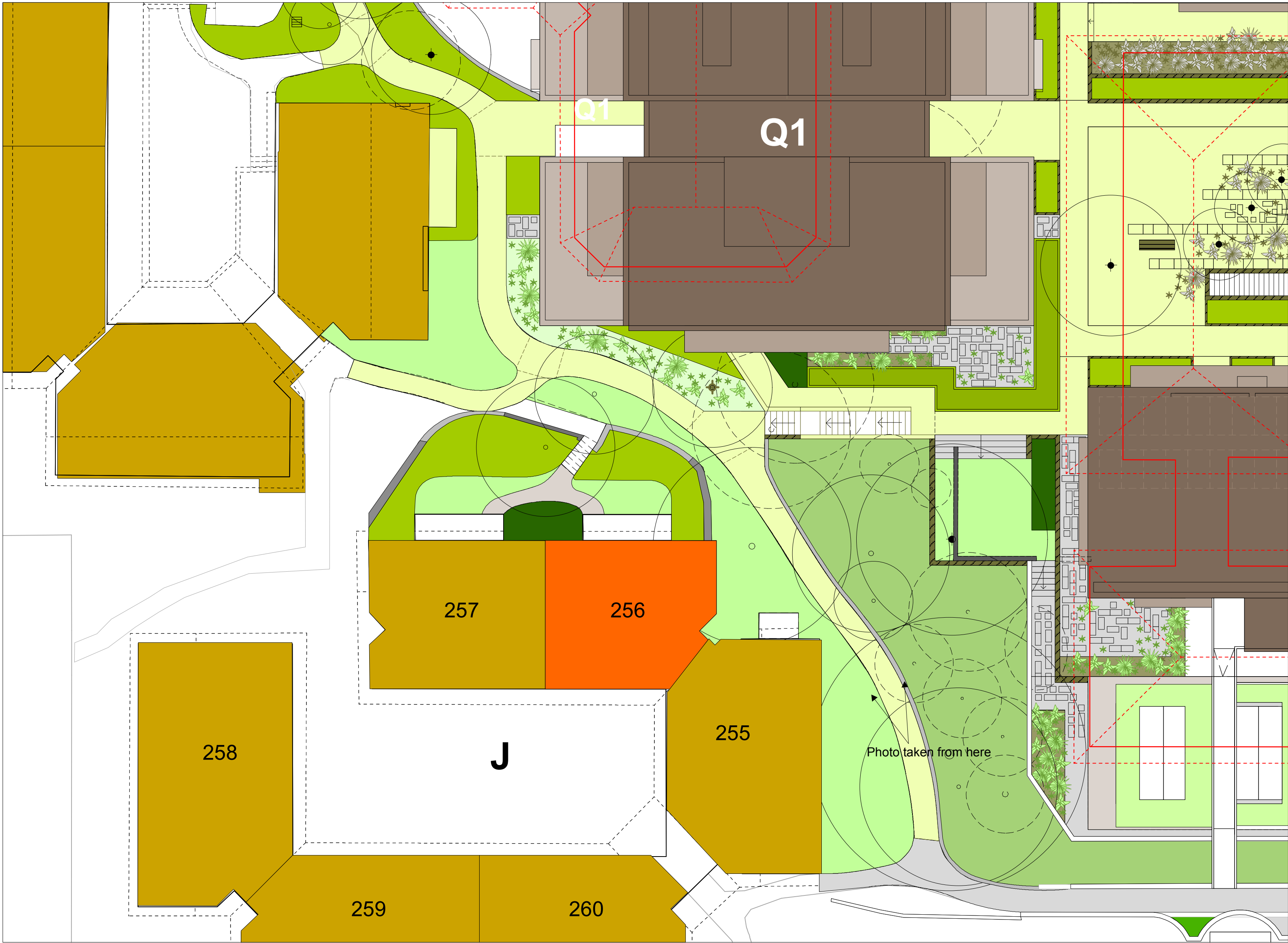


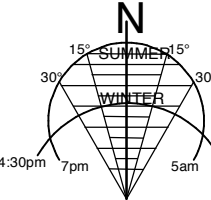
Fig 6.1.3 Ground Floor - Building J Unit 256



Fig 6.1.4 Units 256 and 262 in left background
Units 255 and 261 in left foreground

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION



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**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

**Community Consultation
Response to issues raised**

DRAWING TITLE	Building J - Unit 256
DRAWN	PT
CHECKED	PT
SCALE	1:150 1:500 @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR6.01
REV	A

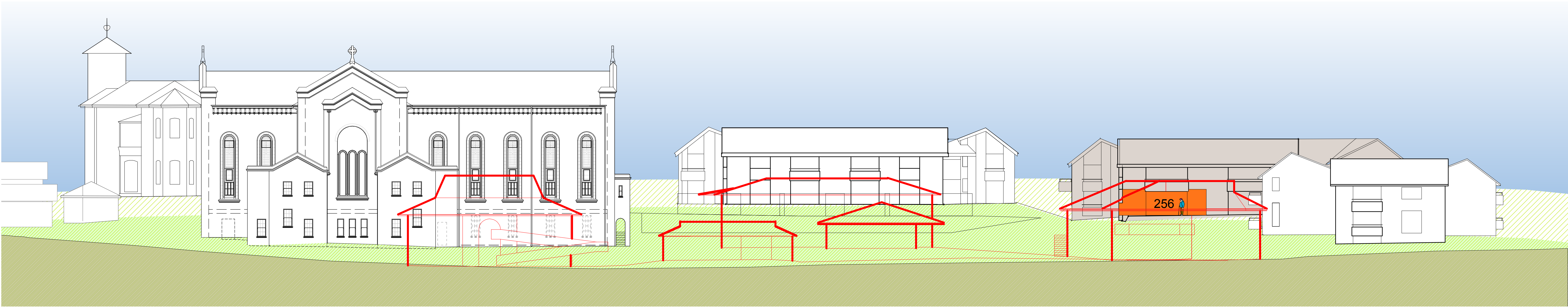


Fig 6.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings shown in red. Unit 256 has good northern aspect with the main living area opening to a garden. However, direct northern sunlight is obscured by dense vegetation and trees outside the northern facade (not shown on elevation - see Figure 6.1.4). This unit currently looks into the roof of the existing Activities Centre.

Existing buildings in foreground to be demolished

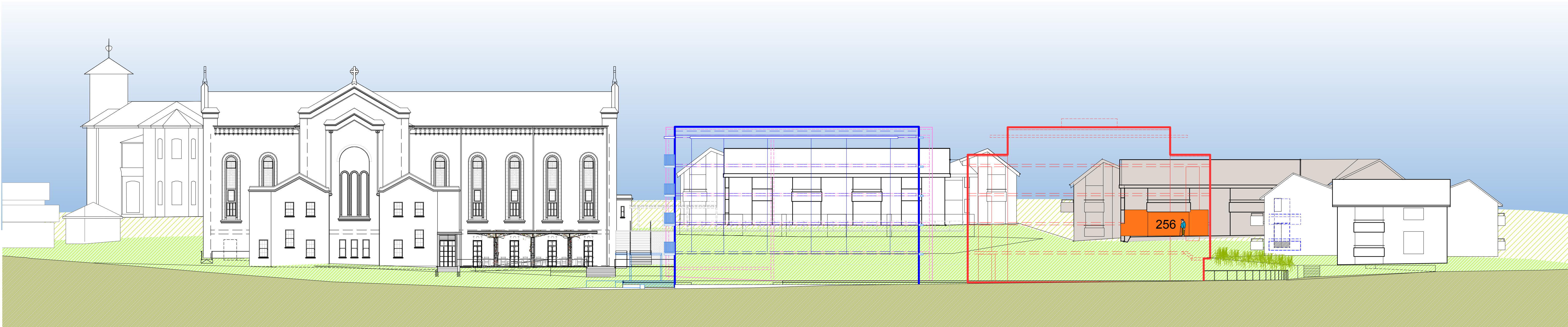


Fig 6.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 256 is 1.5 storeys above the ground floor level of Q1 (equal to midway between the first and second floors of Q1).

Therefore, the resident of Unit 256 will see a part 3-storey building to the west and a part 4-storey building to the east.

With demolition of the Activities Centre and the location of the western wall of Q1, there is the opportunity for more north-western light to reach the garden areas outside Unit 256.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
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- View to sky existing
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STAGE 1 VILLAGE GREEN DEVELOPMENT		REV. DATE AMENDMENTS		REV. DATE AMENDMENTS		STRUCTURAL ENGINEER		LANDSCAPE ARCHITECTURE		HERITAGE CONSULTANT		TRAFFIC CONSULTANT		hill thalis		JOB	
A 2010.03.05 Submission Issue						ROBERT BIRD GROUP		JILA PTY LTD		GRAHAM BROOKS & ASSOCIATES		MCLAREN TRAFFIC		ARCHITECTURE + URBAN PROJECTS PTY LTD		DRAWING TITLE	
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Do not scale.						JIM HATZ & ASSOCIATES		LOCKLEY LAND TITLE SOLUTIONS		BCA LOGIC		ENGINEERING PARTNERS		aeuum LIVING		Community Consultation	
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Comply with the Building Code of Australia						HYDRAULIC ENGINEER		CIVIL ENGINEER		ACCESS CONSULTANT		ACOUSTIC CONSULTANT		DRAWING NO.		REV	
Comply with all relevant Australian Standards						WHIPPS WOOD CONSULTING		ROBERT BIRD GROUP		ACCESS ACCESSIBILITY SOLUTIONS		ACOUSTIC LOGIC		05.03.2010		CCR6.02	
Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys						Liv On 48 Alfred Street Milsons Point NSW 2061 T: (02) 9523 8444 F: (02) 8246 3201 E: AMW@wwc.net.au		Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Laurence.Melville@robertbird.com.au		487 Beauchamp Road Maroubra 2035 T: (02) 9661 1945 F: (02) 9661 1962 E: marie@accesslogics.com		9 Sarah Street Maroubra NSW 2020 T: (02) 8338 8688 F: (02) 8338 8399 E: enquiries@acousticlogic.com.au		DRAWING TITLE		A	

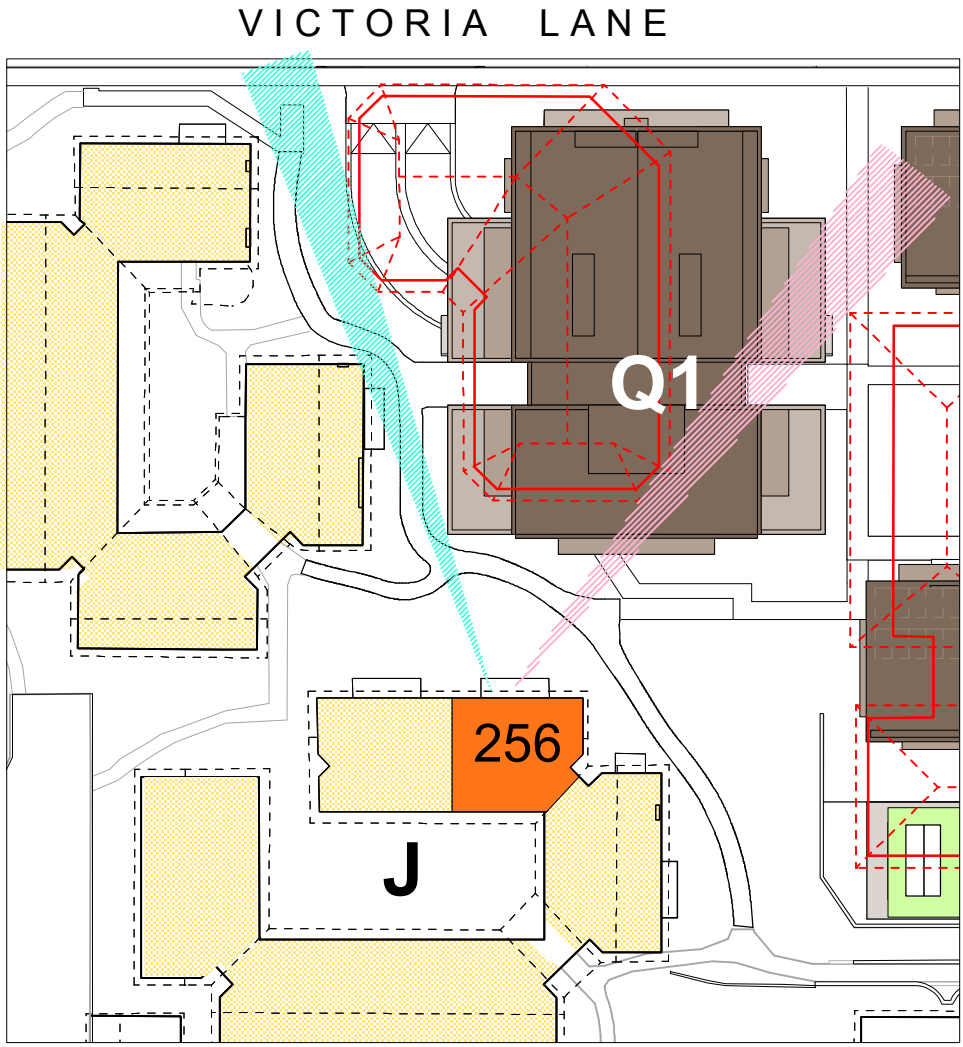


Fig 6.3.1
Views North - existing and proposed

Unit 256 currently looks into the roof of the existing Activities Centre. A north-eastern view slot will be lost with the proposal but an equal slot will be opened to the north-west (currently obscured by the roof of the existing Activities Centre).

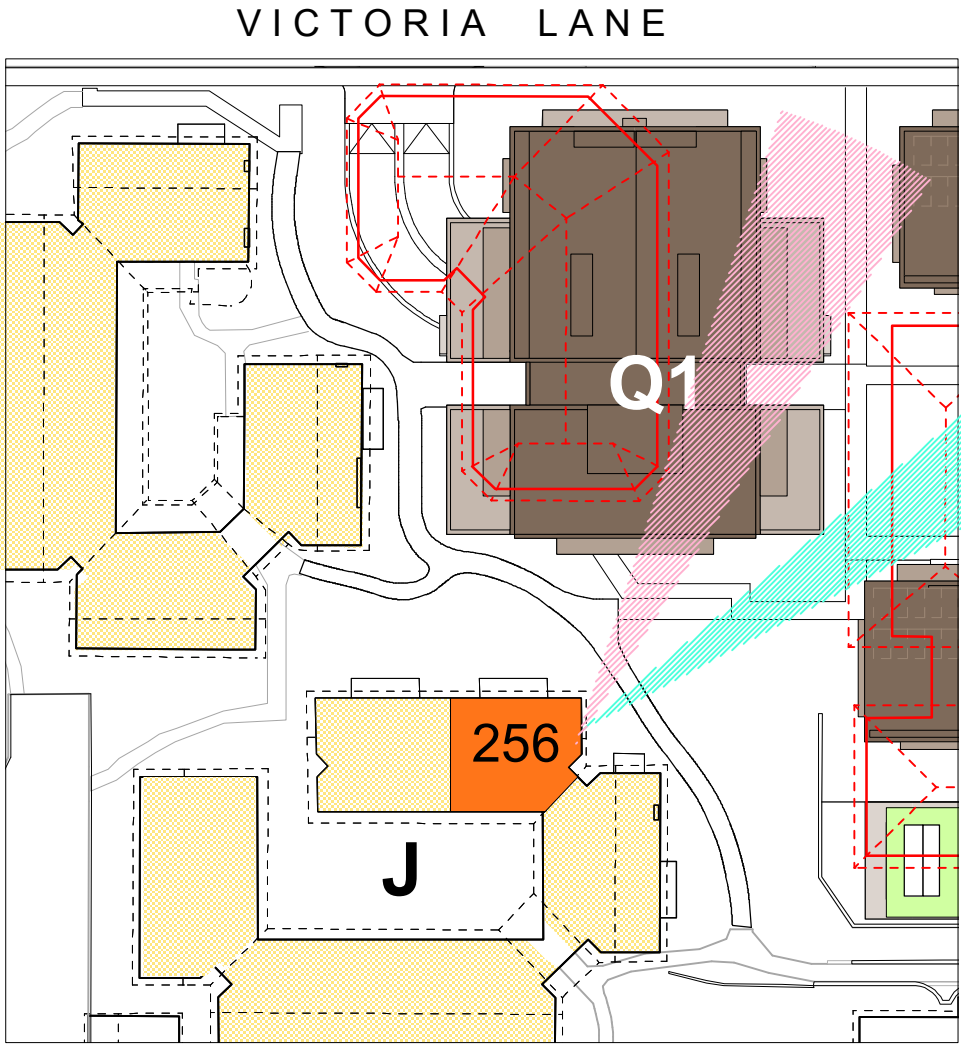


Fig 6.3.2
View East - existing and proposed

A view corridor from the east facing window of Unit 256 will be slightly opened with demolition of the existing Convent. This will provide a new view into the proposed central courtyard.

Balancing the new view corridor will be the loss of an existing view corridor to the north-east.

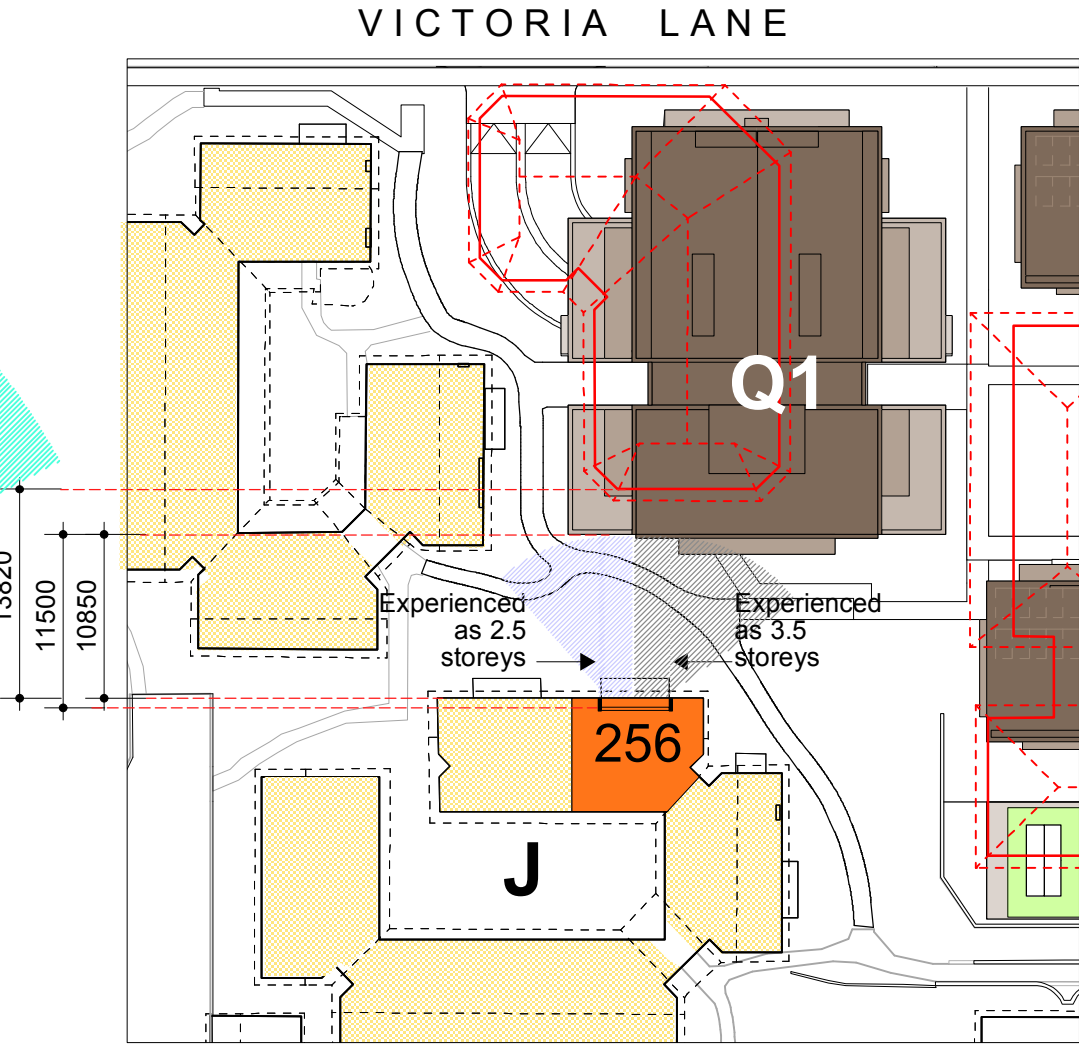


Fig 6.3.3
Perceived Height

Q1 steps back from Building J (Unit 256) at its eastern and western corners to reduce the impact of proposed height.

At the point closest to Unit 256, Q1 will be part 1.5 storeys (approx 4.8m) and part 2.5 storeys above the roof height of the existing Communal Facilities.

Q1 will be 10.8m (compared to 13.8m currently) away from Unit 256.

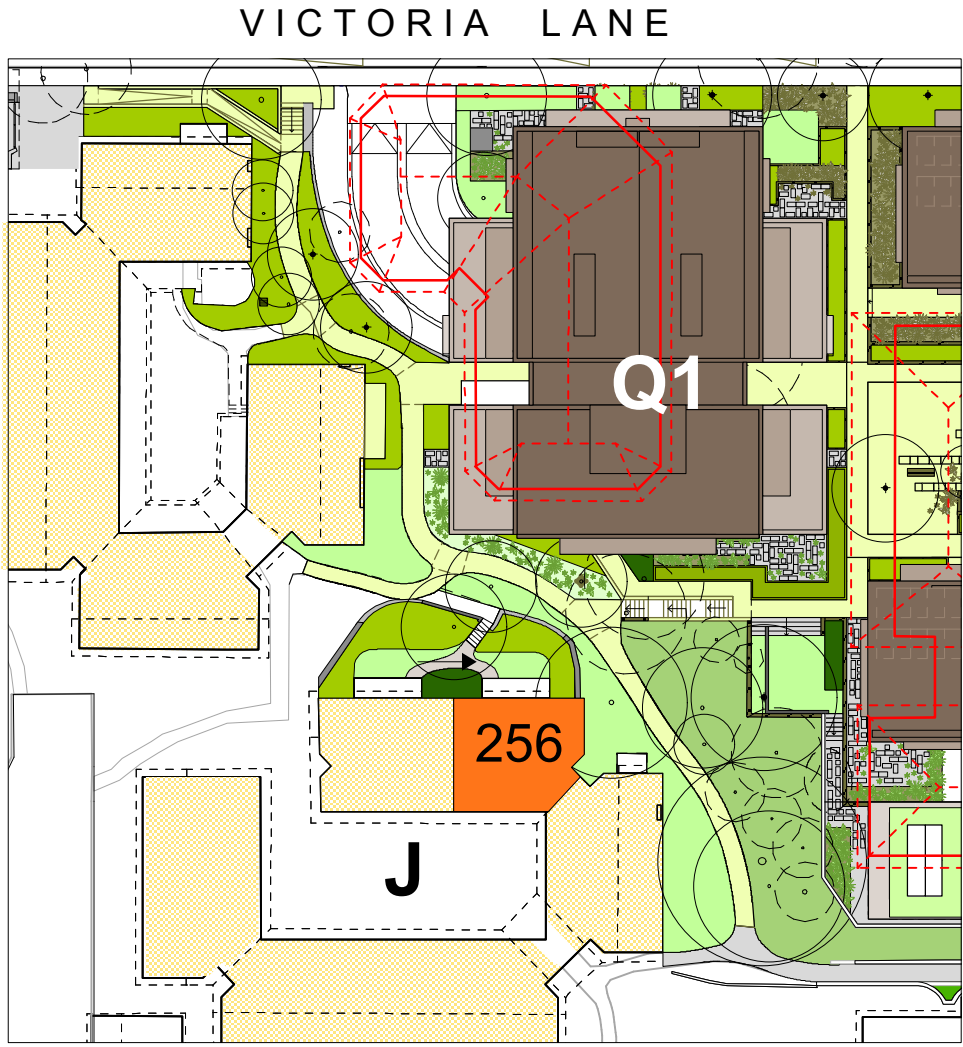
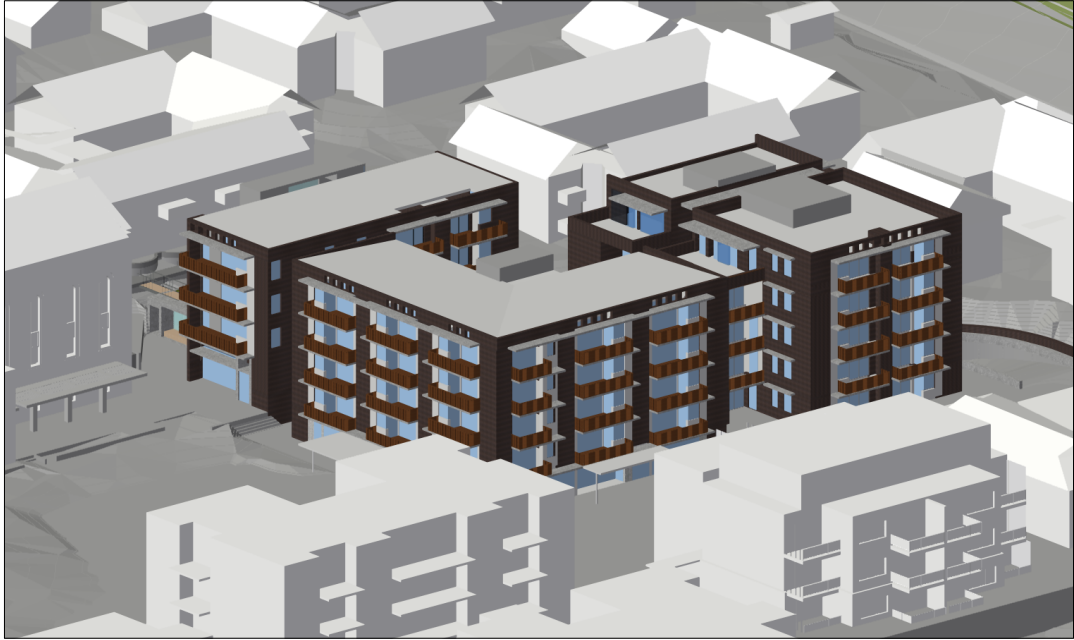


Fig 6.3.4
Screen planting

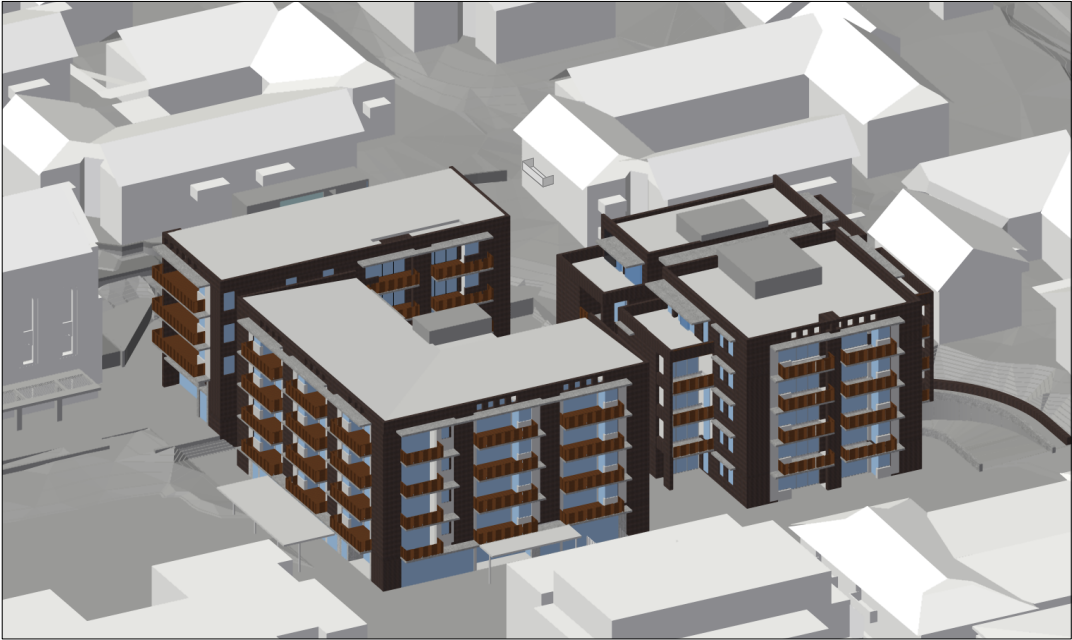
Unit 256 already has established vegetation outside its northern garden and living room opening. Additional smaller species will be planted closer to Q1 and Q3 to maintain the existing leafy outlook, provide some screening from Q1, and maintain privacy.

LEGEND

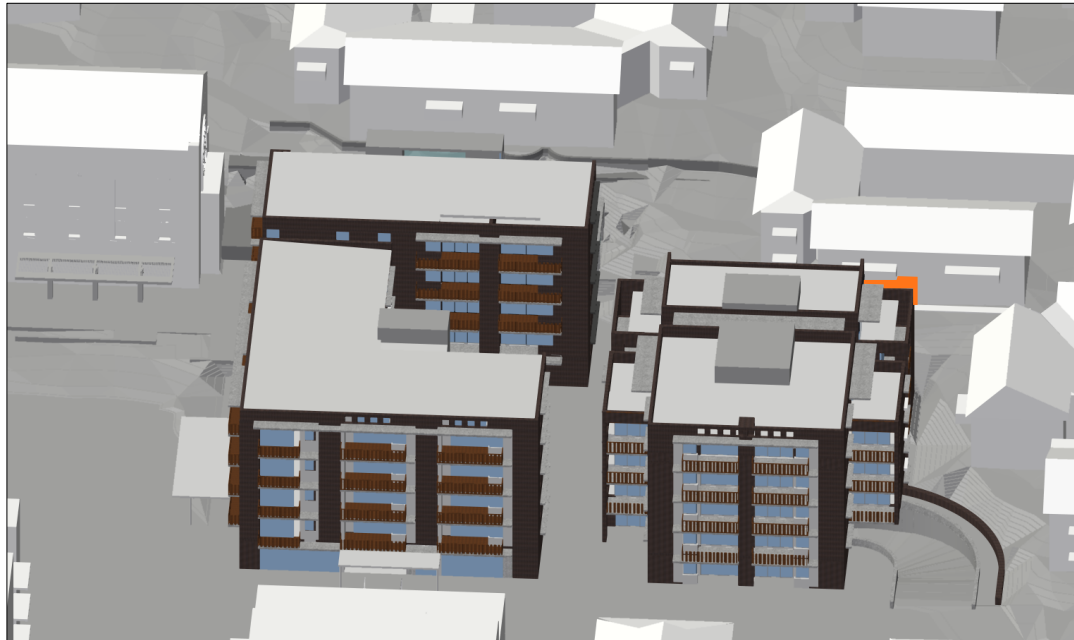
- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section



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2 21june (winter) - 10am



4 21june (winter) - 12 noon



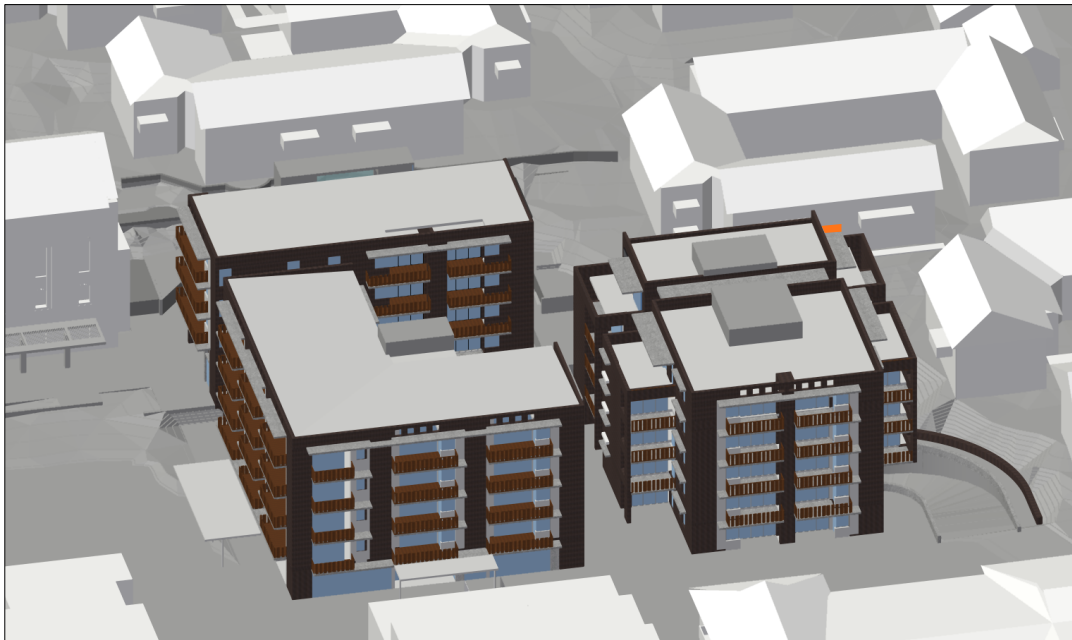
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7 21june (winter) - 3pm



8 21june (winter) - 4pm



3 21june (winter) - 11am



6 21june (winter) - 2pm

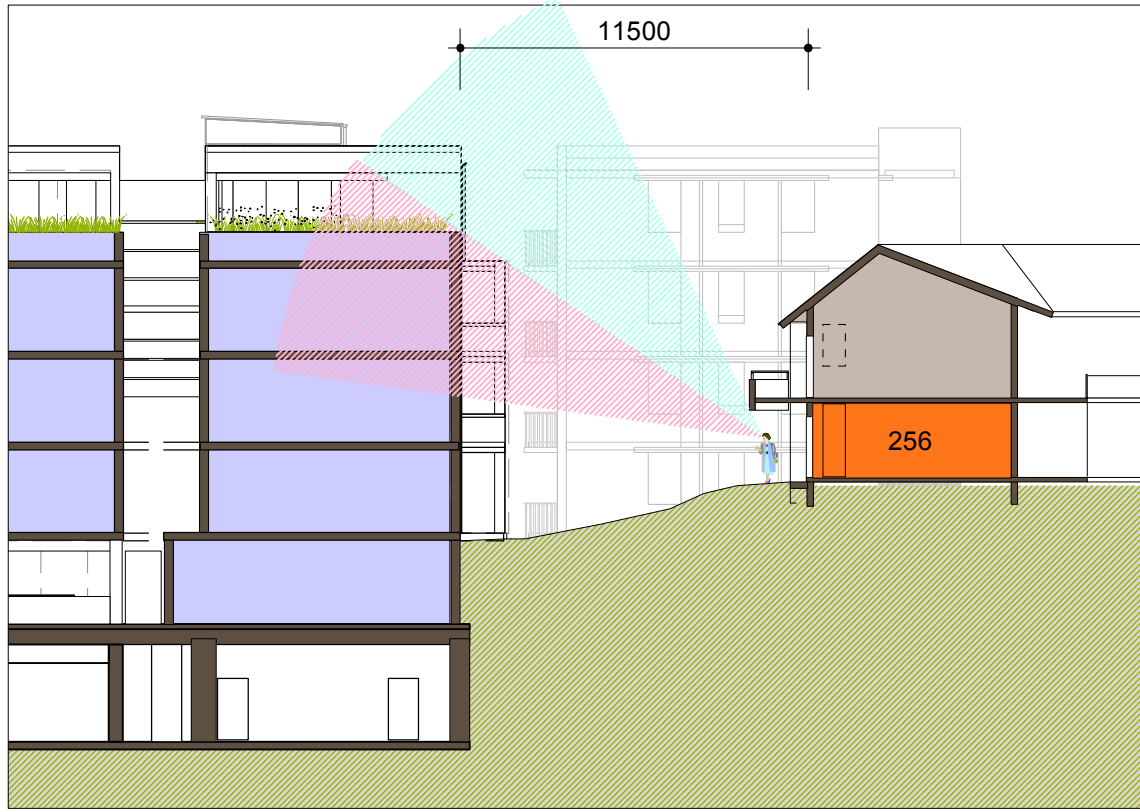


Fig 6.3.5
View of Sky existing and proposed.

The existing Activities Centre roof and underside of the first floor balcony already obscures the sky view from inside the unit.

Aspect to the sky will be reduced but still achieved from the garden. As can be seen below, the Ground floor level of Unit 256 is already 1.5 storeys above the ground floor of proposed Q1. The resident will experience Q1 as part 2.5 storeys (shown in section) and 3.5 storeys (shown in elevation behind).

Fig 6.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

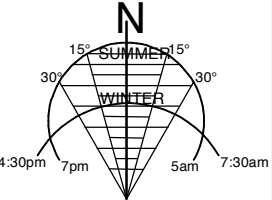
Stage 1 Village Green

GROUND FLOOR

BUILDING / UNIT No	J 256
PERCEIVED NEGATIVE IMPACTS	<p>Building Q1 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of a view corridor to the north-eastLoss of morning sunIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased view corridor to the north-westIncreased open outlook to the north-westIncreased community facilities in close proximity to Unit 256
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">Q1 is set back approximately 10.85m from the wall of Unit 256 and approximately 11.5m from the living room window.The western and eastern parts of the Level 4 Q1 have been stepped back to reduce the overall bulk as viewed from Unit 256.No Q1 living room openings overlook Unit 256.Other openings in the southern wall of Q1 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">Upgrade landscaping as part of the Village Green in consultation with the resident to maintain visual privacy.

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION

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Comply with all relevant Australian Standards
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REV.	DATE	AMENDMENTS
A	2010.03.05	Submission Issue

REV.	DATE	AMENDMENTS

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hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Surry Hills NSW 2010 Australia T 02 9211 6276 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au	CLIENT
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JOB	VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE	Community Consultation Response to issues raised

DRAWING TITLE	Building J - Unit 256 Solar and Views
DRAWN	KH
CHECKED	PT
SCALE	1:500 1:250 NTS @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR6.03
REV	A

Building F not occupied by residents

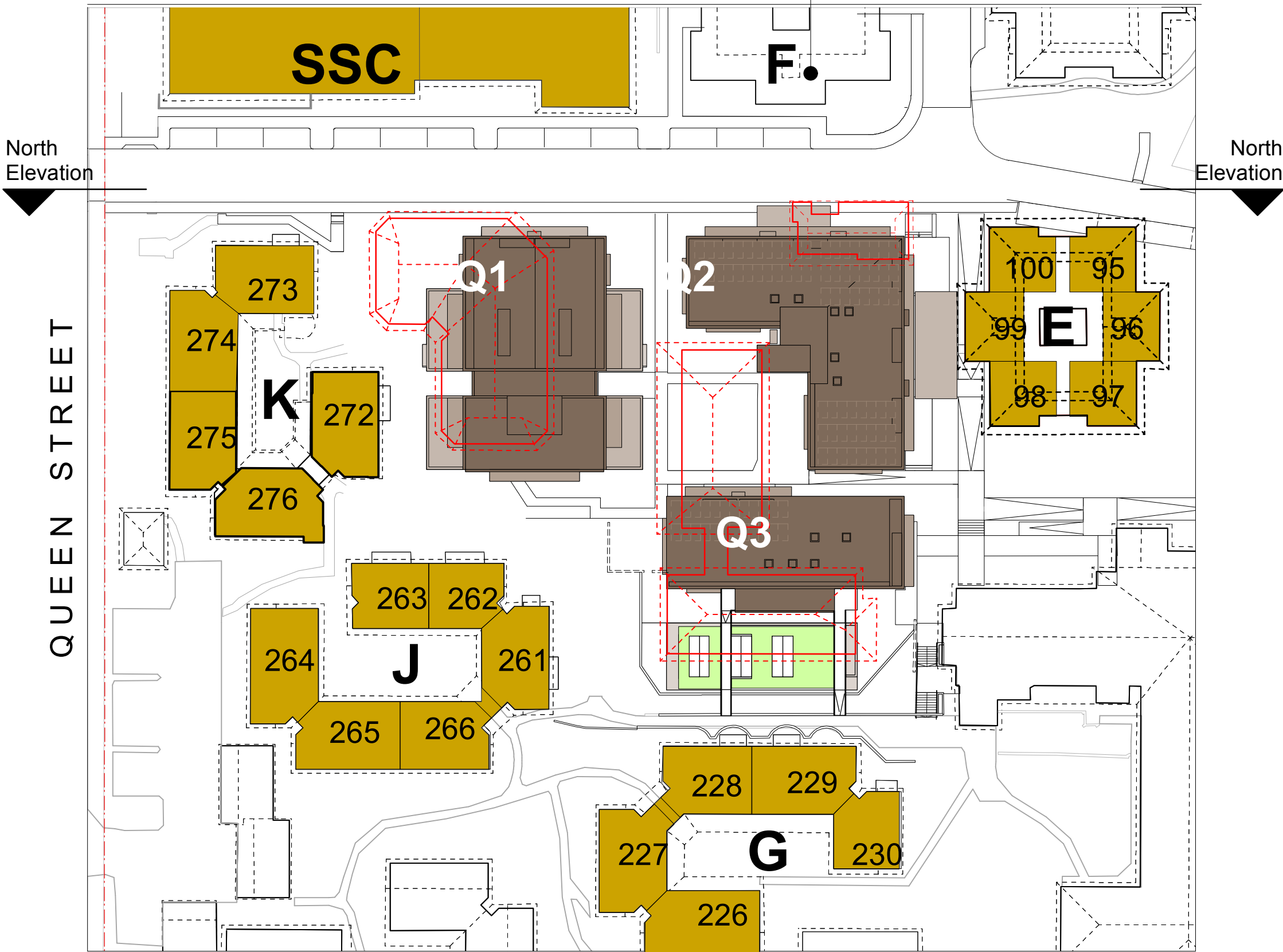


Fig 7.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

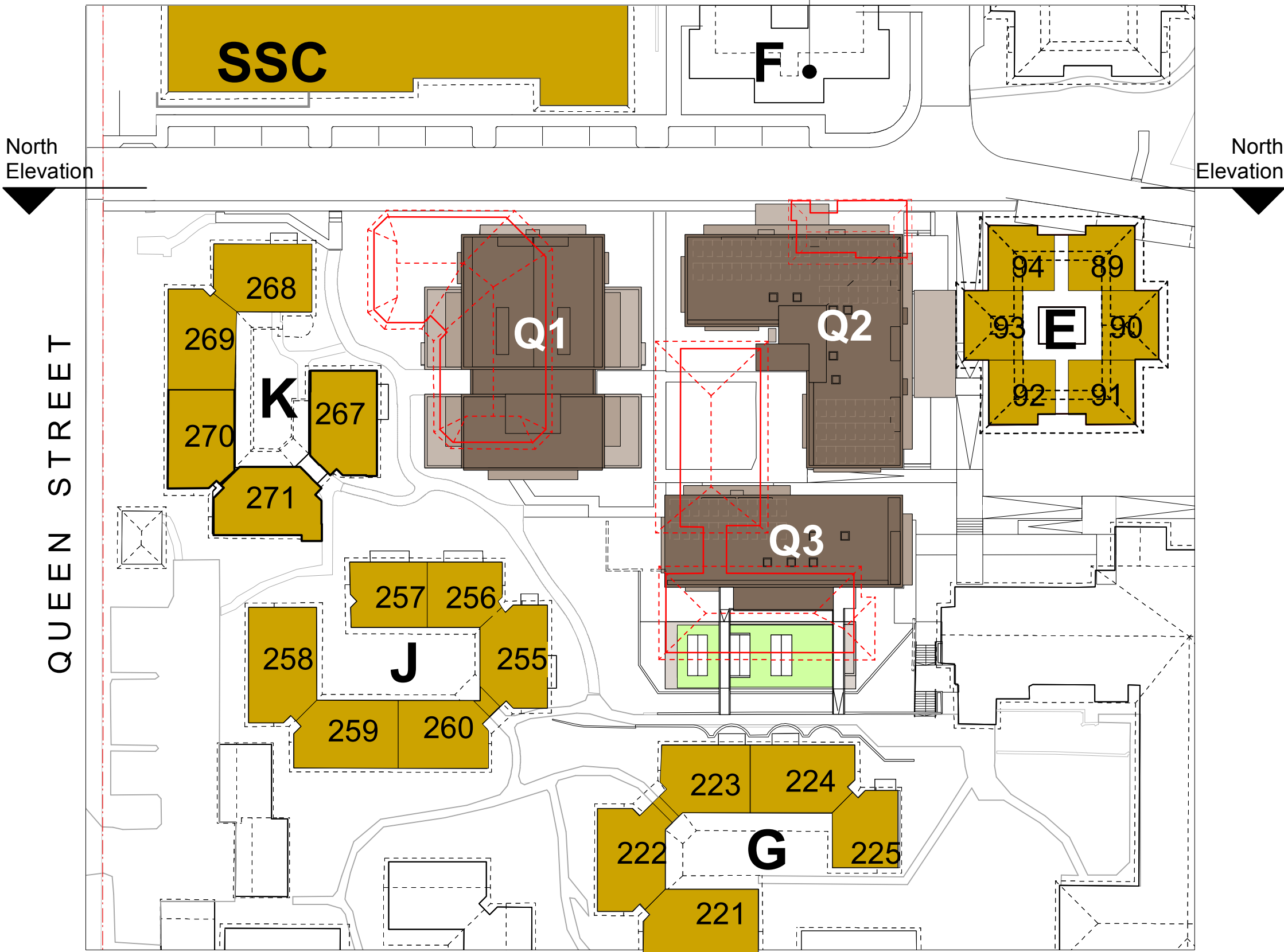


Fig 7.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

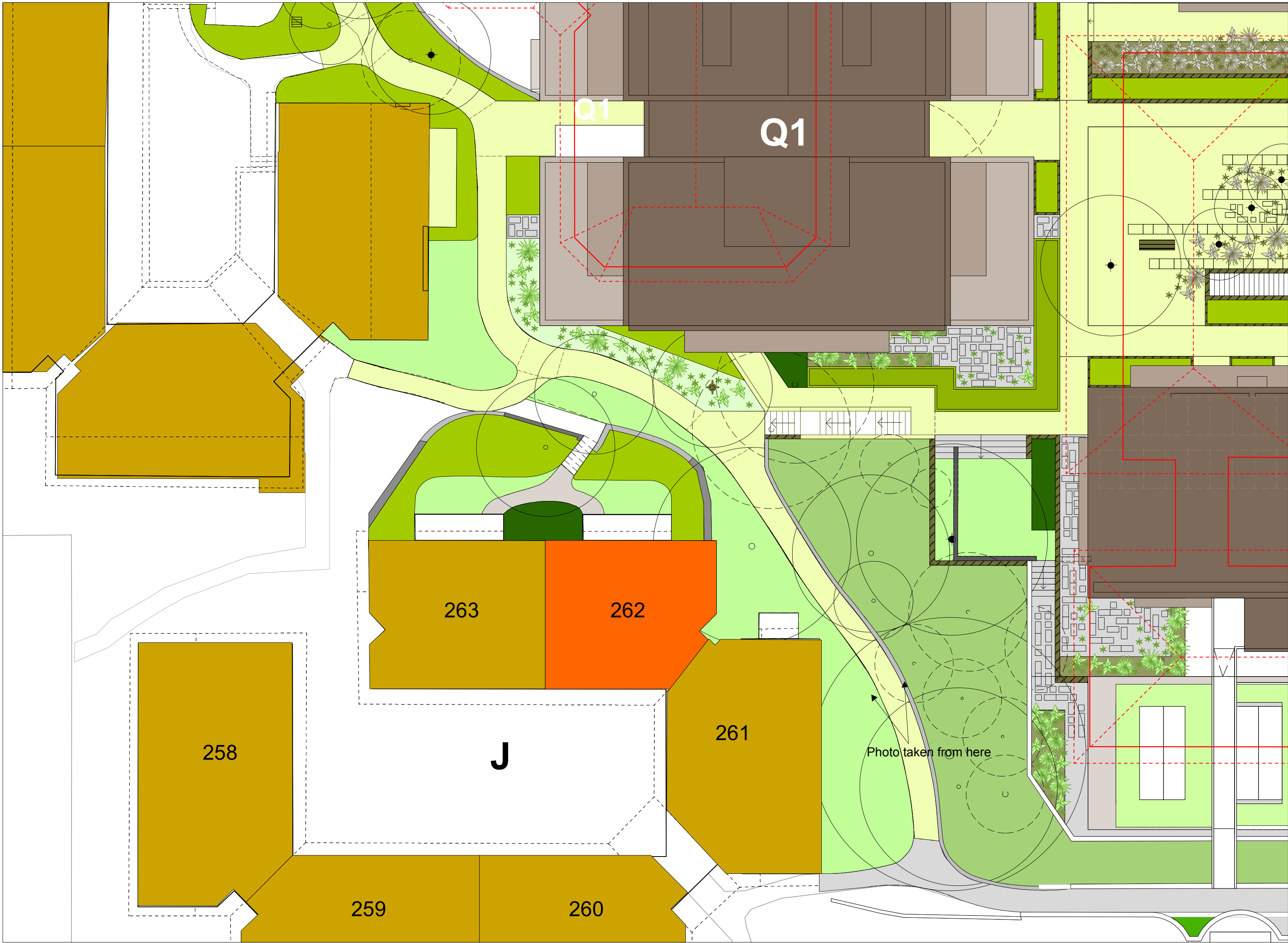
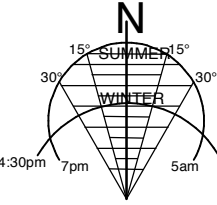


Fig 7.1.3 Ground Floor - Building J Unit 262

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION



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www.hillthalys.com.au



JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE	Building J - Unit 262
DRAWN	PT
CHECKED	PT
SCALE	1:150 1:500 @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR7.01
REV	A

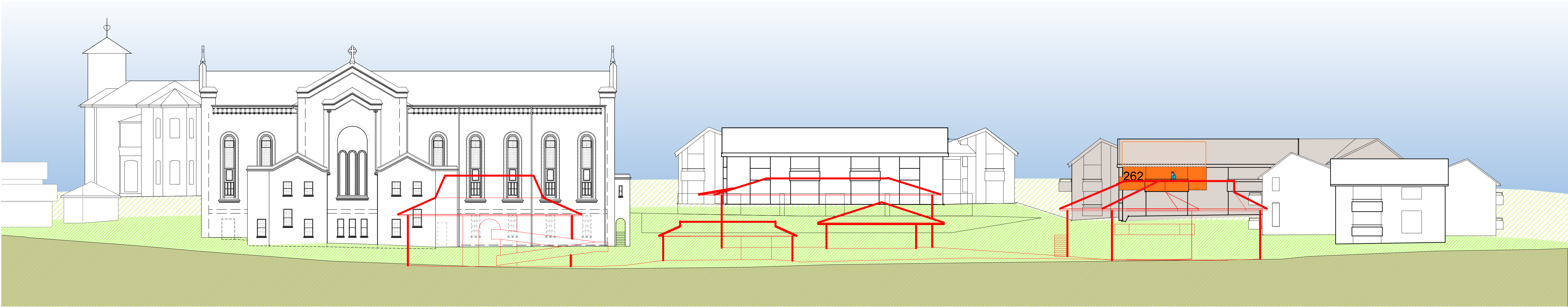


Fig 7.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings shown in red. Unit 262 has excellent northern aspect with the main living area opening to a north facing balcony. This unit currently enjoys views over the roof of the existing Activities Centre.

Existing buildings in foreground to be demolished

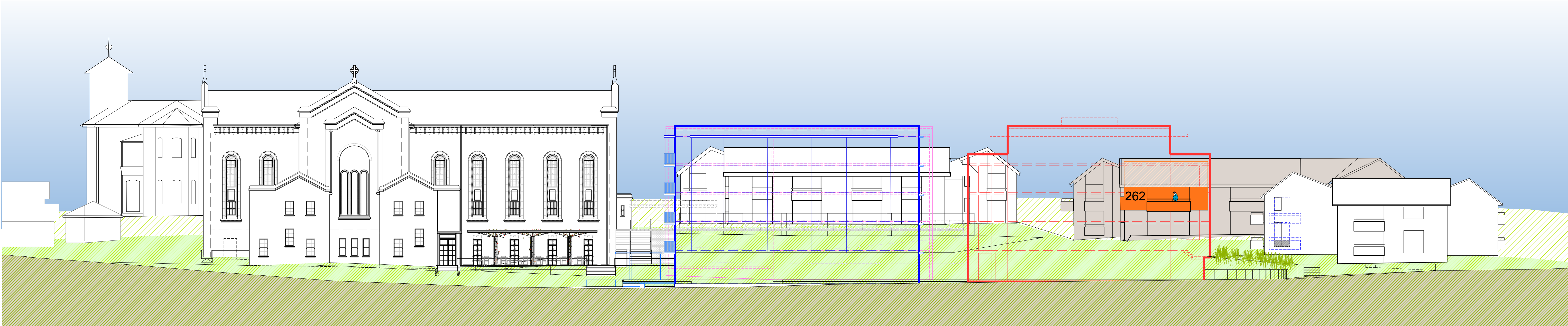


Fig 7.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 262 is 2.5 storeys above the ground floor level of Q1 (equal to midway between the second and third storeys of Q1).

Therefore, the resident of Unit 262 will see a part 3-storey building to the west and a part 4-storey building to the east (experienced as part 2-storey and part 3-storey).

With demolition of the Activities Centre and the location of the western wall of Q1, there is the opportunity for more northern light to reach the garden areas outside the unit.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit

- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind

- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane

- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only.</div><div>Do not scale.</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div> <div><div>N</div><div>15° SURVEYED 15°</div><div>30°</div><div>30°</div><div>4.30pm</div><div>7pm</div><div>5pm</div><div>7.30am</div></div>	<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS																												<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS																												<div>STRUCTURAL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Paul.Austin@robertbird.com.au</div> <div>ELECTRICAL ENGINEER JIM HATZ & ASSOCIATES Level 1, 15 Atchison Street St Leonards NSW 2005 T: (02) 9437 1000 F: (02) 9437 1020 E: Jim.Hatz@engineers.com.au</div> <div>HYDRAULIC ENGINEER WHIPPS WOOD CONSULTING Lwr Gnd, 48 Alfred Street Milsom Point NSW 2061 T: (02) 9223 8444 F: (02) 8246 3201 E: AMWips@wwc.net.au</div>	<div>LANDSCAPE ARCHITECTURE JILA PTY LTD STUDIO 5, L5, 68-72 Wentworth Avenue Surry Hills NSW 2010 T: (02) 9212 6957 F: (02) 9281 3171 E: jila@jila.net.au</div> <div>SURVEYOR LOCKLEY LAND TITLE SOLUTIONS Level 1, 15 Atchison Street St Leonards NSW 2005 T: (02) 9879 6077 F: (02) 9879 7143 E: info@ltsurvey.com.au</div> <div>CIVIL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Laurence.Melville@robertbird.com.au</div>	<div>HERITAGE CONSULTANT GRAHAM BROOKS & ASSOCIATES 71 York Street Sydney NSW 2000 T: (02) 9299 8600 F: (02) 9299 8711 E: GrahamBrooks@ghaheritage.com</div> <div>BCA CONSULTANT BCA LOGIC Level 1 71- 73 Archer Street Cherrybrook NSW 2007 T: (02) 9411 5360 F: (02) 9411 1520 E: info@bcalogic.com.au</div> <div>ACCESS CONSULTANT ACCESS ACCESSIBILITY SOLUTIONS 487 Beauchamp Road Maroubra 2035 T: (02) 9661 1945 F: (02) 9661 1962 E: marie@accesslogics.com</div>	<div>TRAFFIC CONSULTANT MCLAREN TRAFFIC 5 Jabiru Place Wentworth Heights NSW 2233 T: (02) 9546 5161 F: (02) 9546 5161 E: mclaren@gozmail.com.au</div> <div>MECHANICAL ENGINEER ENGINEERING PARTNERS 18 Northwood Road Northwood NSW 2060 T: (02) 9428 4332 F: (02) 9427 2712 E: info@epacousticlogics.com.au</div> <div>Acoustic Consultant ACUSTIC LOGIC 9 Sarah Street Maroubra NSW 2020 T: (02) 8338 8688 F: (02) 8338 8399 E: inquiries@acusticlogics.com.au</div>	CLIENT <div>aeuum LIVING</div>	JOB <div>VILLAGE GREEN, CARDINAL FREEMAN VILLAGE</div>	PACKAGE Community Consultation Response to issues raised	DRAWING TITLE Building J - Unit 262 Height Context	DRAWN KH	CHECKED PT	SCALE 1:200 @ A1	DATE CREATED 05.03.2010	DRAWING NO. CCR7.02	REV A
	REV.	DATE	AMENDMENTS																																																																									
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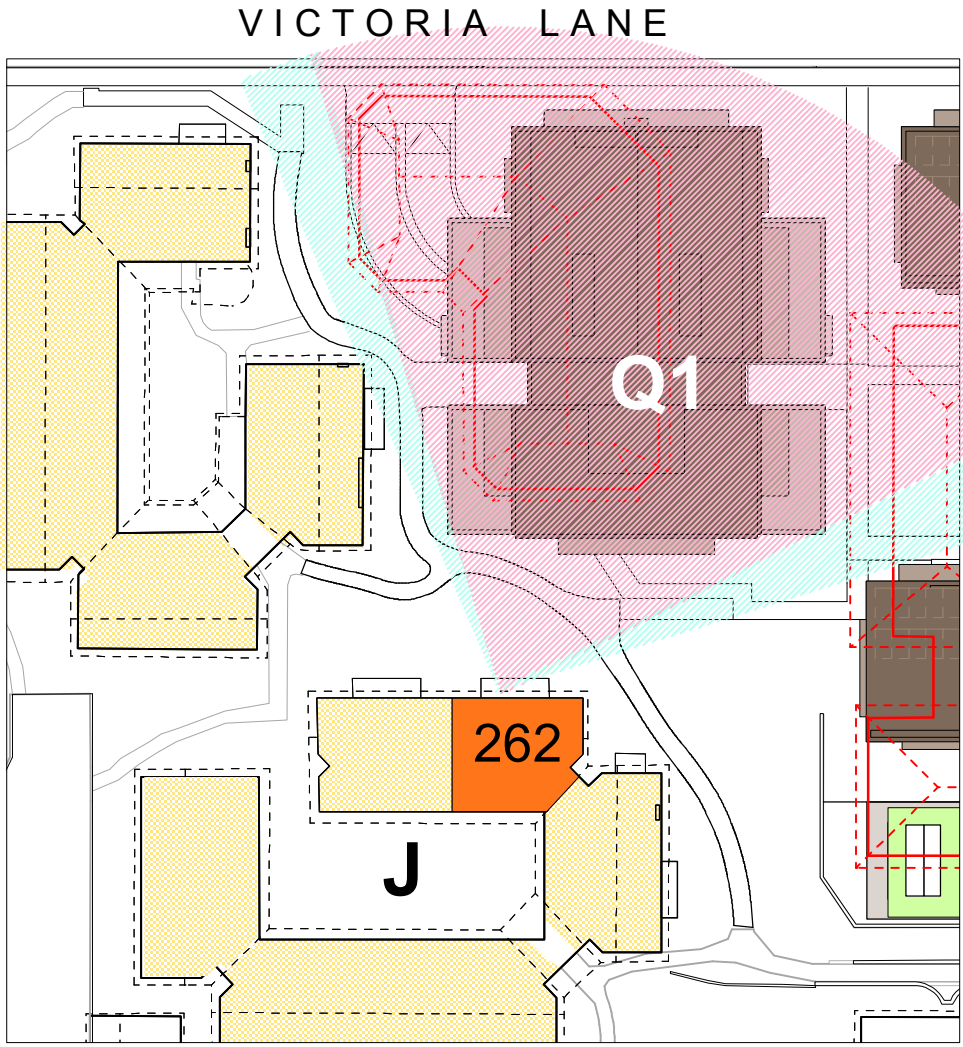


Fig 7.3.1
Views North - existing and proposed

Unit 262 currently overlooks the roof of the existing Activities Centre and Convent enjoying extensive northern vistas. Q1 impacts on the view of Unit 262.

Views of the sky will be retained and a narrow north-eastern and north-west view corridor will be retained.

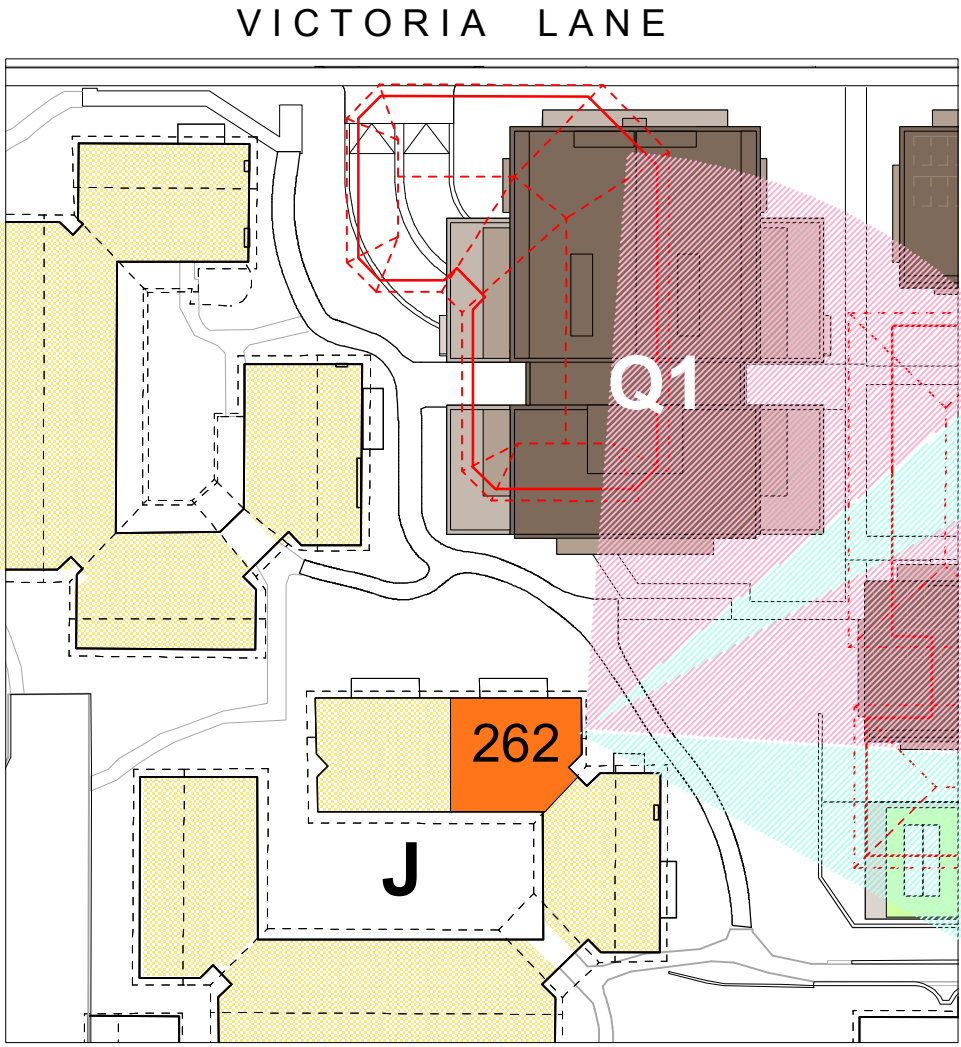


Fig 7.3.2
View East - existing and proposed

A narrow view corridor from the east facing window of Unit 262 will be maintained. Q1 has significant impact upon the existing north eastern view over the roof tops.

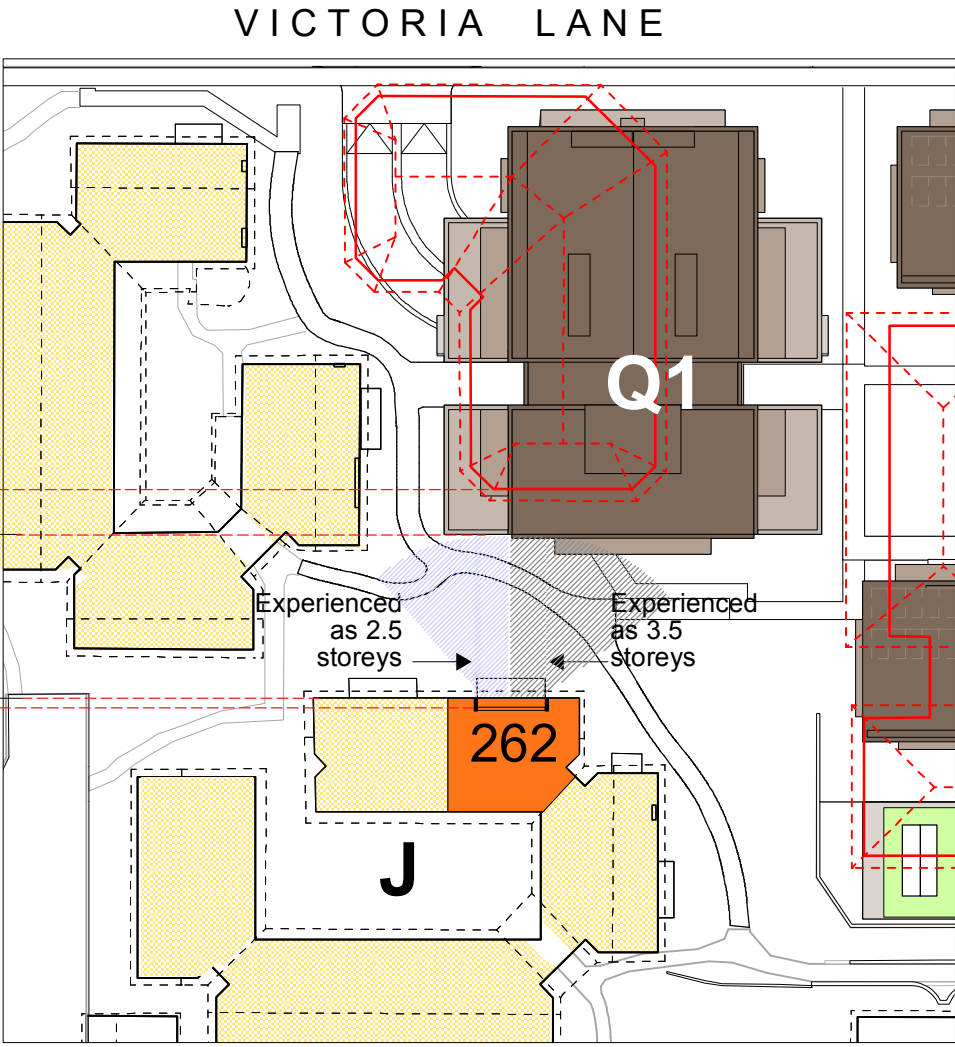


Fig 7.3.3
Perceived Height

Q1 steps back from Building J (Unit 262) at its eastern and western corners to reduce the impact of proposed height.

At the point closest to Unit 262, Q1 will be part 1.5 storeys (approx 4.8m) and part 2.5 storeys above the roof height of the existing Communal Facilities.

Q1 will be 10.8m (compared to 13.8m currently) away from Unit 262.

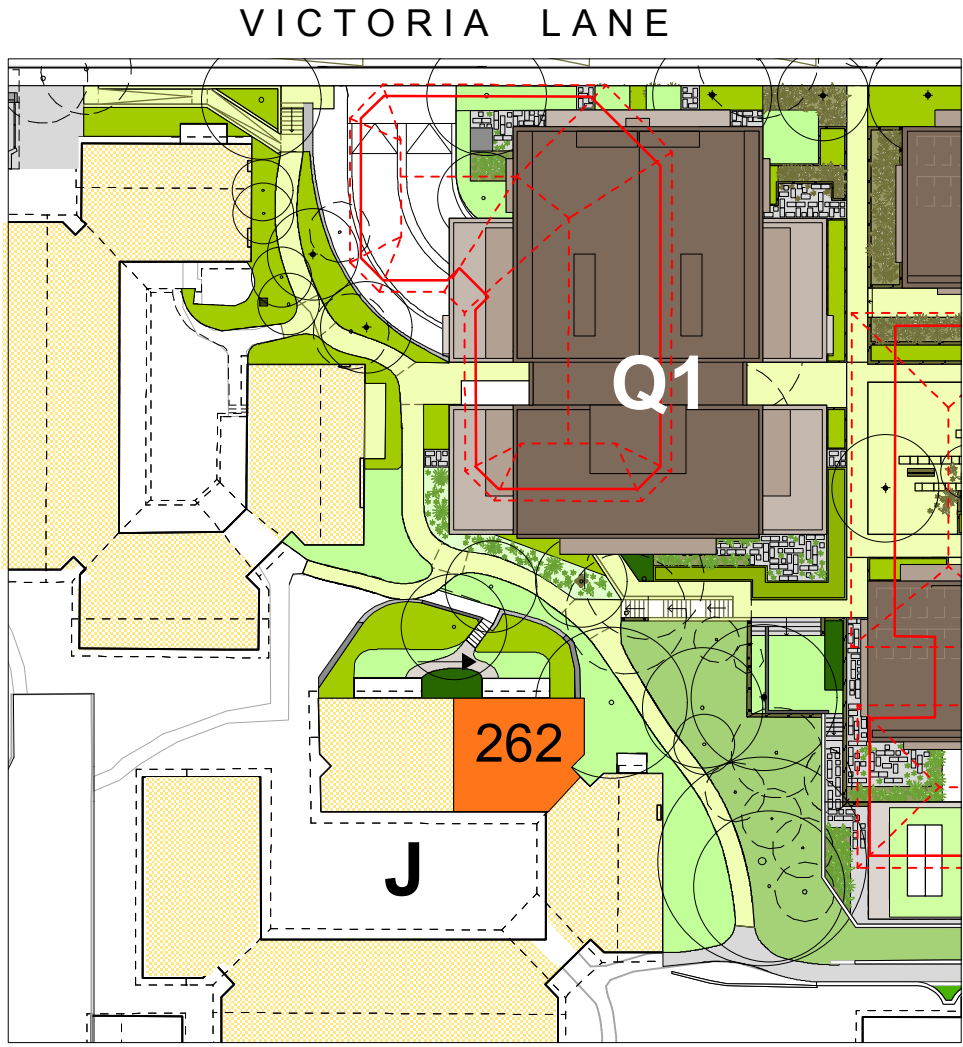
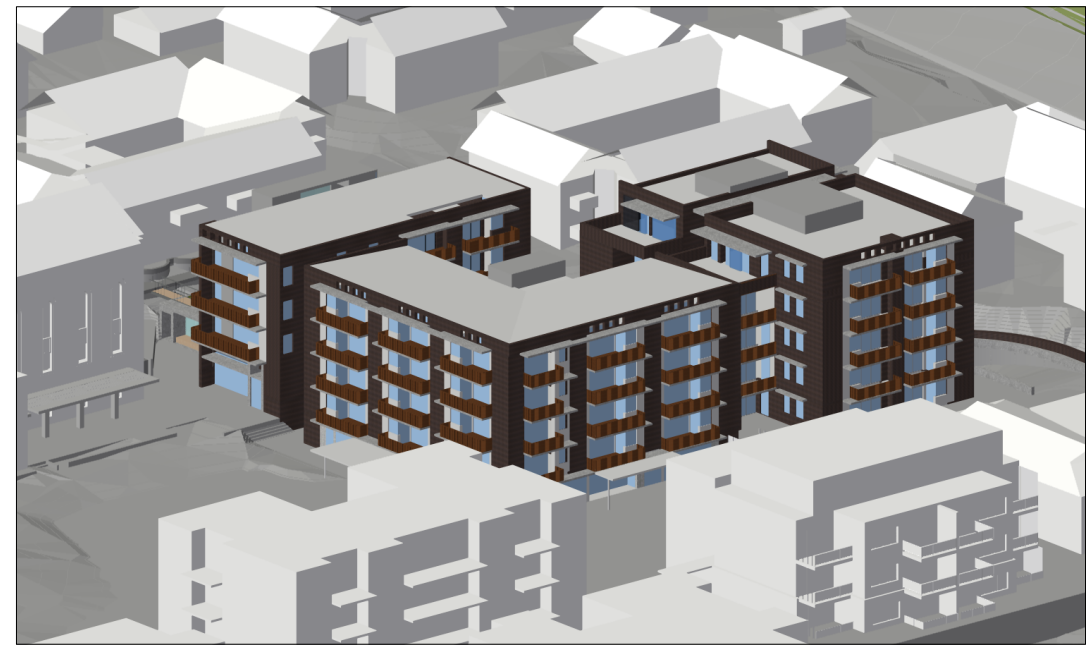


Fig 7.3.4
Screen planting

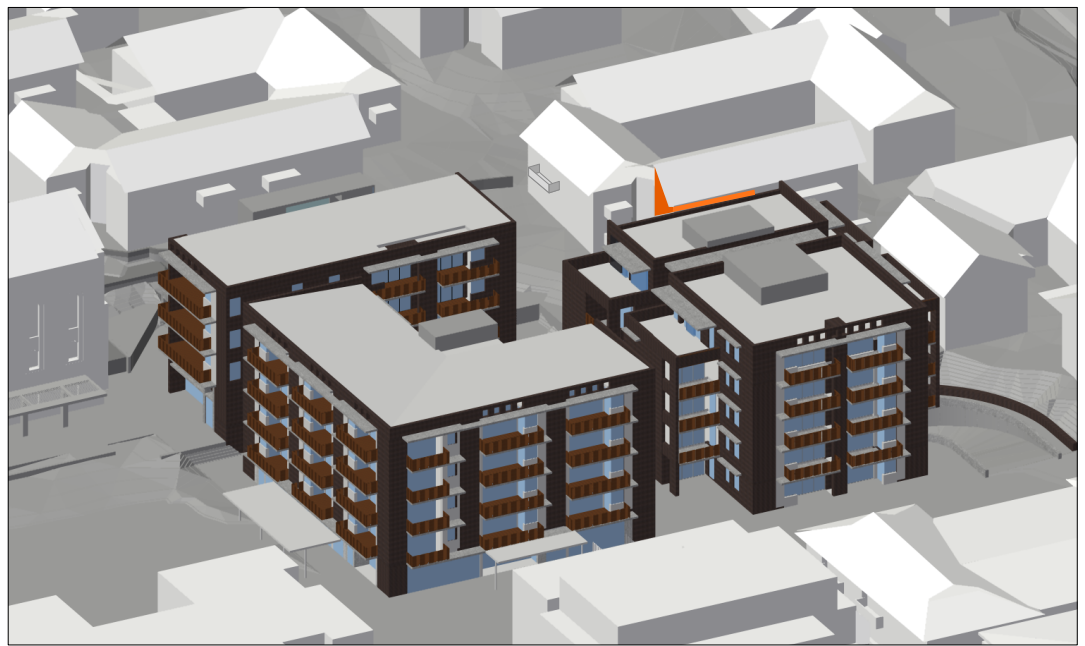
Unit 262 already enjoys established vegetation outside its northern balcony. This will be retained to maintain the existing leafy outlook, provide some screening from Q1, and maintain privacy.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section



1 21june (winter) - 9am



2 21june (winter) - 10am



3 21june (winter) - 11am



4 21june (winter) - 12 noon



5 21june (winter) - 1pm



6 21june (winter) - 2pm



7 21june (winter) - 3pm



8 21june (winter) - 4pm



6 21june (winter) - 2pm

Fig 7.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

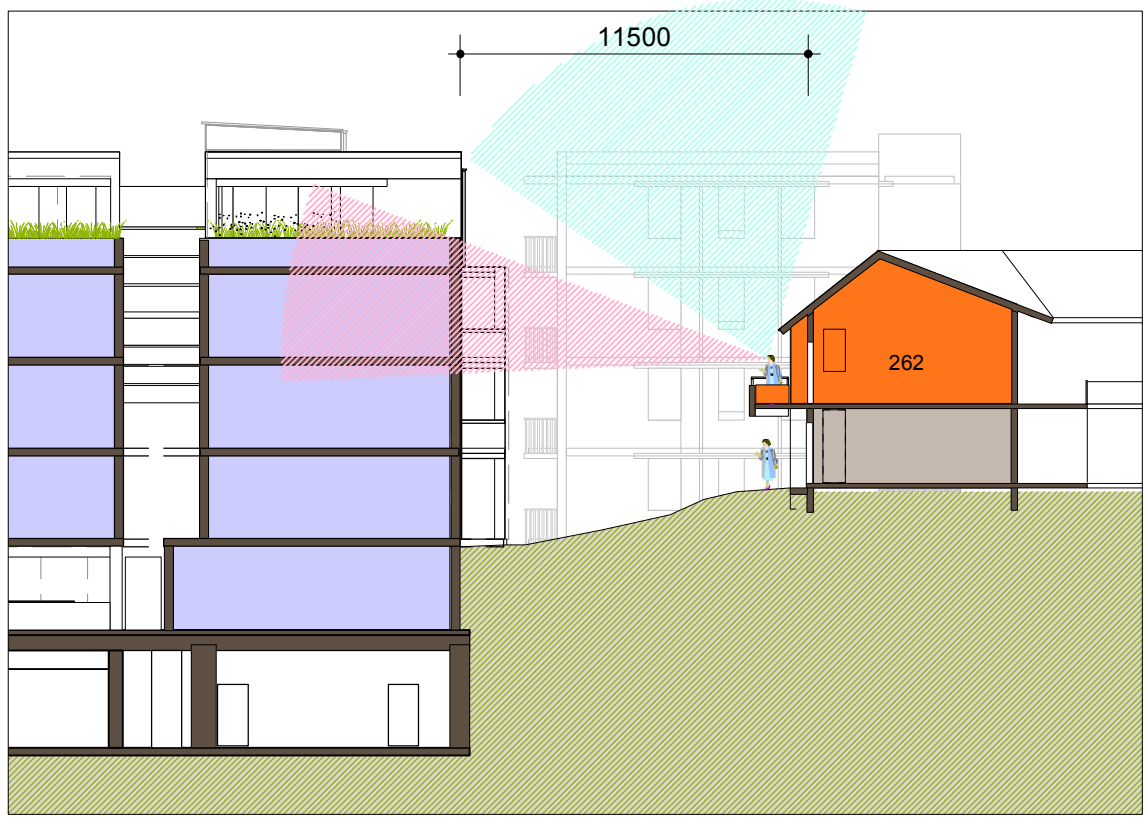


Fig 7.3.5
View of Sky existing and proposed.

The existing Activities Centre roof already obscures views from eye level to the ground.

Aspect to the sky will be reduced (shown in pick hatch) but still achieved from the living room and balcony. As can be seen below, the first floor level of Unit 262 is already 2.5 storeys above the ground floor of proposed Q1. The resident will experience Q1 as part 1.5 storeys (shown in section) and 2.5 storeys (shown in elevation behind).

The area of no hatch indicates an area of either reduced existing views if taken from the highest point of Q1 or extended sky view if taken from the lower component of Q1.

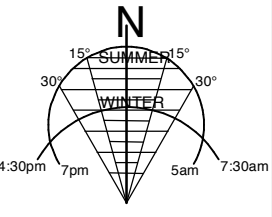
Stage 1 Village Green

FIRST FLOOR

BUILDING / UNIT No	J 262
PERCEIVED NEGATIVE IMPACTS	<p>Building Q1 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of views over roof tops to the north and eastLoss of morning sunIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 262Solar amenity is reduced but maintained to a standard consistent with SEPP 65 Guidelines
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">Q1 is set back approximately 10.85m from the wall of Unit 262 and approximately 11.5m from the living room window.The western part of the Level 4 has been stepped back to reduce the overall bulk as viewed from Unit 262.No Q1 living room openings overlook Unit 262.Other openings in the southern wall of Q1 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">Upgrade landscaping as part of the Village Green in consultation with the resident to maintain visual privacy.

STAGE 1 VILLAGE GREEN
DEVELOPMENT
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A	2010.03.05	Submission Issue

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DRAWING TITLE Building J - Unit 262 Solar and Views	
DRAWN KH	CHECKED PT
DATE CREATED 05.03.2010	DRAWING NO. CCR7.03
PACKAGE Community Consultation Response to issues raised	REV A

Building F not occupied by residents

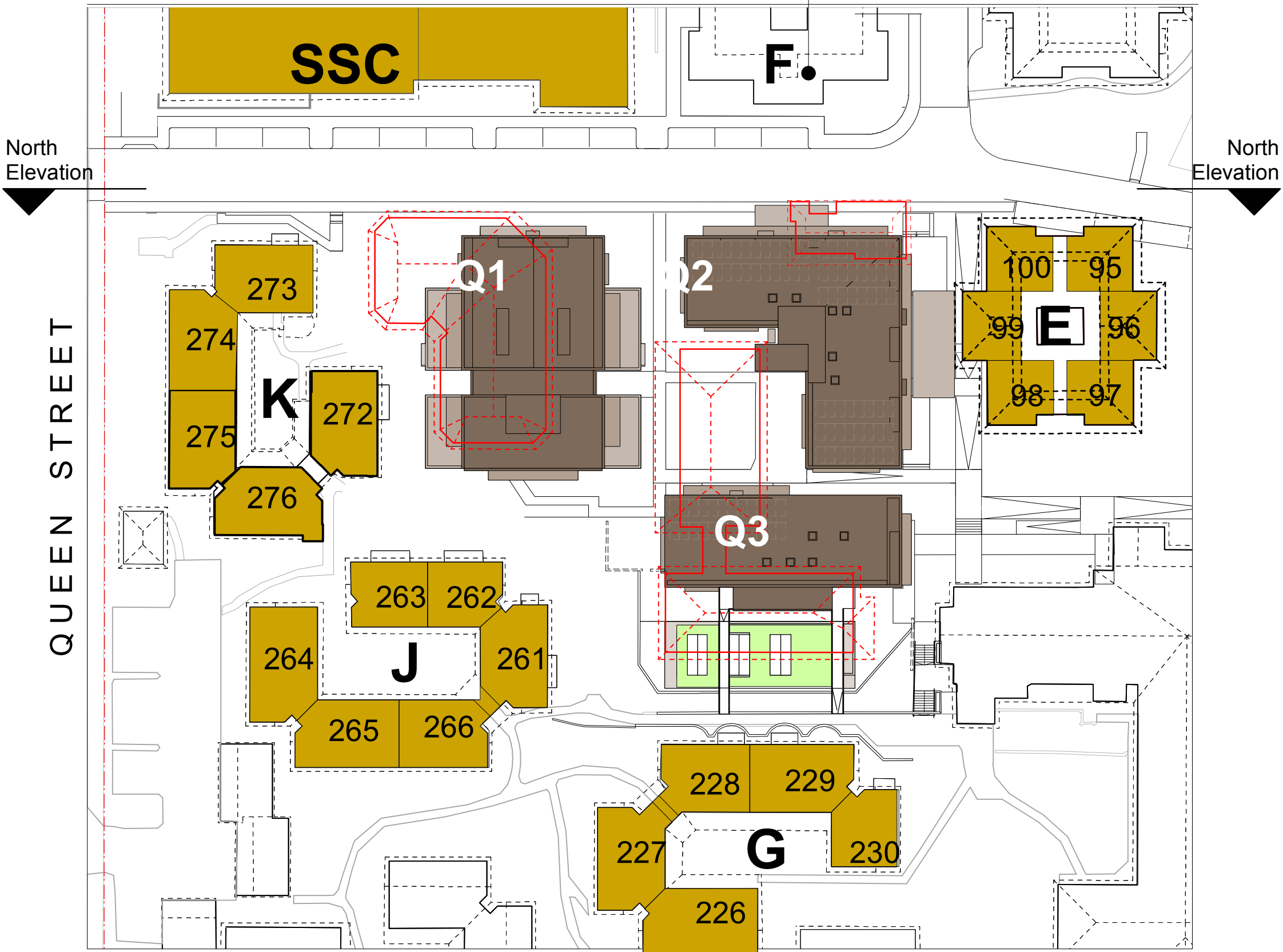


Fig 8.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

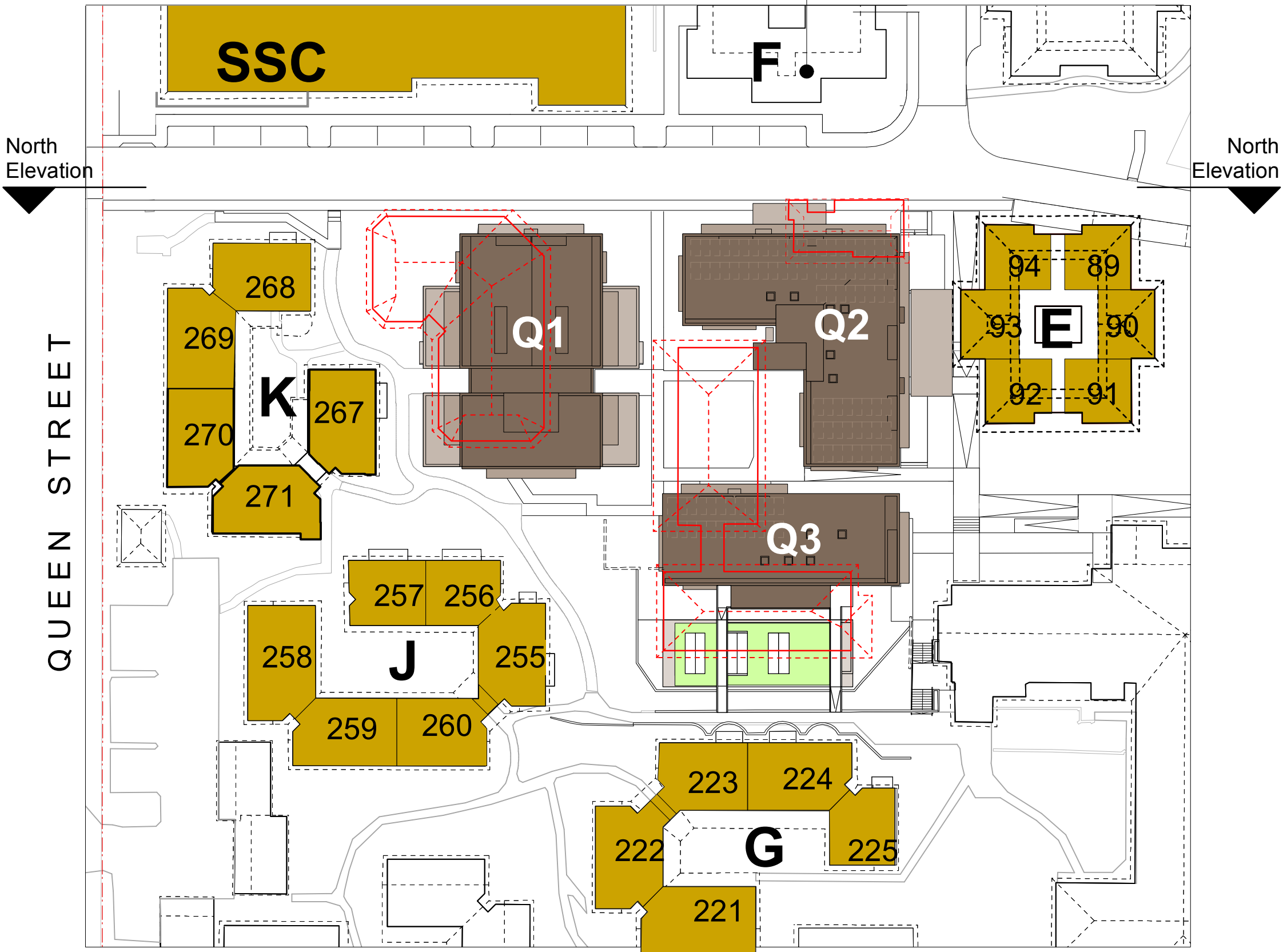


Fig 8.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

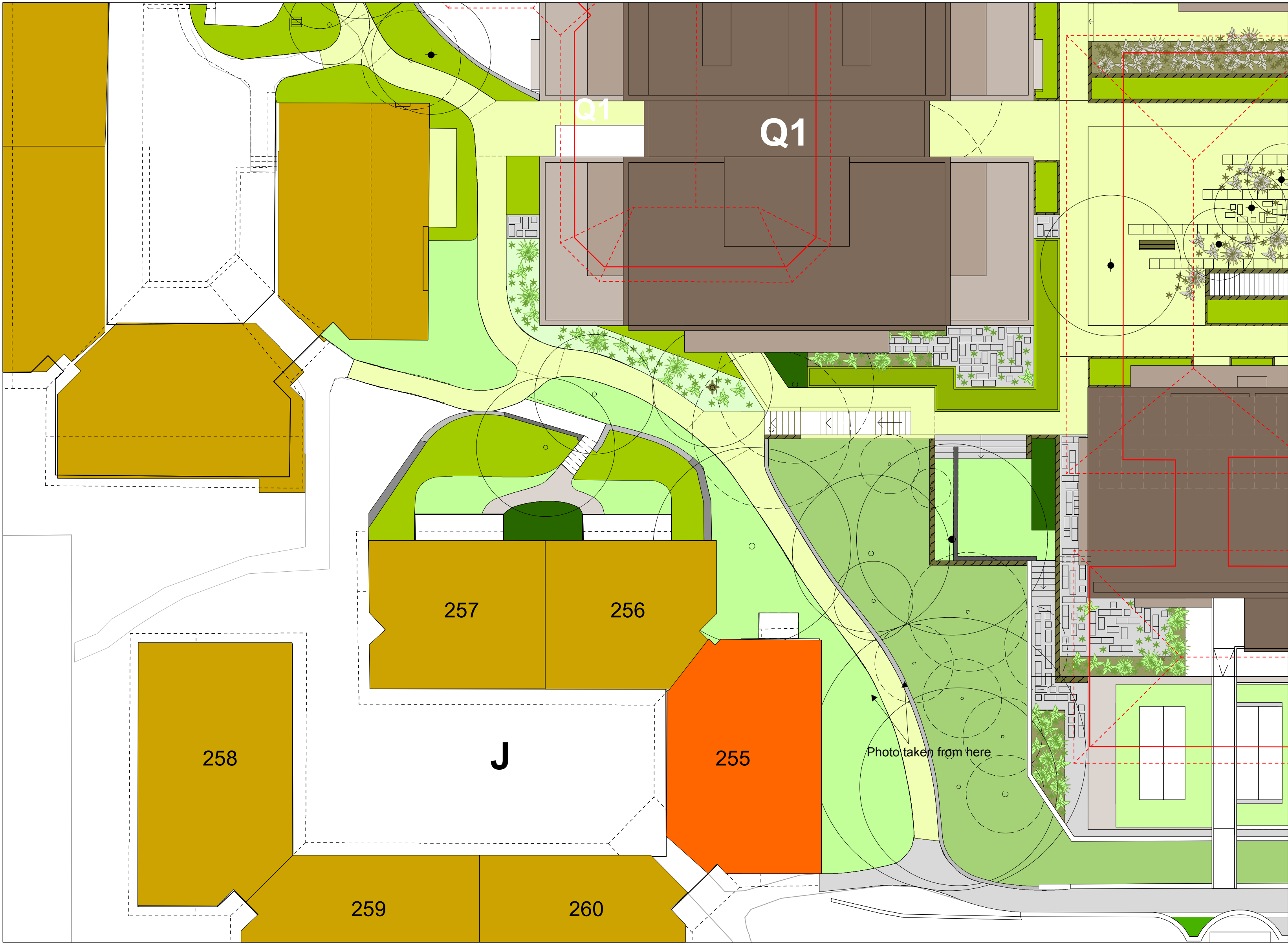
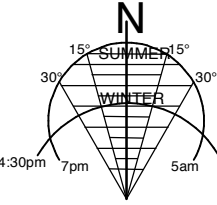


Fig 8.1.3 Ground Floor - Building J Unit 255

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
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JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE Building J - Unit 255	DRAWN KH	CHECKED PT	SCALE 1:150 1:500 @ A1
DATE CREATED 05.03.2010	DRAWING NO. CCR8.01	REV A	

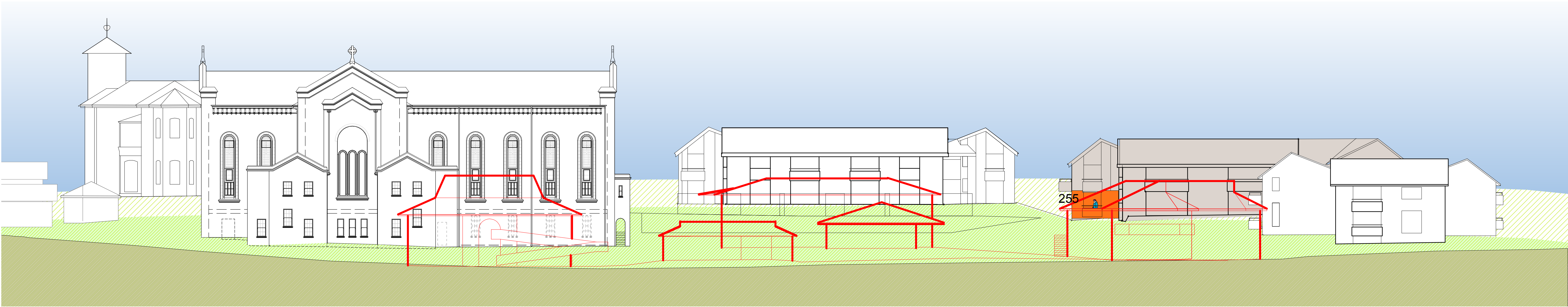



Fig 8.2.1 North Elevation
Height Relationship to Existing Buildings

The existing buildings shown in red. Unit 255 has good northern aspect with large opening and northern balcony.

This unit currently views the roof of the existing Activities Centre to the north and the roof of the Convent to the east. Expansive nor-easterly aspect is enjoyed.

 Existing buildings in foreground to be demolished

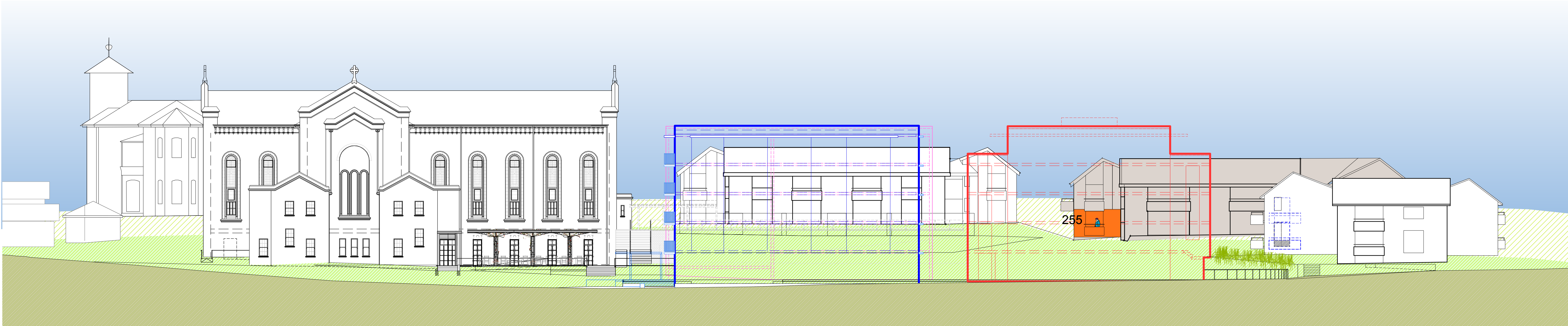


Fig 8.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

Views will be impacted although there will be no impact on solar amenity.

The floor level of Unit 255 is 1.5 storeys above the ground floor level of Q1 (equal to midway between the first and second floors of Q1).

Therefore, the resident of Unit 255 will see a 4-storey building to the north.













Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

-  Building in which specific unit is located
-  Specific unit
-  Proposed intervention for existing unit
-  Groundline for the background to Seaview Street behind
-  Groundline for the middleground at Buildings G, K, and L
-  Ground line where section/elevation is cut in Victoria Lane
-  Building Q1 massing in foreground
-  Building Q2 massing in foreground
-  Building Q3 massing behind
-  View to sky existing
-  View to sky expanded from existing
-  View to sky reduced from existing

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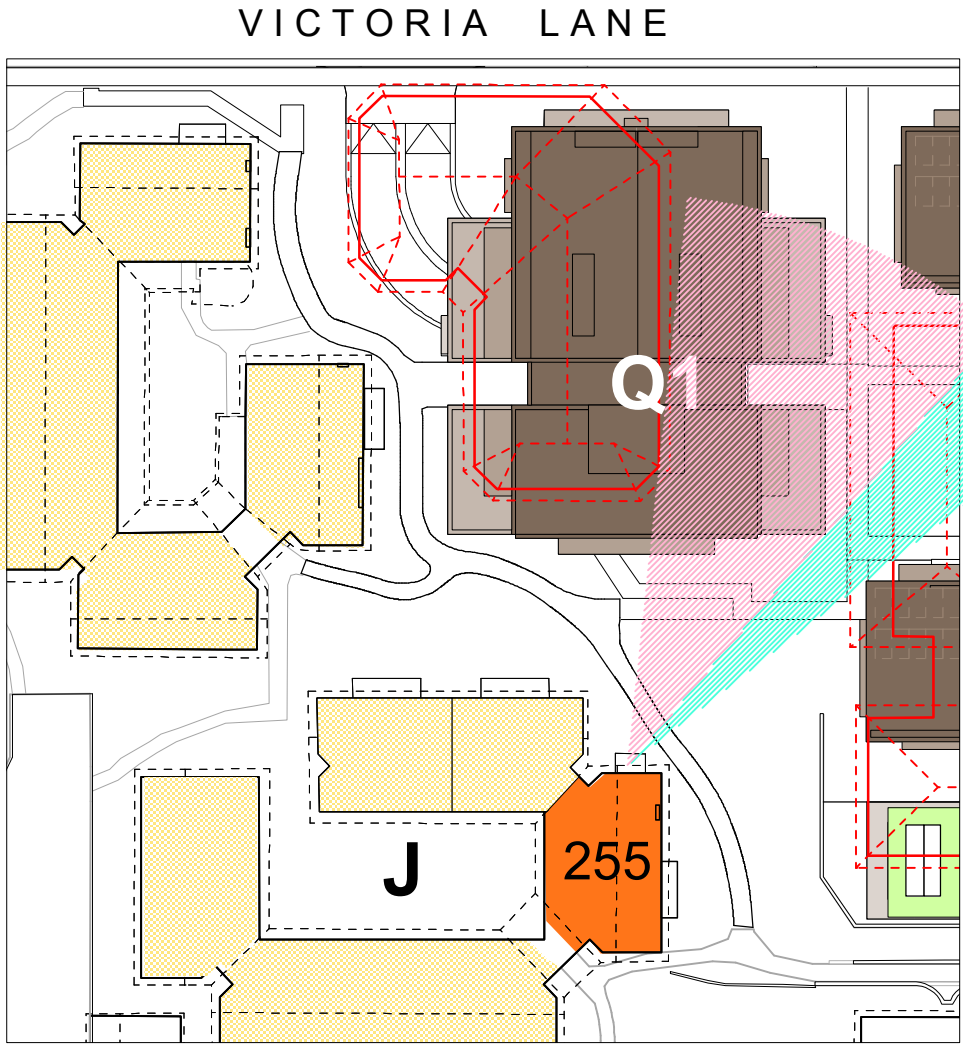


Fig 8.3.1
Views North - existing and proposed

Unit 255 currently looks into the roof of the existing Activities Centre and Convent but enjoys extensive northern aspect.

Q1 does impact on the northern-eastern view of Unit 255. Views of the sky will be retained and a portion of north-eastern corridor will be expanded.



Fig 8.3.2
View East - existing and proposed

A narrow view corridor from the east facing window and balcony of Unit 255 will be expanded following demolition of the Convent. Q1 impacts upon the existing north eastern view over the roof tops.

Demolition of the Convent for Q3 expands the easterly view to the proposed roof top garden above the pool and beyond to the western transept of the Chapel.

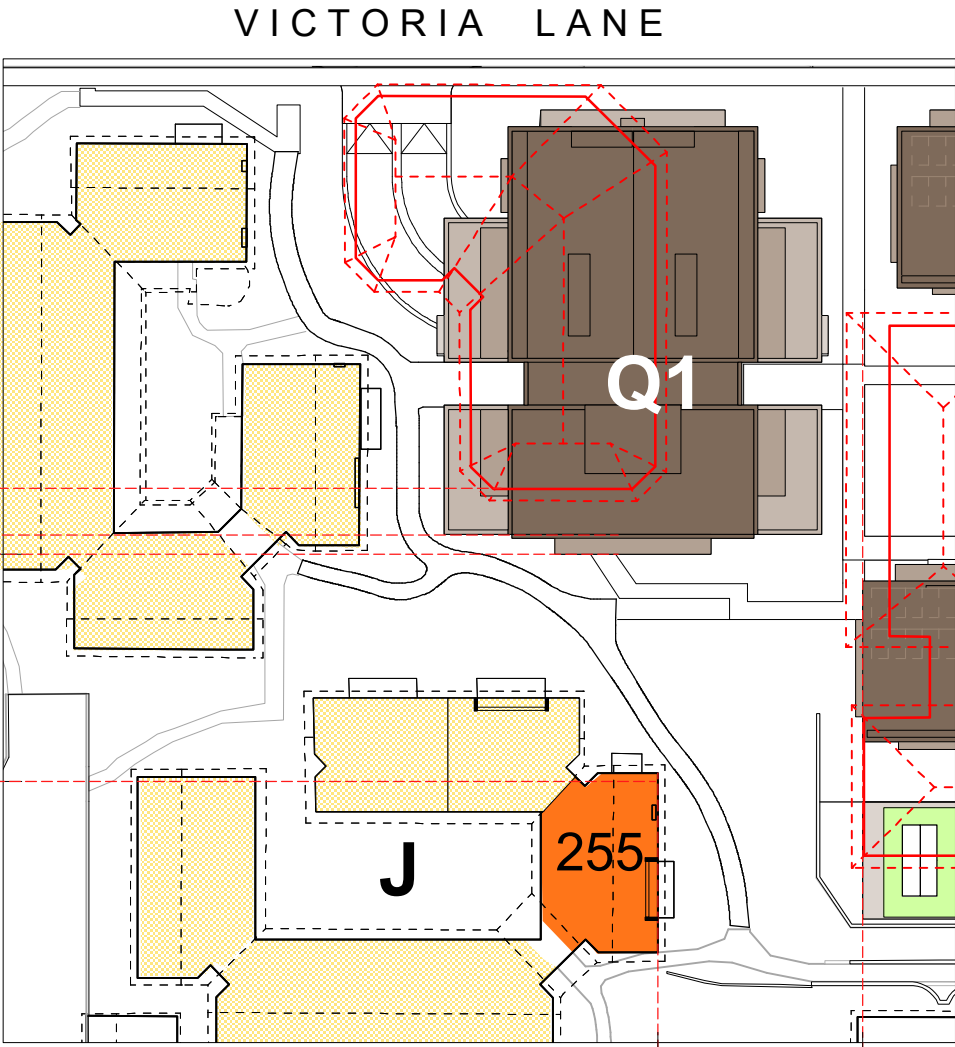


Fig 8.3.3
Perceived Height

Q1 steps back from Building J (Unit 255) at its eastern and western corners to reduce the impact of proposed height.

At the point closest to Unit 255, Q1 will be 2.5 storeys above the roof height of the existing Communal Facilities.

Q1 will be 15m (compared to 19.4m currently) away from Unit 255 and Q3 will be 13.5m.

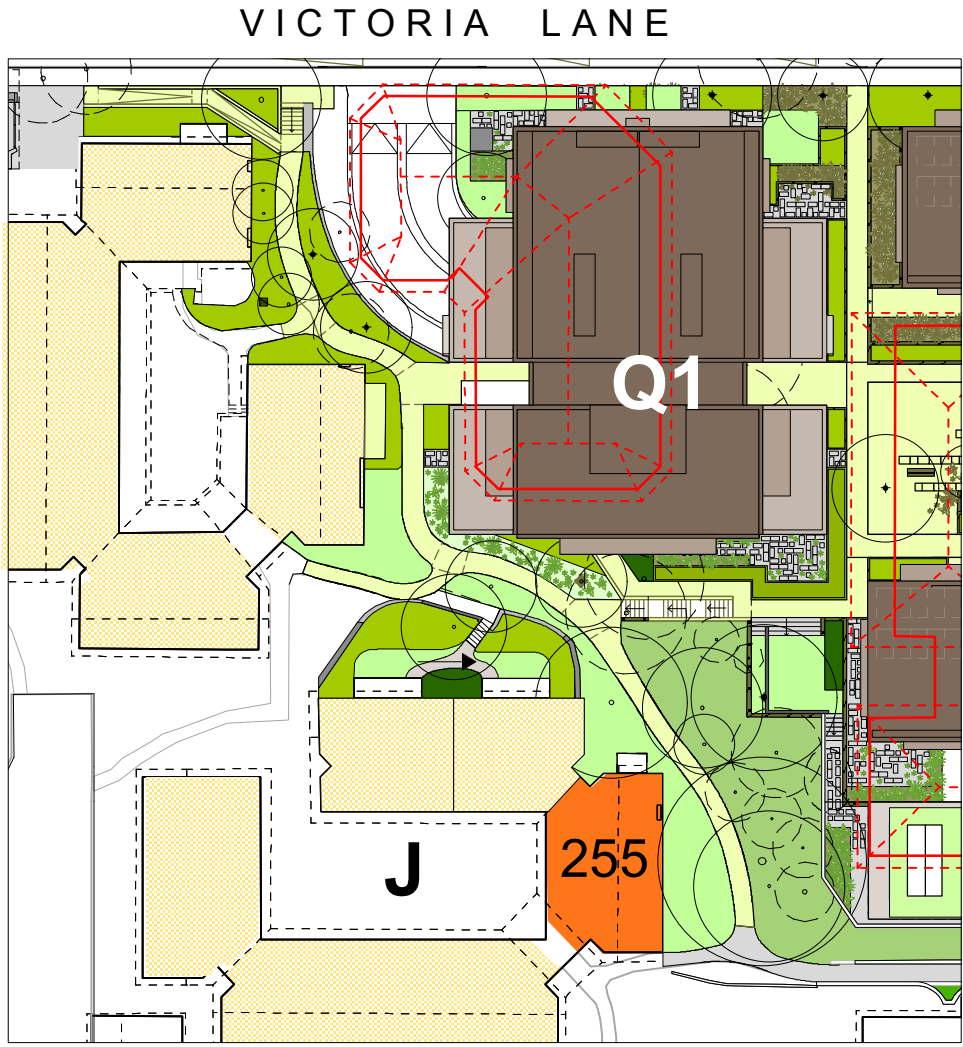


Fig 8.3.4
Screen planting

Unit 255 already enjoys established vegetation outside its northern and eastern windows. This will be kept to maintain the existing leafy outlook, provide some screening from Q1 and Q3, and maintain privacy. The proposed roof top garden of Q3 will further enhance a light and leafy outlook while opening views to the Chapel transept.

- LEGEND**
- Existing view corridor maintained
 - Existing view corridor reduced
 - Proposed new view corridor
 - Expanded sunshine where applicable
 - Proposed screen planting where applicable
 - Specific Unit in Village Green context
 - Specific existing building in section
 - Specific proposed building in section

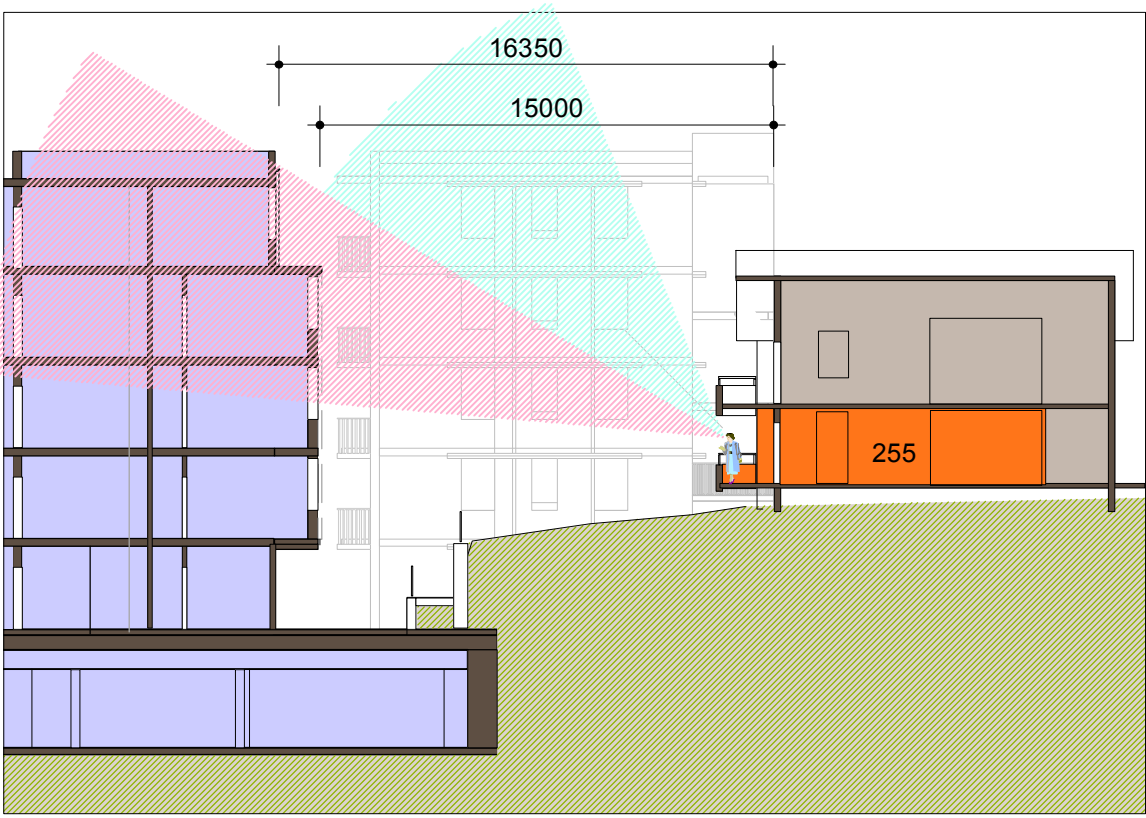
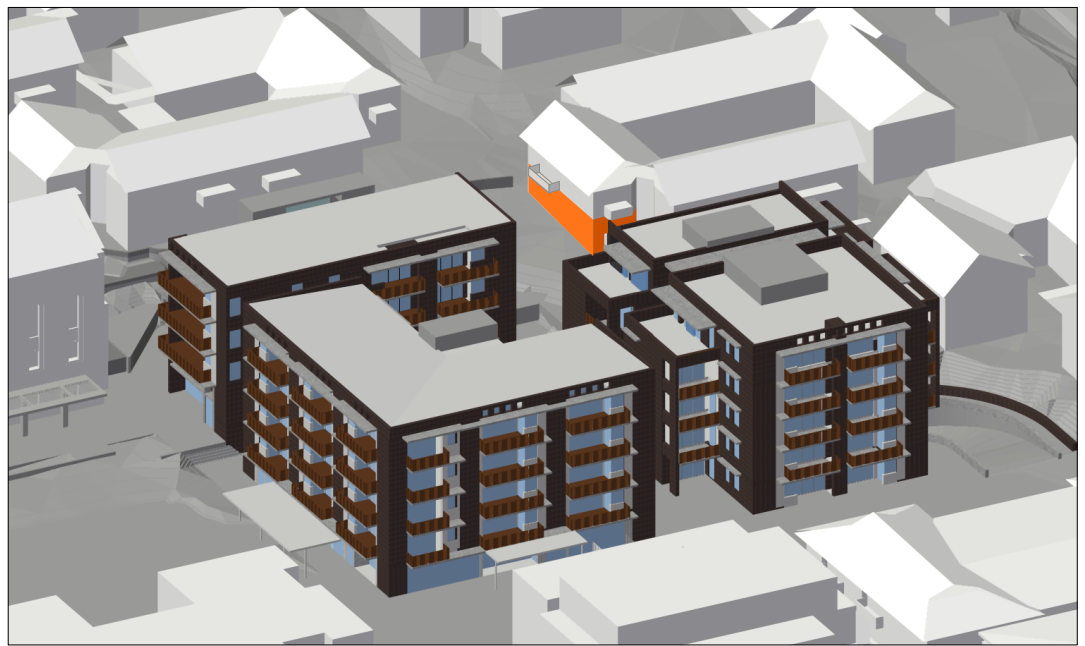


Fig 8.3.5
View of Sky existing and proposed.

Aspect to the northern sky will be reduced but still achieved from the northern balcony (the eastern aspect is not affected).

As can be seen above, the floor level of Unit 255 is already 1.5 storeys above the ground floor of proposed Q1. The resident will experience Q1 as 3.5 storeys which is the full proposed height of Q1.



Fig 8.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

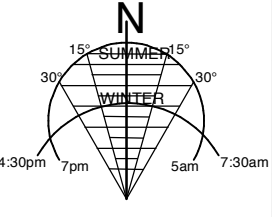
The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

Stage 1 Village Green	
GROUND FLOOR	
BUILDING / UNIT No	J 255
PERCEIVED NEGATIVE IMPACTS	<p>Building Q1 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of some views over roof tops to the north and eastIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 255Solar amenity is impacted only for approximately 30 minutes over a few days in the middle of winterEasterly views to a new rooftop garden and the western transept of the Chapel will be realised
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q1 and Q3 have been considered to reduce impact to Unit 255.The eastern section of Level 4 has been stepped back to reduce the overall bulk as viewed from Unit 255.No Q1 living room openings overlook Unit 255.Other openings in the southern wall of Q1 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.Providing a rooftop garden at Q3 adds to the amenity of the east facing windows.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 255.

STAGE 1 VILLAGE GREEN DEVELOPMENT

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A	2010.03.05	Submission Issue

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JOB VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE Community Consultation Response to issues raised

DRAWING TITLE			
Building J - Unit 255 Solar and Views			
DRAWN	CHECKED	SCALE	
KH	PT	1:500 1:200 NTS	
		@ A1	
DATE CREATED	DRAWING NO.		REV
05.03.2010	CCR8.03		A

Building F not occupied by residents

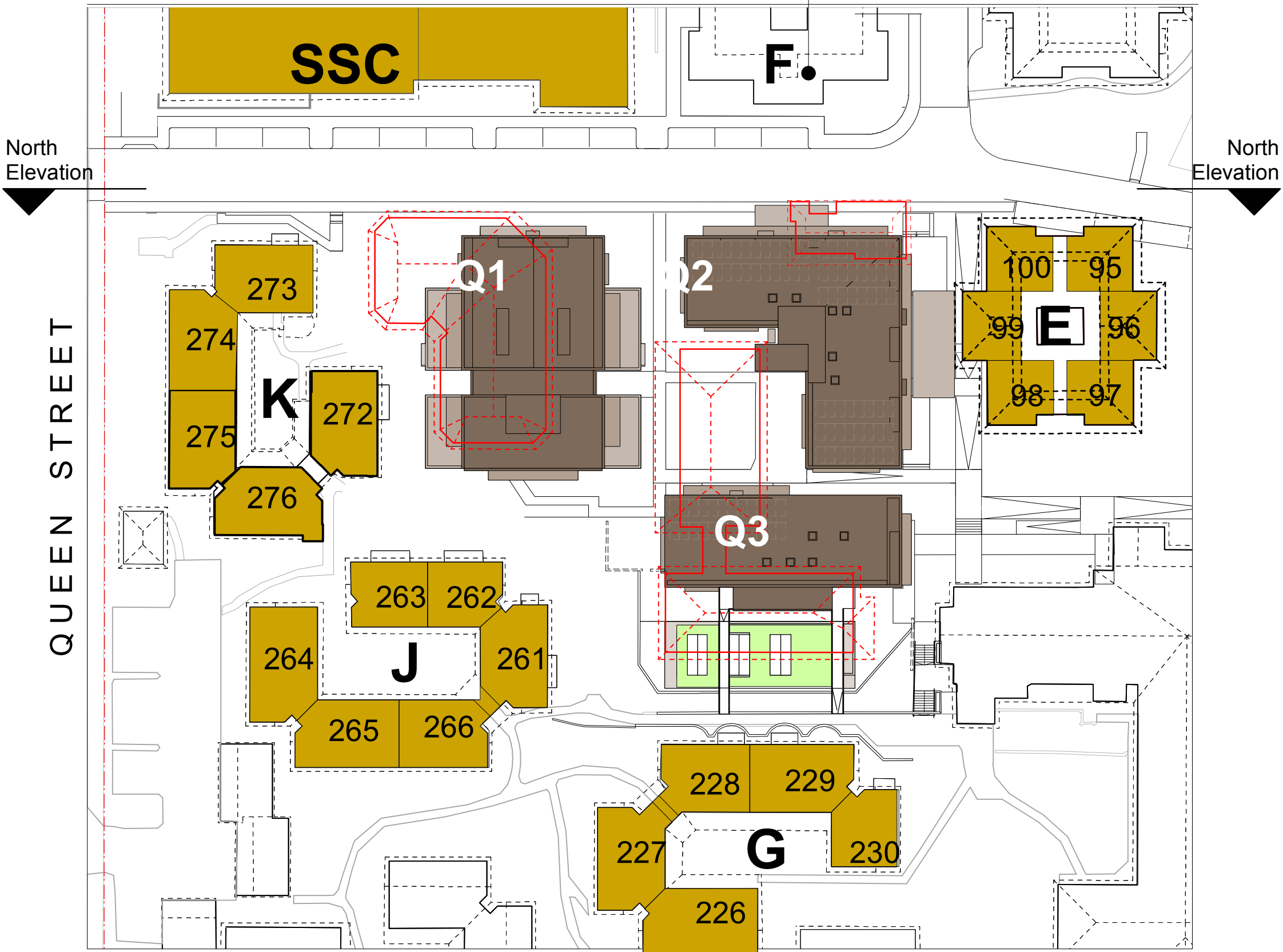


Fig 9.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

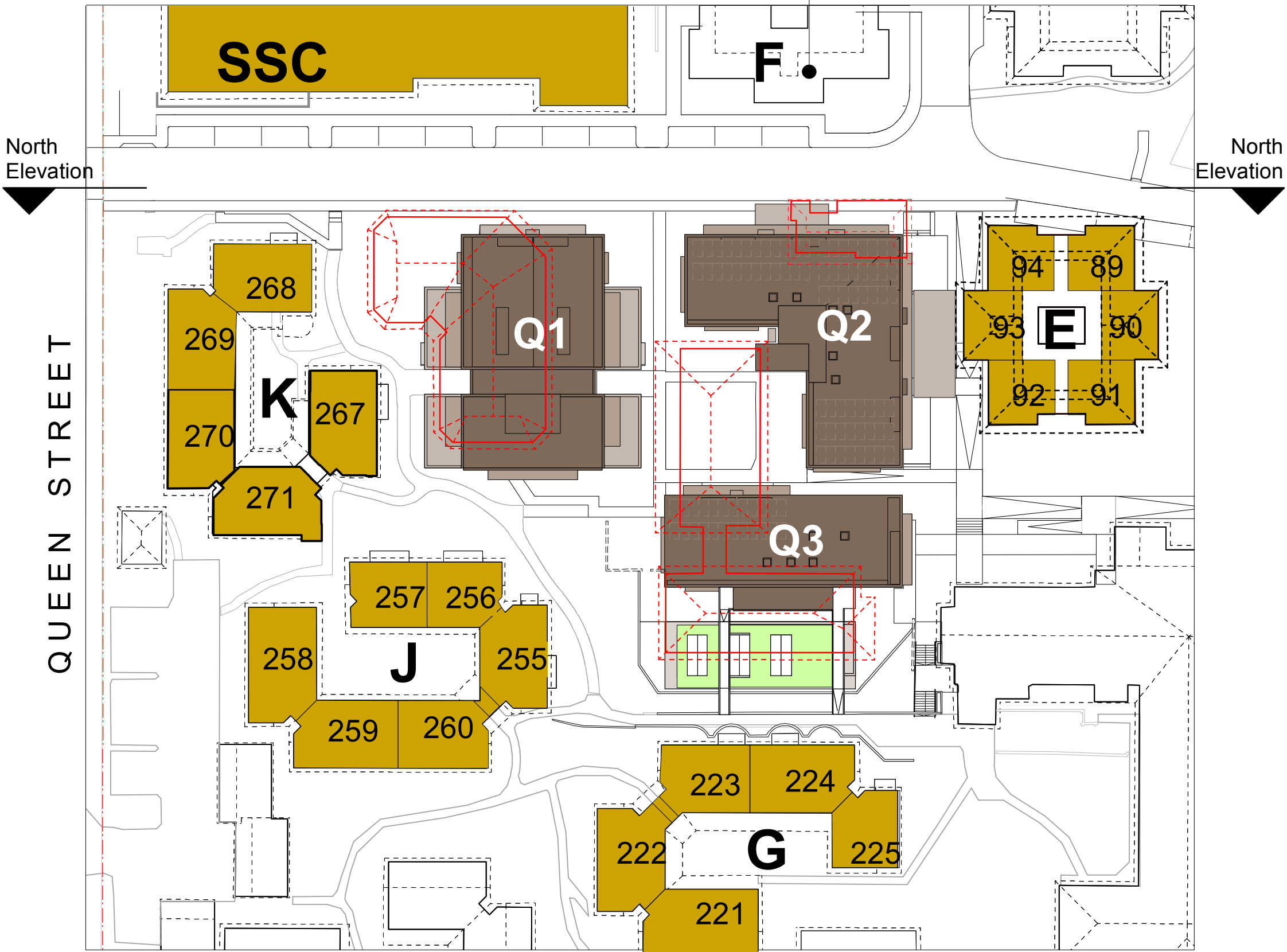


Fig 9.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

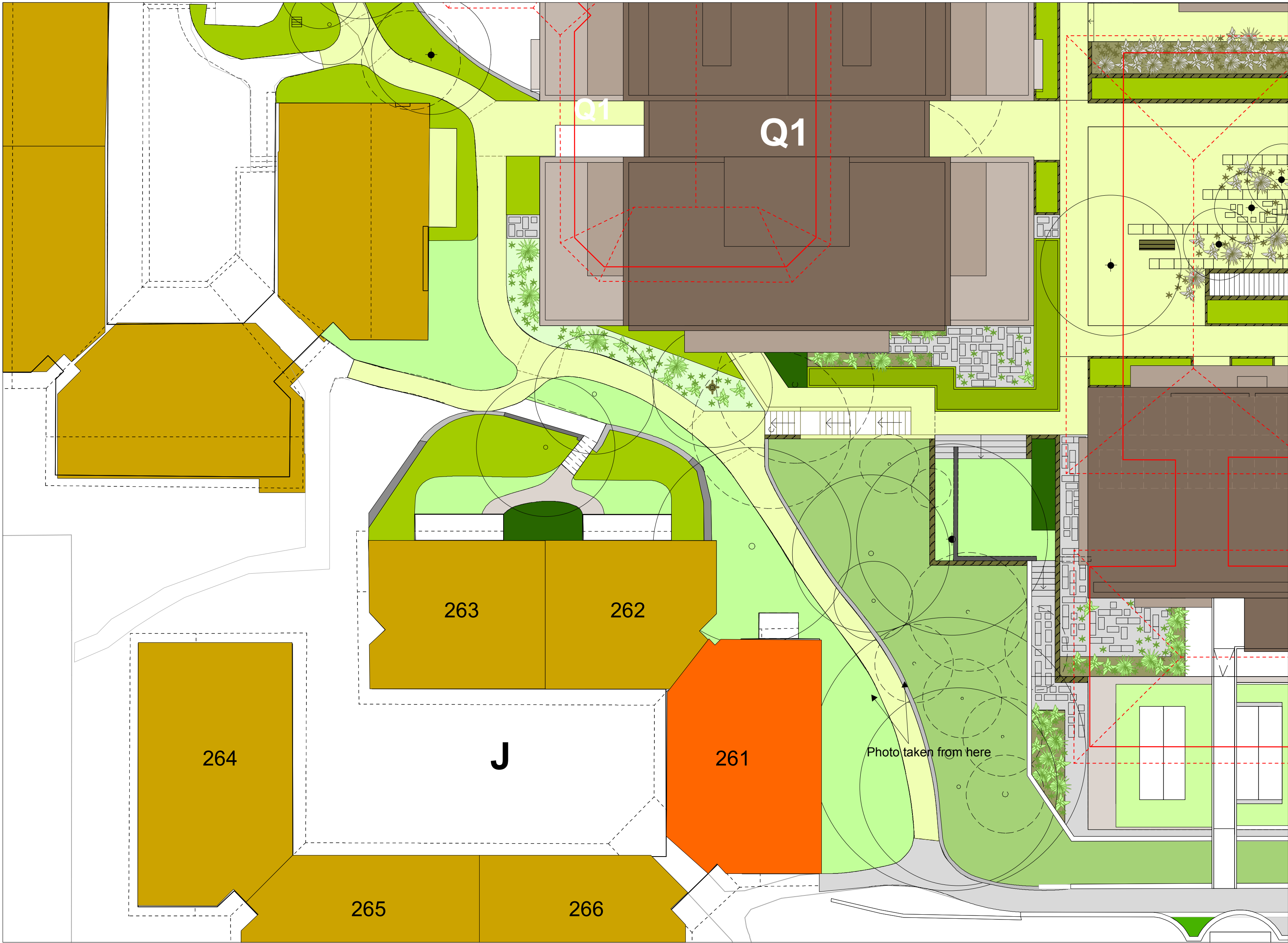
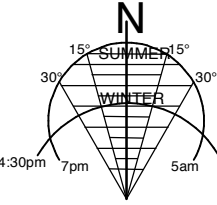


Fig 9.1.3 First Floor - Building J Unit 261

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

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DEVELOPMENT
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JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE
Building J - Unit 261

DRAWN KH CHECKED PT SCALE 1:150 1:500 @ A1

DATE CREATED 05.03.2010 DRAWING NO. CCR9.01 REV. A

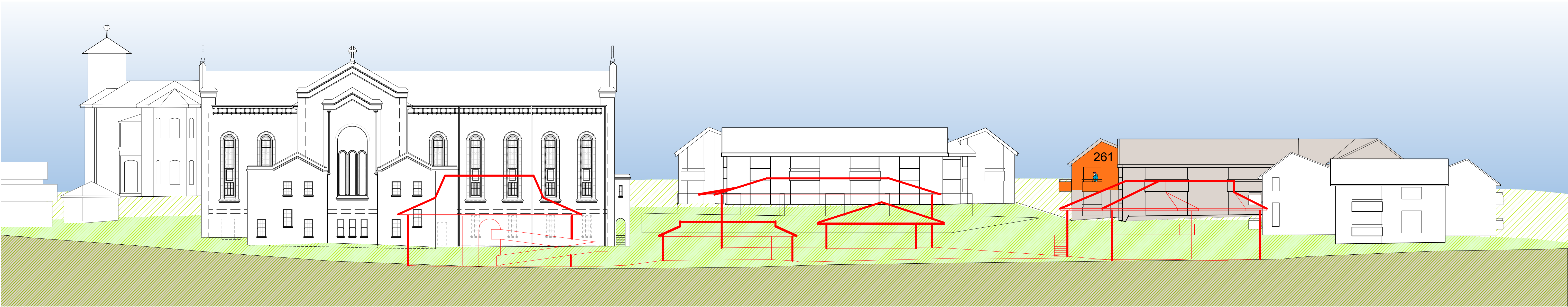


Fig 9.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 261 has excellent northern aspect with a large opening and northern balcony.

This unit currently enjoys views over the roof of the existing Activities Centre to the north and the roof of the Convent to the east. Expansive nor-easterly aspect is enjoyed.

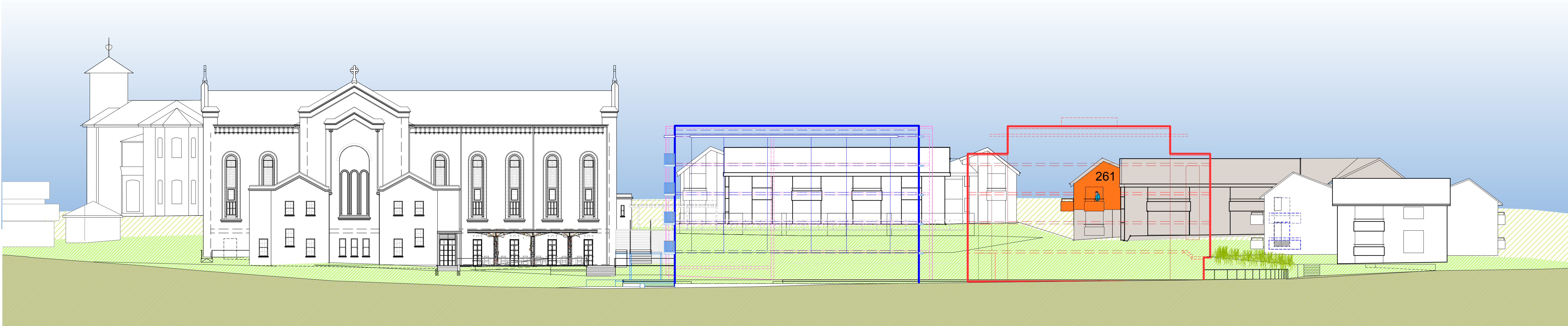


Fig 9.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 261 is 2.5 storeys above the ground floor level of Q1 (equal to midway between the second and third floors of Q1).

Therefore, the resident of Unit 261 will see a 4-storey building to the north experienced as a 3 storey building from this unit.

Views will be impacted although there will be little impact on solar amenity.

A new easterly view will be created.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

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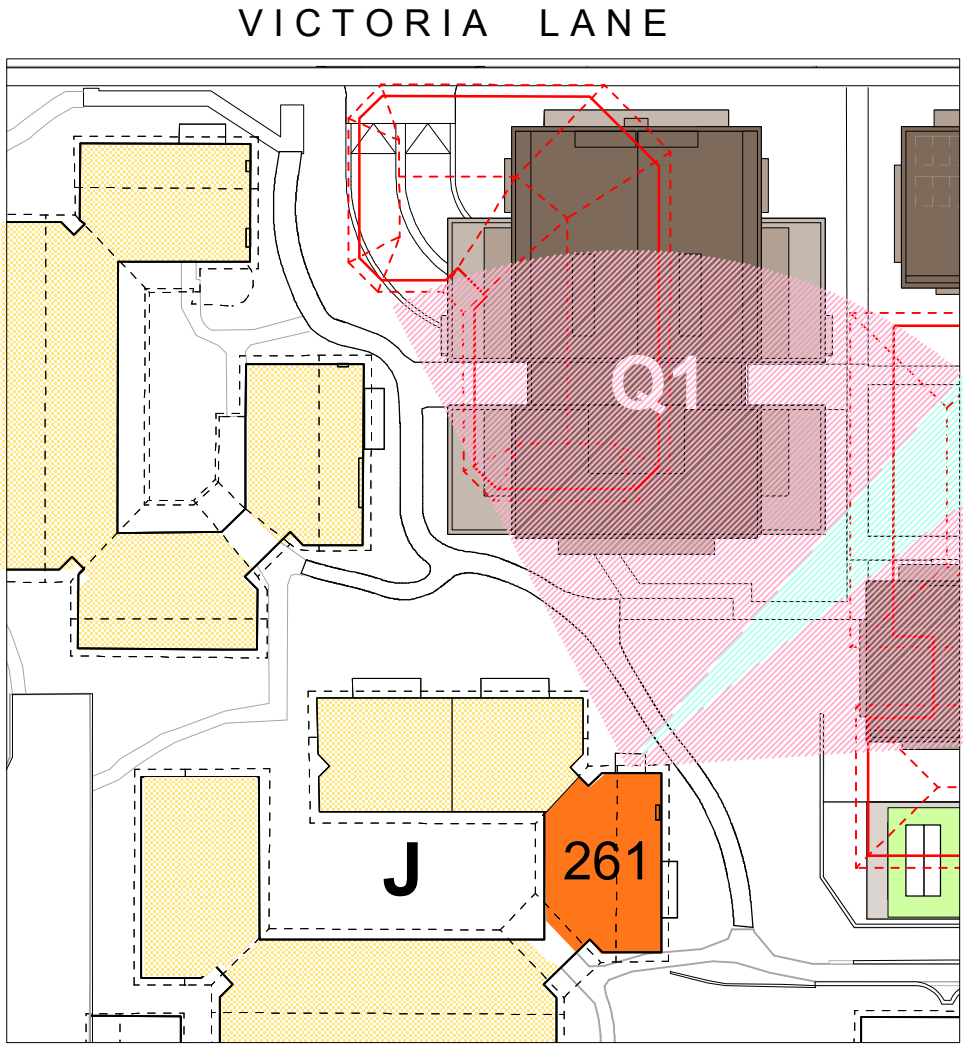


Fig 9.3.1
Views North - existing and proposed

Unit 261 currently enjoys views over the roof of the existing Activities Centre and Convent and enjoys extensive northern aspect. Q1 and Q3 impact on the northern view of Unit 261. Views of the sky will be retained and a portion of north-eastern corridor will be retained.

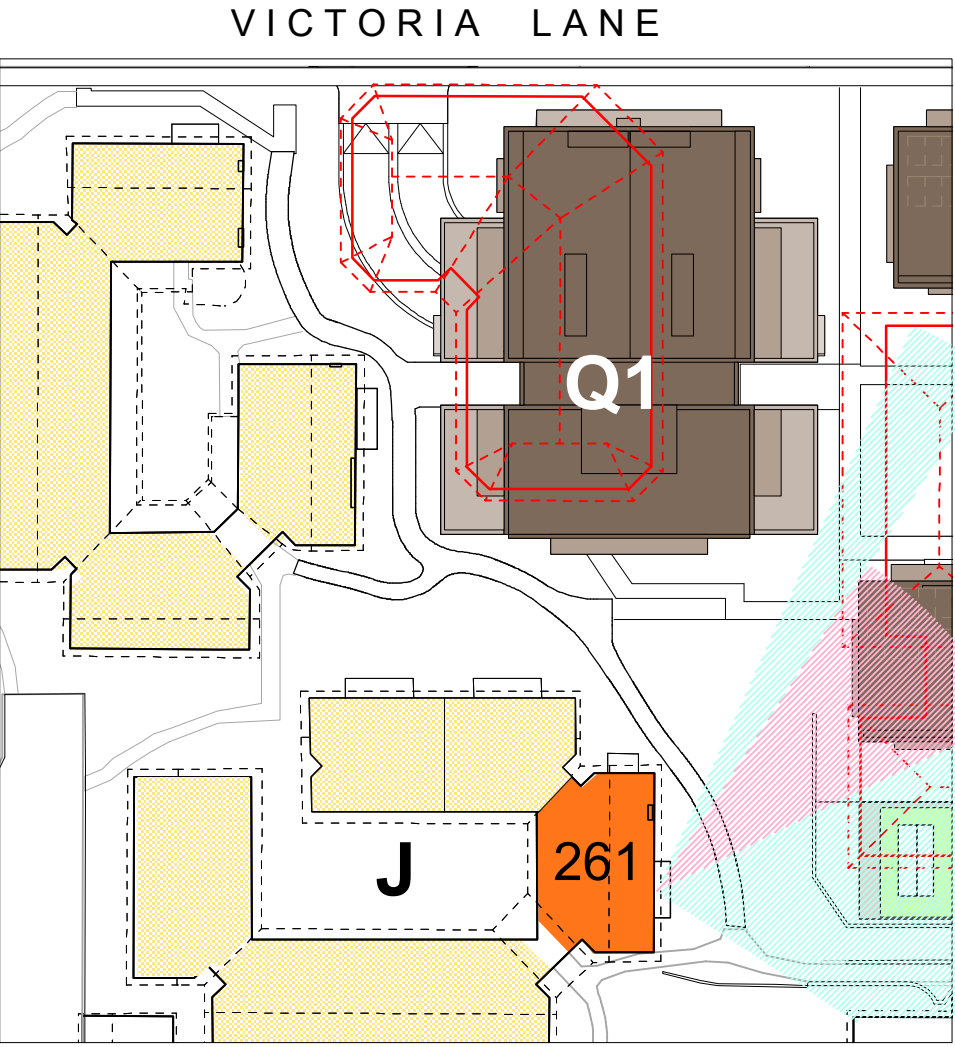


Fig 9.3.2
View East - existing and proposed

A narrow view corridor from the east facing window and balcony of Unit 261 will be retained following demolition of the Convent. Q3 impacts upon the existing north eastern view over the roof tops.

Easterly views to the western transept of the Chapel are retained while a new vista of the proposed roof top garden above the Q3 pool are provided in place of the Convent.

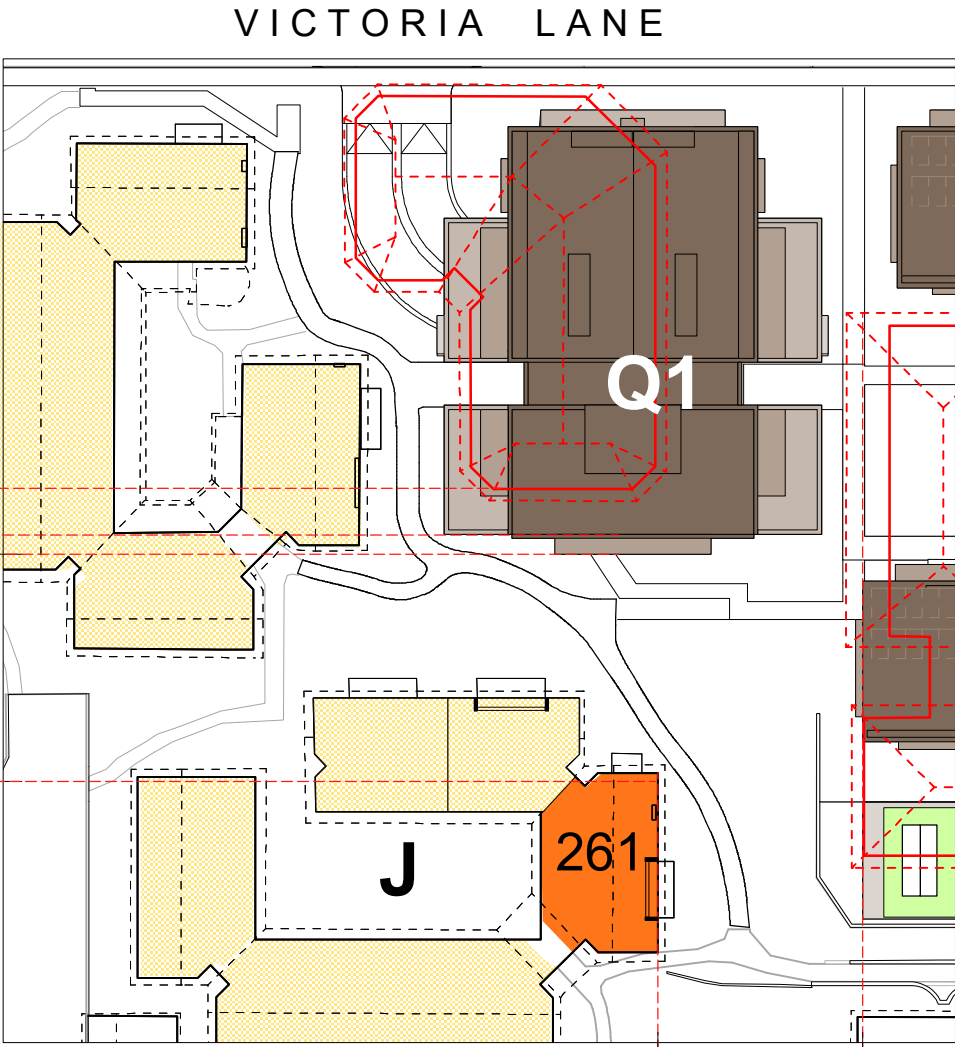


Fig 9.3.3
Perceived Height

Q1 steps back from Building J (Unit 261) at its eastern and western corners to reduce the impact of proposed height.

At the point closest to Unit 261, Q1 will be 2.5 storeys above the roof height of the existing Communal Facilities.

Q1 will be 15m (compared to 19.4m currently) away from Unit 261 and Q3 will be 13.5m.

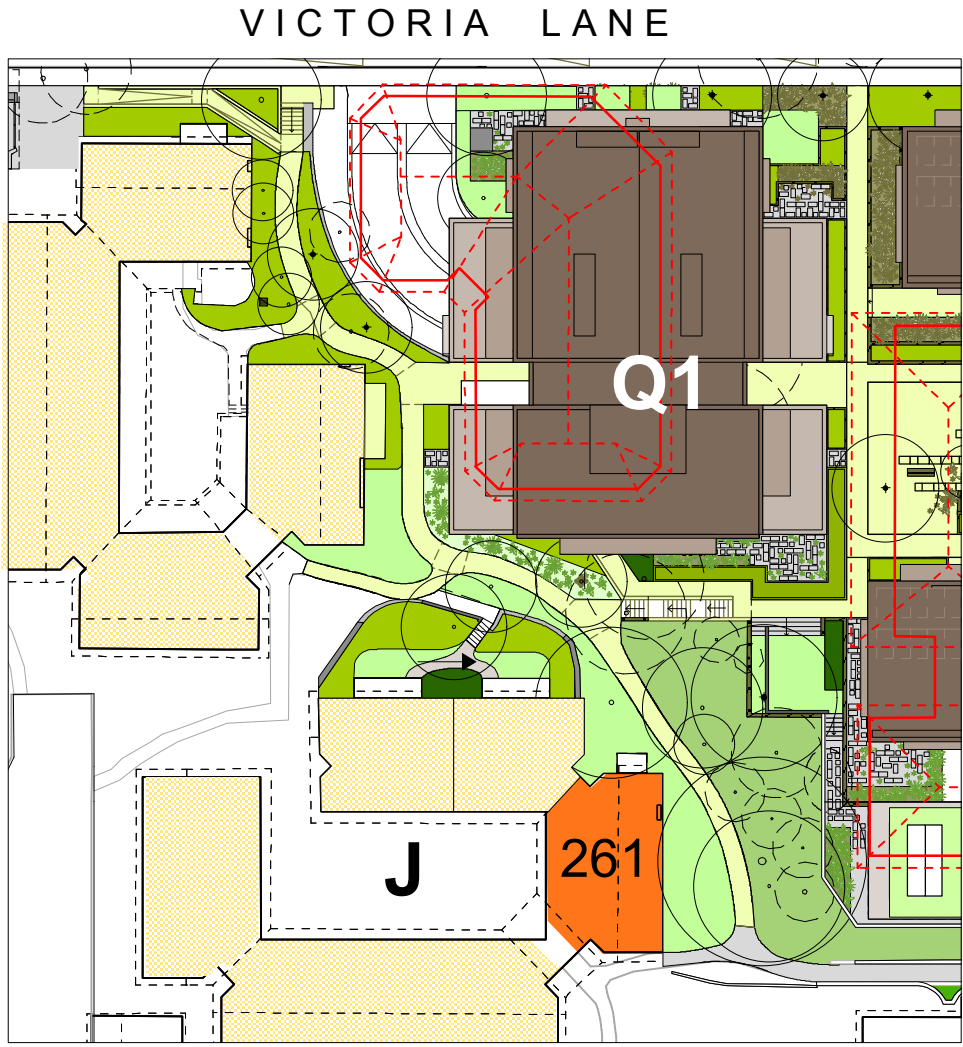


Fig 9.3.4
Screen planting

Unit 261 already enjoys established vegetation outside its northern and eastern balconies. This will be kept to maintain the existing leafy outlook, provide some screening from Q1 and Q3, and maintain privacy. The proposed roof top garden of Q3 will further enhance a light and leafy outlook while opening views to the Chapel.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section



1 21june (winter) - 9am



2 21june (winter) - 10am



3 21june (winter) - 11am

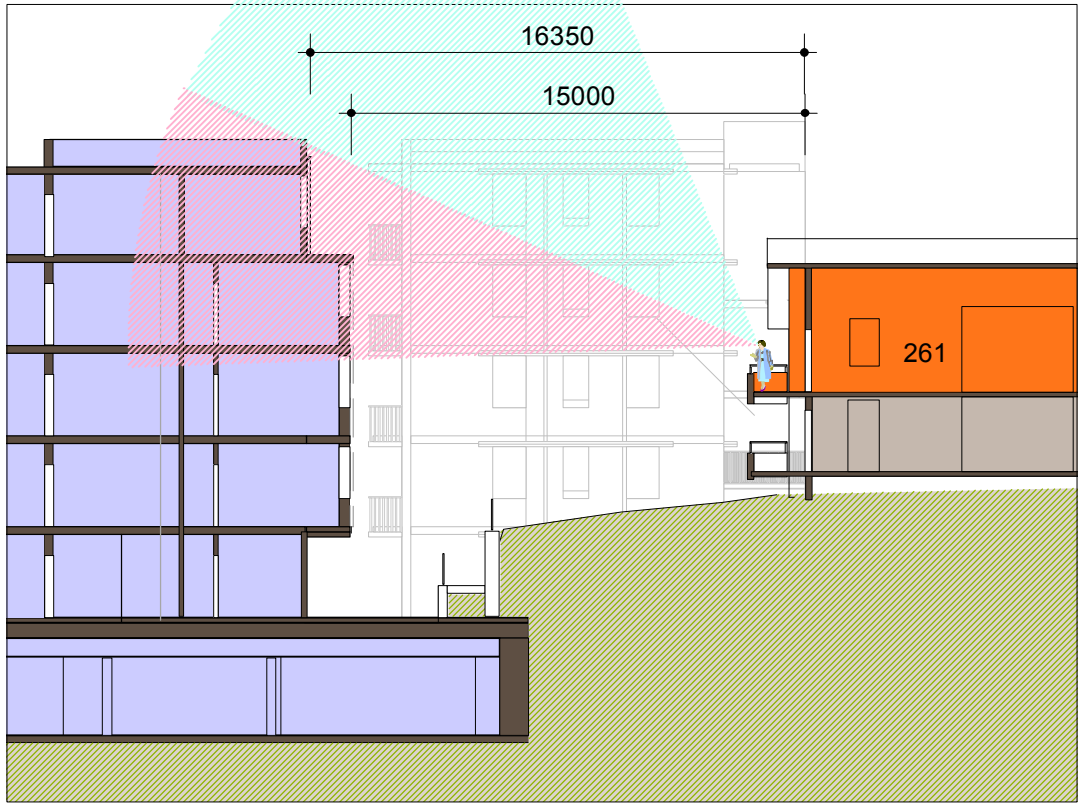


Fig 9.3.5
View of Sky existing and proposed.

The aspect directly in front of Unit 261 to the northern sky will be reduced but still achieved while the eastern aspect is not affected.

As can be seen above, the floor level of Unit 261 is already 2.5 storeys above the ground floor of proposed Q1. The resident will experience Q1 as 2.5 storeys which is the full proposed height of Q1.



4 21june (winter) - 12 noon



5 21june (winter) - 1pm



6 21june (winter) - 2pm



7 21june (winter) - 3pm



8 21june (winter) - 4pm

Fig 9.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

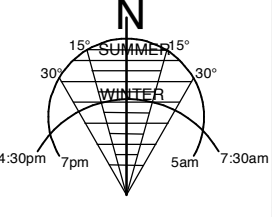
The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

Stage 1 Village Green	
GROUND FLOOR	
BUILDING / UNIT No	J 261
PERCEIVED NEGATIVE IMPACTS	<div>Building Q1 potentially impacts this unit through:</div> <ul style="list-style-type: none">Loss of some views over roof tops to the north and eastIncreased building bulk to the north and east compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 261Solar amenity is impacted only for approximately 30 minutes over a few days in the middle of winterEasterly views to a new rooftop garden and the western transept of the Chapel will be realised
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q1 and Q3 have been considered to reduce impact to Unit 261.The eastern section of Level 4 has been stepped back to reduce the overall bulk as viewed from Unit 261.No Q1 or Q3 living room openings overlook Unit 261.Other openings in the southern wall of Q1 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required although unlikely to be necessary.Providing a rooftop garden at Q3 adds to the amenity of the east facing balcony.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 261.

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JOB VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE Community Consultation Response to issues raised

DRAWING TITLE			
Building J - Unit 261 Solar and View			
DRAWN	CHECKED	SCALE	
KH	PT	1:500 @ A1	1:250 NT
DATE CREATED	DRAWING NO.		REV
05.03.2010	CCR9.03		A

Building F not occupied by residents

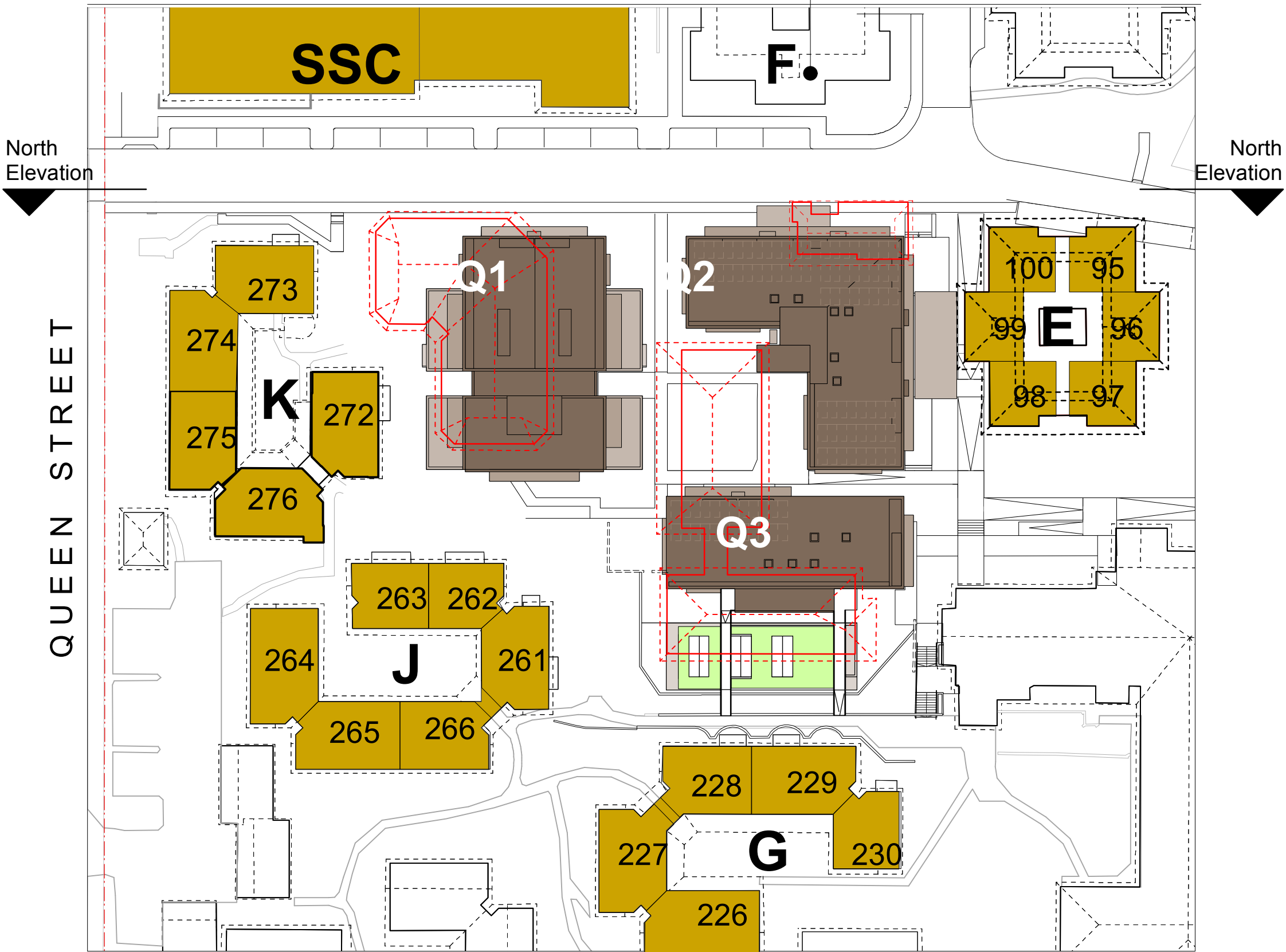


Fig 10.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

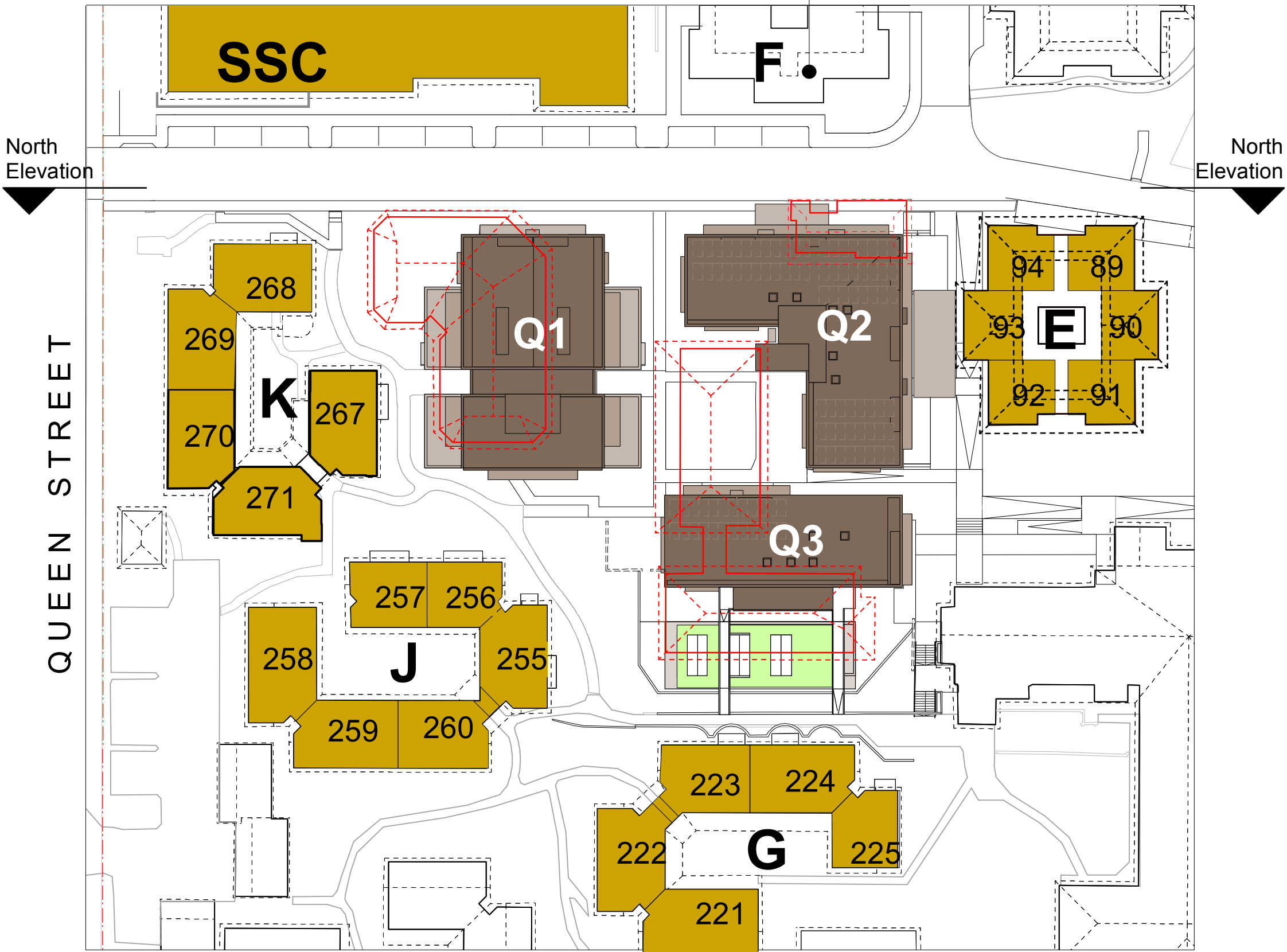


Fig 10.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

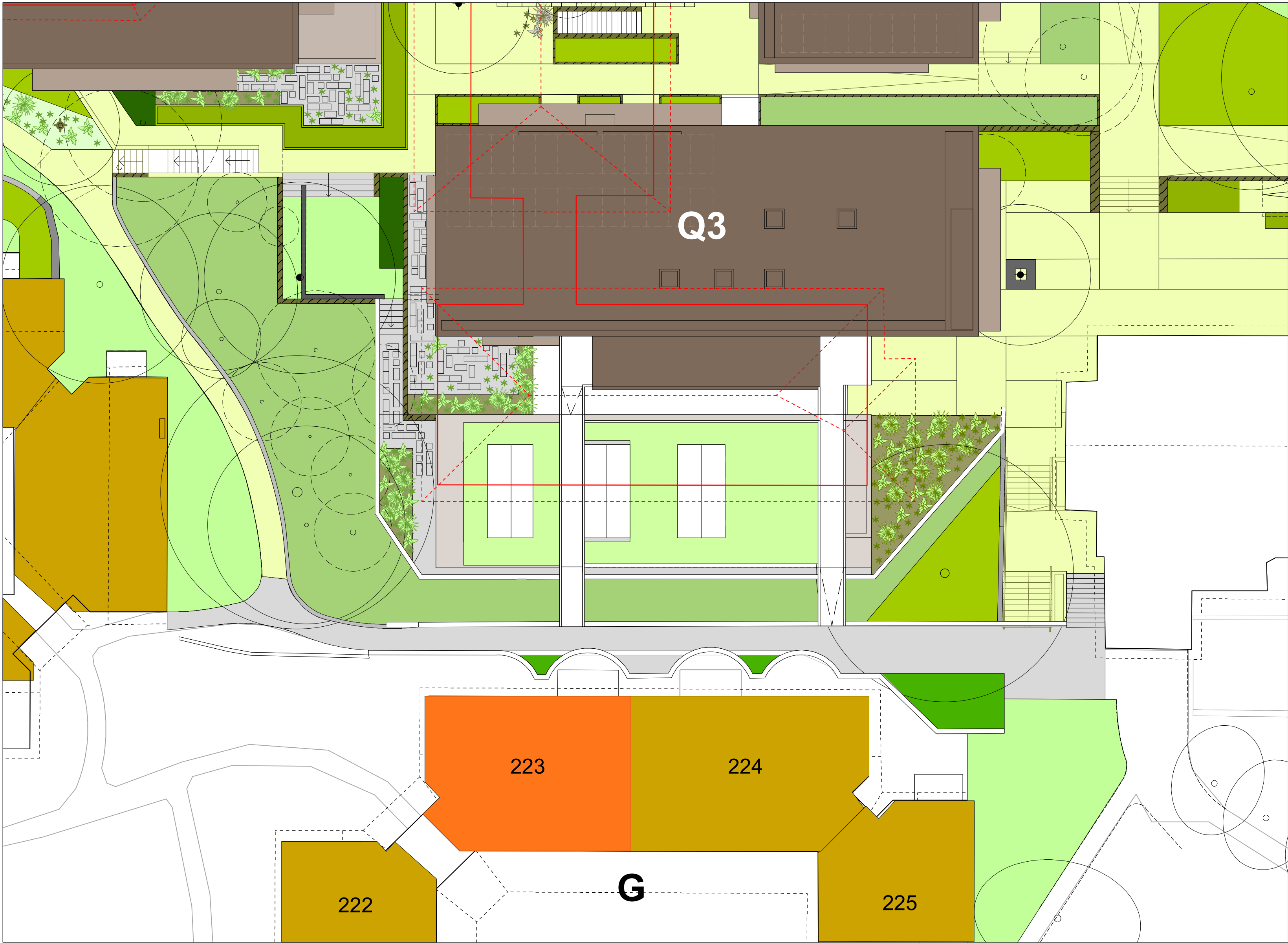
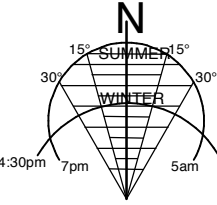


Fig 10.1.3 Ground Floor - Building G Unit 223

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

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DEVELOPMENT
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**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE		SCALE	
Building G - Unit 223		1:150 1:500 @ A1	
DRAWN	CHECKED	DATE CREATED	REV
KH	PT	05.03.2010	A
DRAWING NO.		REV	
CCR10.01		A	

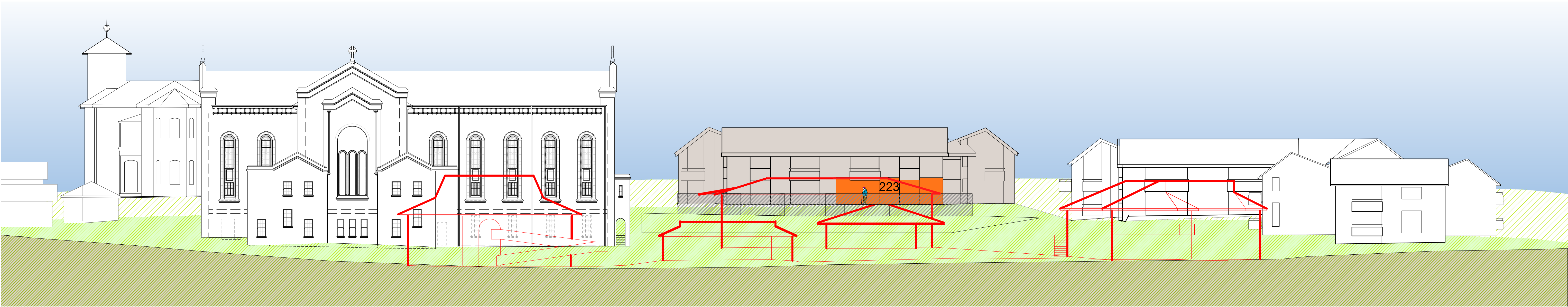


Fig 10.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 223 has excellent northern aspect with large openings and northern balcony/garden area.

This unit currently looks into the roof of the existing Convent to the north. A pleasant nor-westerly aspect is also enjoyed.

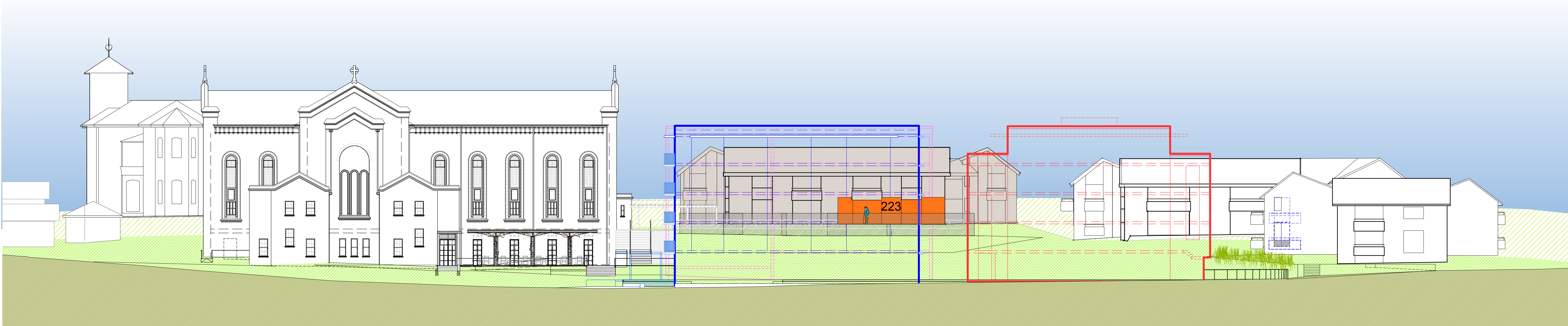


Fig 10.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 223 is 2 storeys above the ground floor level of Q3.

Therefore, the resident of Unit 223 will see a 3-storey building to the north.

Views to the sky will be somewhat impacted although the distance of Q3 from Unit 223 results in little solar impact and reduces loss of sky view.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only.</div><div>Do not scale.</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div>			<div>REV. DATE AMENDMENTS</div> <div>A 2010.03.05 Submission Issue</div>		<div>REV. DATE AMENDMENTS</div> <div></div>		<div>STRUCTURAL ENGINEER</div> <div>ROBERT BIRD GROUP</div> <div>Level 5, 9 Castlereagh Street</div> <div>Sydney NSW 2000</div> <div>T: (02) 8246 3200 F: (02) 8246 3201</div> <div>E: Paul.Austin@robertbird.com.au</div>	<div>LANDSCAPE ARCHITECTURE</div> <div>JILA PTY LTD</div> <div>STUDIO 5, L5, 68-72 Wentworth Avenue</div> <div>Surry Hills NSW 2010</div> <div>T: (02) 9212 6957 F: (02) 9281 3171</div> <div>E: jila@jila.net.au</div>	<div>HERITAGE CONSULTANT</div> <div>GRAHAM BROOKS & ASSOCIATES</div> <div>71 York Street</div> <div>Sydney NSW 2000</div> <div>T: (02) 9299 8600 F: (02) 9299 8711</div> <div>E: GrahamBrooks@ghaheritage.com</div>	<div>TRAFFIC CONSULTANT</div> <div>MCLAREN TRAFFIC</div> <div>5 Jabiru Place</div> <div>Wentworth Heights NSW 2233</div> <div>T: (02) 9546 5161 F:</div> <div>E: mclaren@gozmail.com.au</div>	<div>MECHANICAL ENGINEER</div> <div>ENGINEERING PARTNERS</div> <div>18 Northwood Road</div> <div>Northwood NSW 2060</div> <div>T: (02) 9428 4332 F: (02) 9427 2712</div> <div>E: mwa@epnlogic.com.au</div>		<div>CLIENT</div> <div>aeuum LIVING</div>	<div>JOB</div> <div>VILLAGE GREEN, CARDINAL FREEMAN VILLAGE</div>	<div>DRAWING TITLE</div> <div>Building G - Unit 223 Height Context</div>	<div>DRAWN</div> <div>KH</div>	<div>CHECKED</div> <div>PT</div>	<div>SCALE</div> <div>1:200 @ A1</div>	<div>DATE CREATED</div> <div>05.03.2010</div>	<div>DRAWING NO.</div> <div>CCR10.02</div>	<div>REV</div> <div>A</div>
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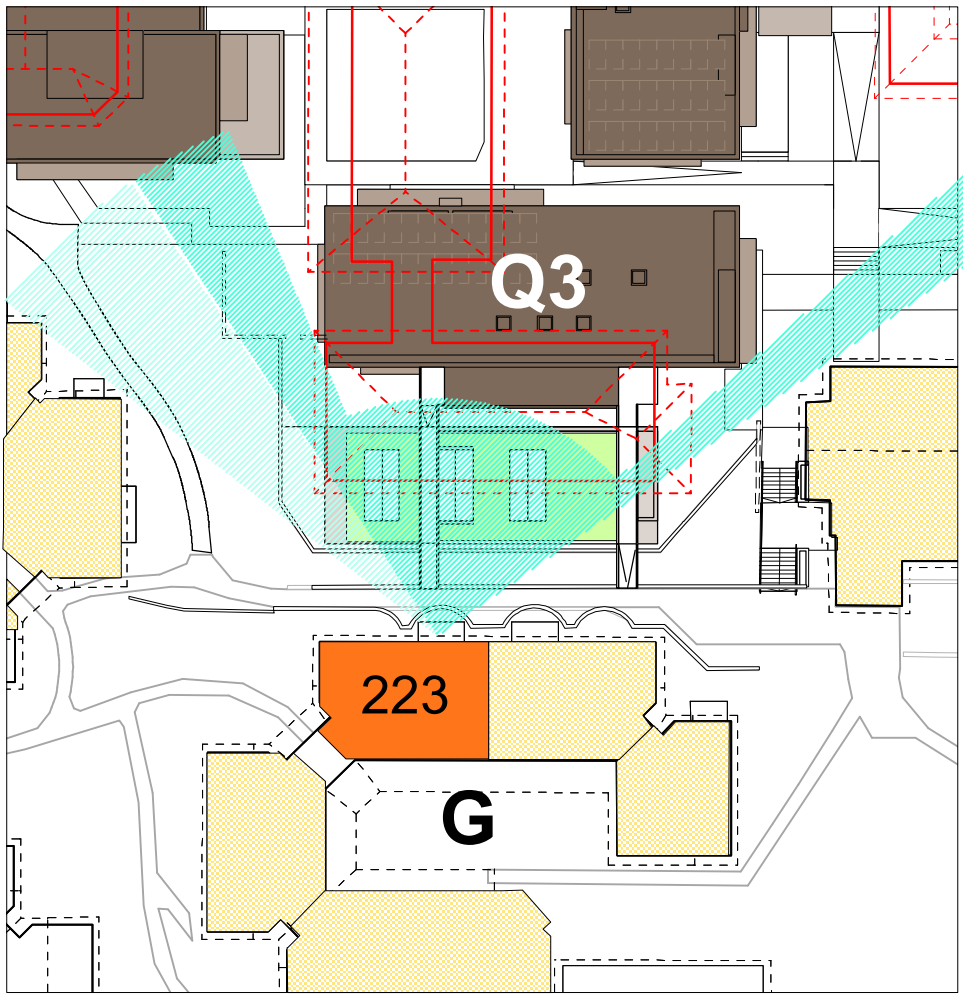


Fig 10.3.1
Views North - existing and proposed

Unit 223 currently looks into the roof of the existing Convent but enjoys extensive northern aspect. Q3 impacts somewhat on the northern views of sky. Views of the sky will be retained and a portion of north-eastern corridor will be expanded.

Two new view corridors will be opened up the Q1 at the north-west and into the proposed Village Green park to the north-east. A new green vista will be opened up to the north with the rooftop garden above the Q3 pool.

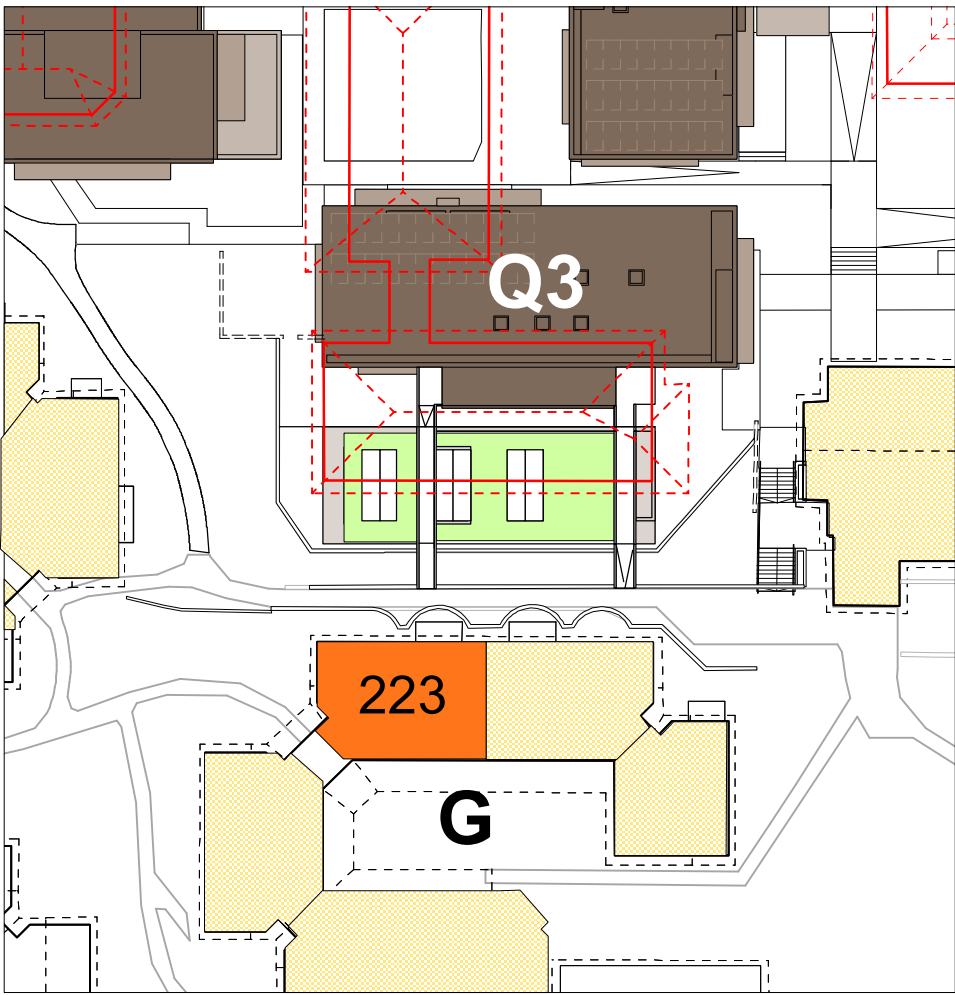


Fig 10.3.2
View East - existing and proposed

There are no eastern views or vistas applicable to Unit 223.

Vistas to the west are unchanged.



Fig 10.3.3
Perceived Height

Q3 is set back from Unit 223 by approx 15.4m from the lift core and lobbies 18m to the residential units.

The floor level of Unit 223 is 2 storeys above the ground floor of Q3. Therefore, the resident of Unit 223 will experience Q3 as a 3-storey building immediately to the north.

In contrast, the existing Convent is set back approximately 10.6m from Unit 223.

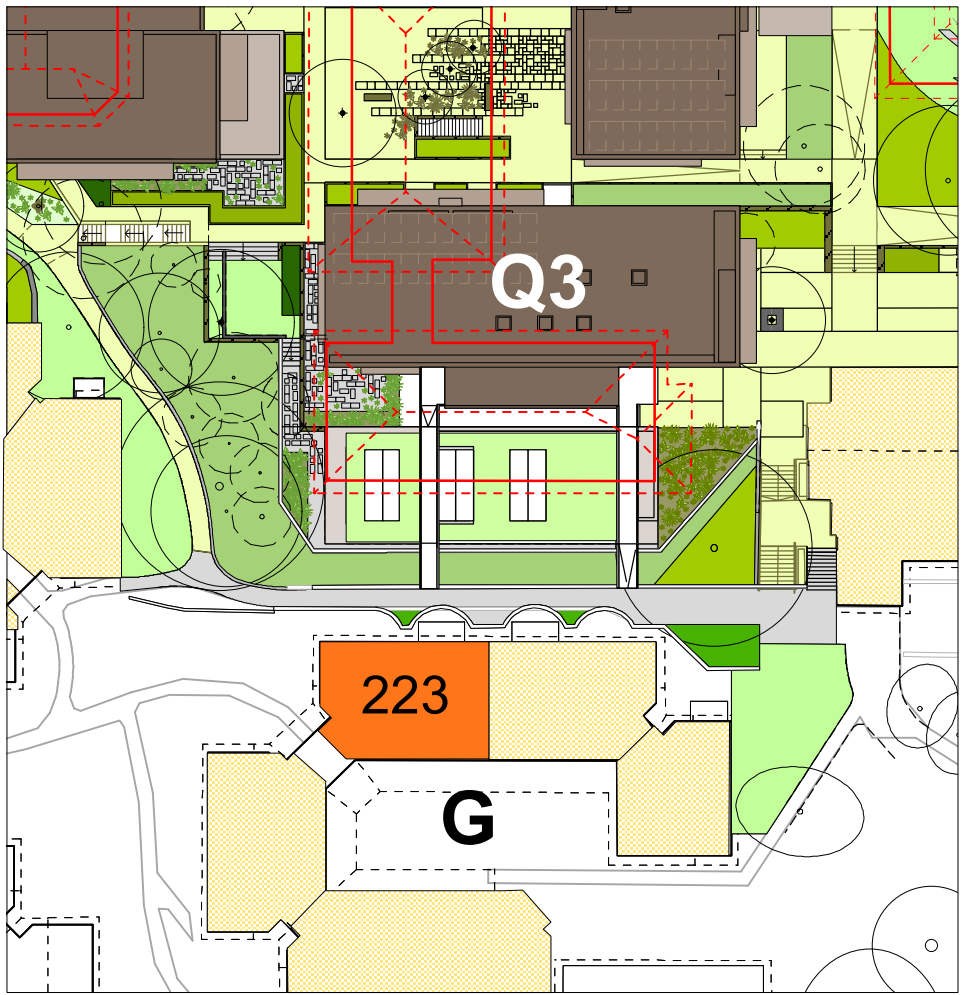


Fig 10.3.4
Screen planting

Unit 223 will benefit from the proposed rooftop garden above the Q3 pool. Also, relandscaping to the west of Q3 will provide an outlook of improved quality landscape.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section

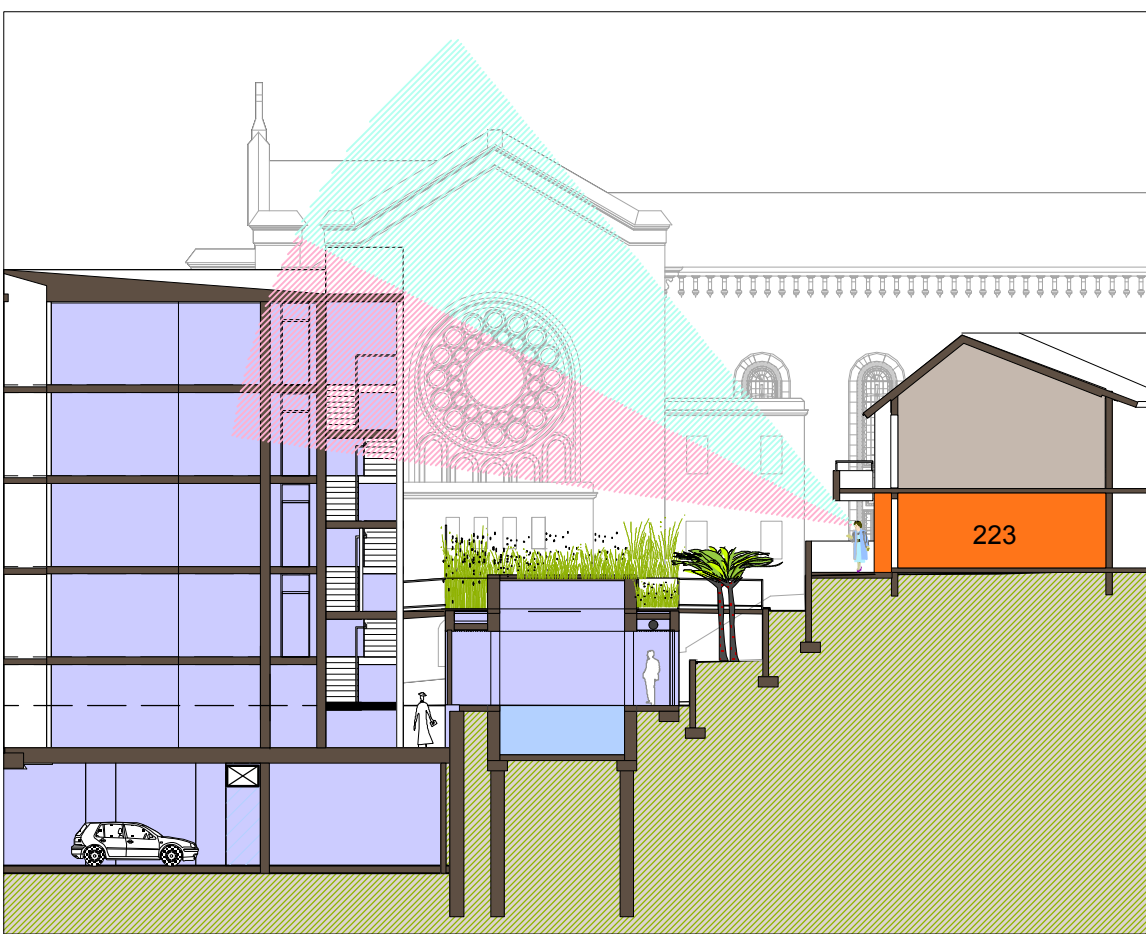
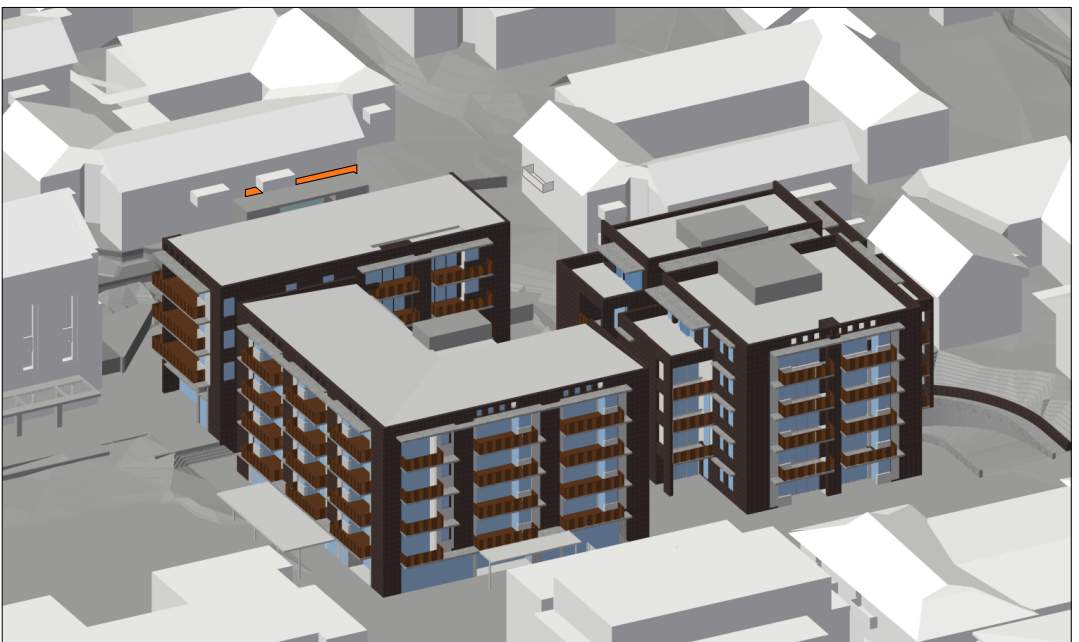
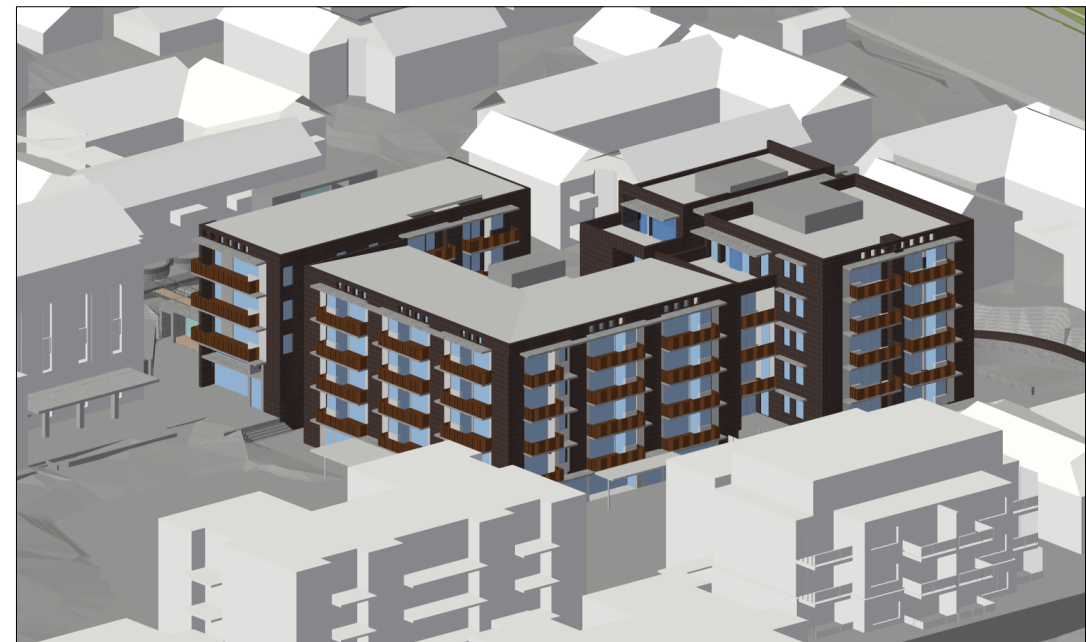


Fig 10.3.5
View of Sky existing and proposed.

The existing Convent roof already obscures views from eye level to the ground.

Aspect to the sky will be reduced (shown in pink hatch) but still achieved from the living room and balcony. As can be seen above, the floor level of Unit 223 is already 2 storeys above the ground floor of proposed Q3. The resident will experience Q3 as 3-storeys.



Fig 10.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

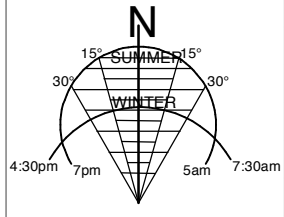
It is important to note that anything visible is receiving sunlight.

Stage 1 Village Green	
GROUND FLOOR	
BUILDING / UNIT No	G 223
PERCEIVED NEGATIVE IMPACTS	<div>Building Q3 potentially impacts this unit through:</div> <ul style="list-style-type: none">Loss of some views to the sky over roof tops to the north and eastIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 223 via accessible bridges directly linking Q3 to the path outside Unit 223Solar amenity is impacted only for a short time over a few days in the middle of winterNortherly vistas to a new rooftop garden will be realised
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q3 has been considered to reduce impact to Unit 223.The eastern section of Level 4 Q1 has been stepped back to reduce the overall bulk as viewed to the north-west from Unit 223.No Q3 living room openings overlook Unit 223.Other openings in the southern wall of Q3 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.Providing a rooftop garden at Q3 adds to the amenity of this north facing unit.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 223.

STAGE 1 VILLAGE GREEN DEVELOPMENT

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A	2010.03.05	Submission Issue

REV.	DATE	AMENDMENTS

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JOB	VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE	Community Consultation Response to issues raised

DRAWING TITLE	Building G - Unit 223 Solar and Views
DRAWN	PT
CHECKED	PT
SCALE	1:500 1:250 NTS @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR10.03
REV	A

Building F not occupied by residents

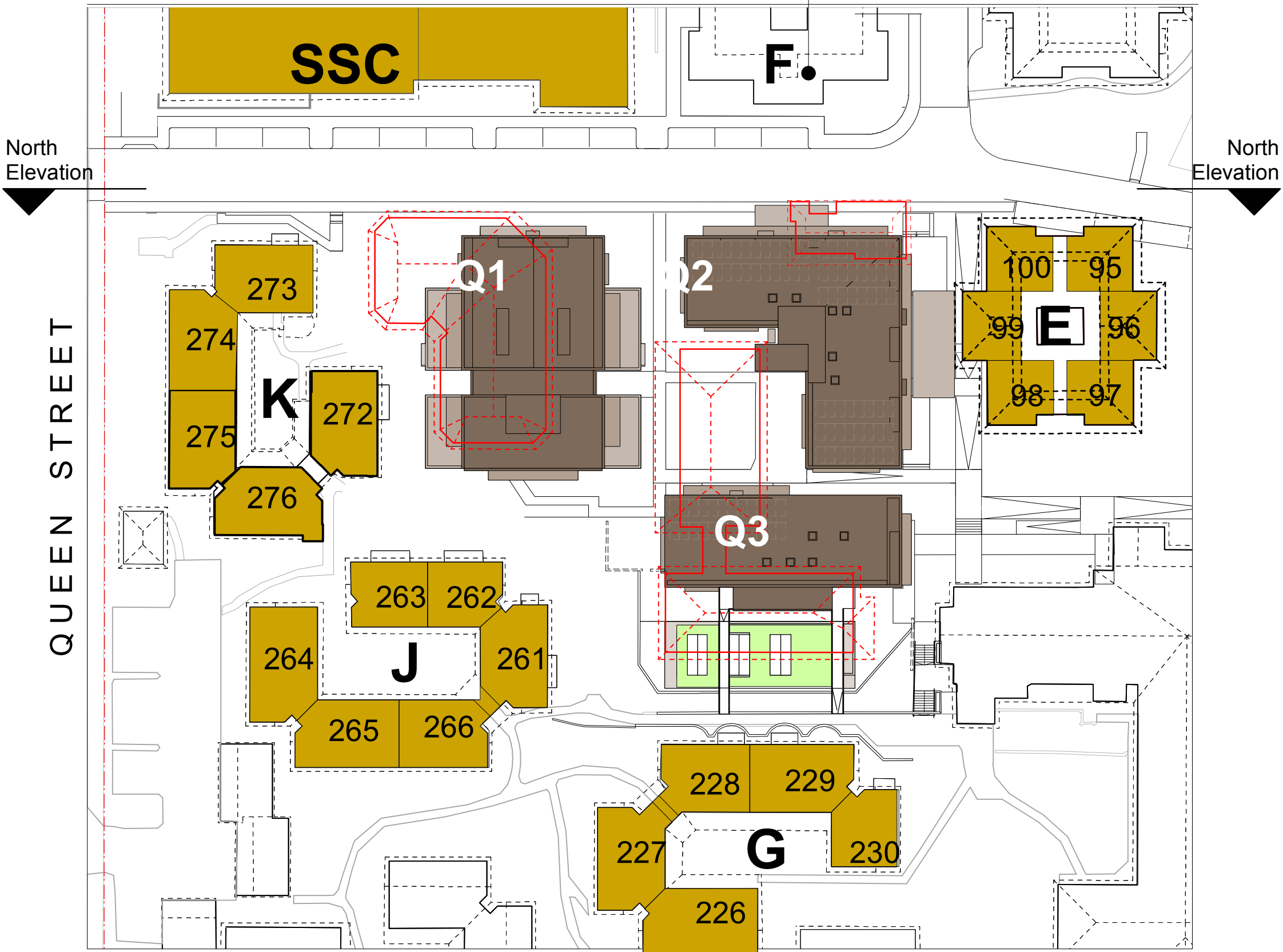


Fig 11.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

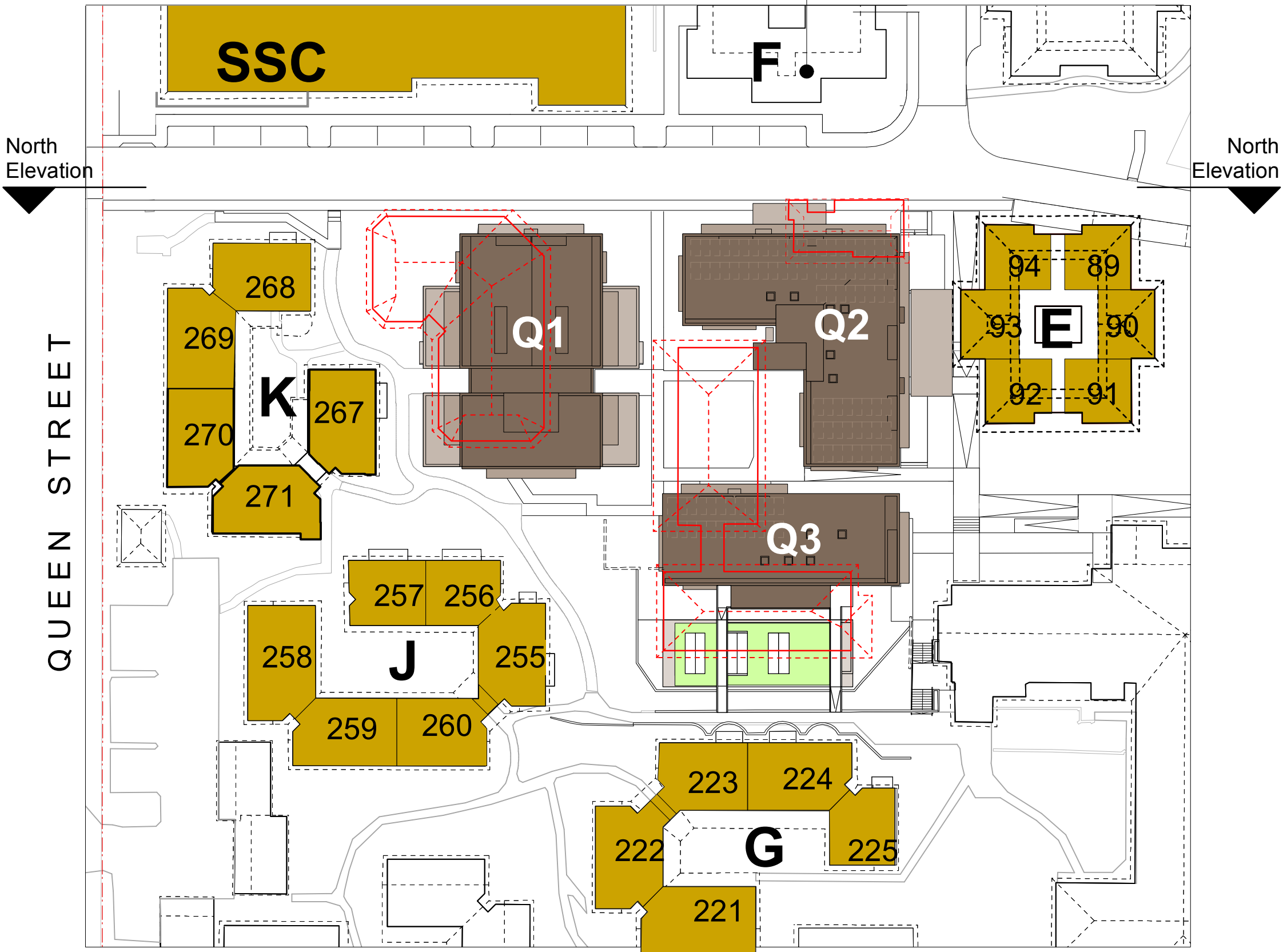


Fig 11.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

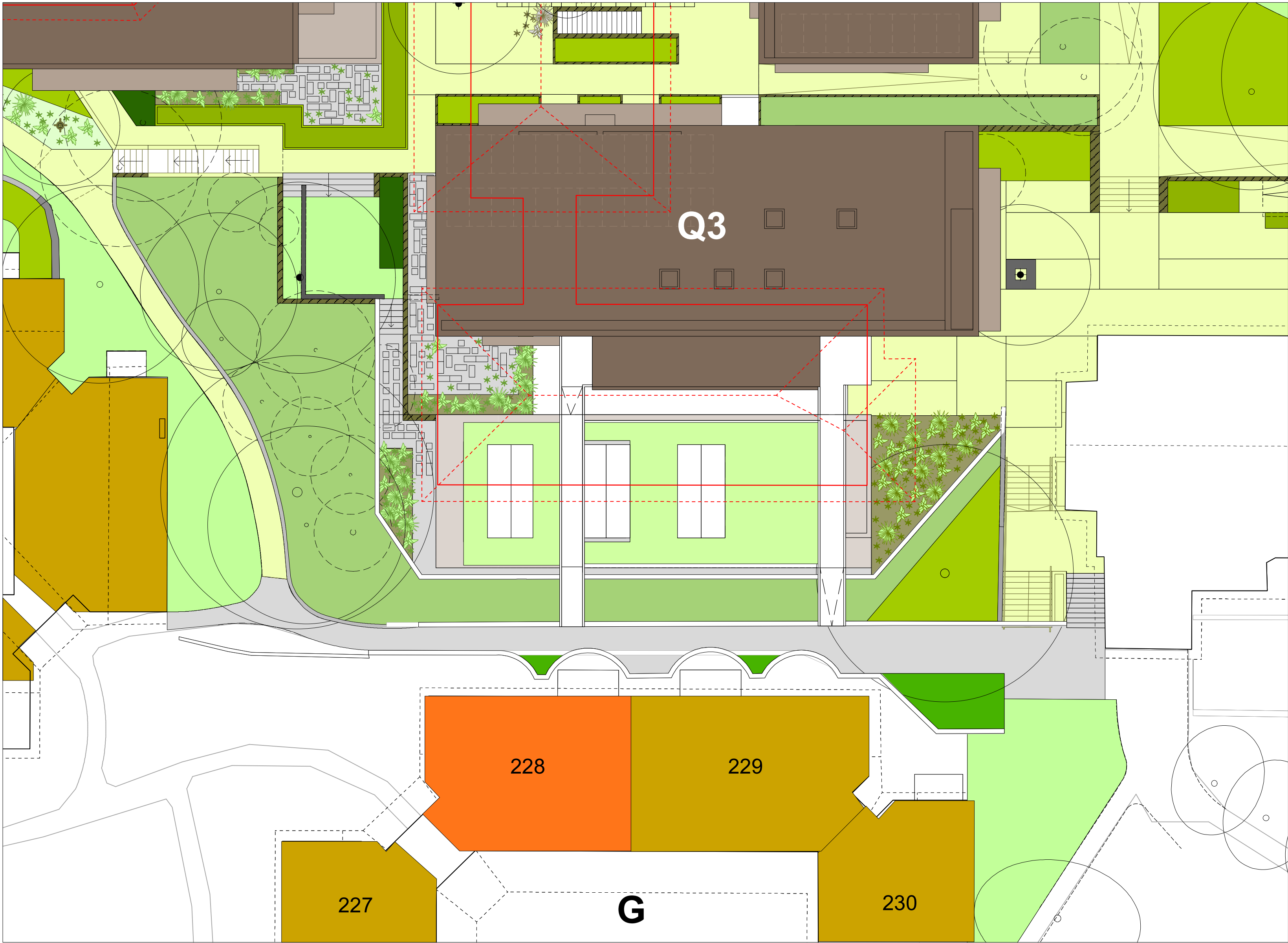
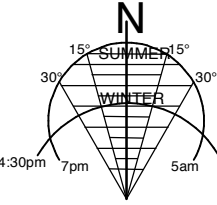


Fig 11.1.3 First Floor - Building G Unit 228

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
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LIVING

JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE			
Building G - Unit 228			
DRAWN	CHECKED	SCALE	
KH	PT	1:150 1:500 @ A1	
DATE CREATED	DRAWING NO.	REV	
05.03.2010	CCR11.01	A	

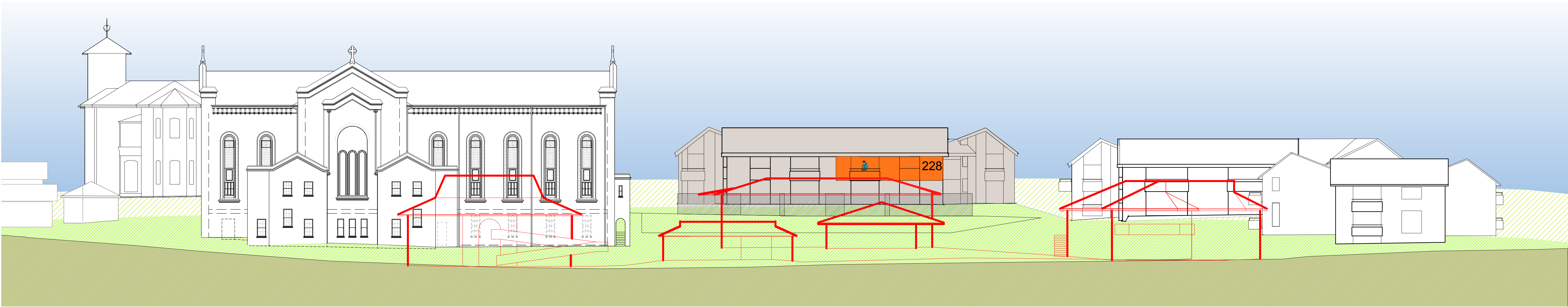


Fig 11.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings shown in red. Unit 228 has excellent northern aspect with large openings and northern balcony.

This unit currently views over the rooftop of the existing Convent to the north. A pleasant nor-westerly aspect is also enjoyed.

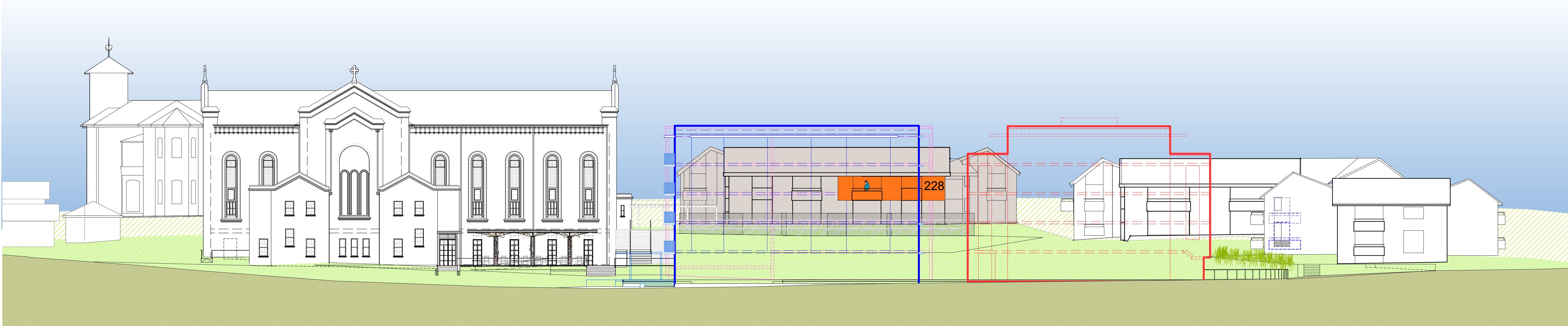


Fig 11.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 228 is 3 storeys above the ground floor level of Q3.

Therefore, the resident of Unit 228 will see a 3-storey building to the north that will be experienced as 2-storeys from this unit.

Views to the sky will be somewhat impacted although the distance of Q3 from Unit 228 results in little solar impact and reduces loss of sky view.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only.</div><div>Do not scale.</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div> <div><div>N</div><div>15° SURVEYED 15°</div><div>30°</div><div>30°</div><div>4.30pm</div><div>7pm</div><div>5pm</div><div>7.30am</div></div>	<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td>A</td><td>2010.03.05</td><td>Submission Issue</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS	A	2010.03.05	Submission Issue																									<table><tr><th>REV.</th><th>DATE</th><th>AMENDMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV.	DATE	AMENDMENTS																												<div>STRUCTURAL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Paul.Austin@robertbird.com.au</div> <div>ELECTRICAL ENGINEER JIM HATZ & ASSOCIATES Level 1, 15 Atchison Street St Leonards NSW 2055 T: (02) 9437 1000 F: (02) 9437 1020 E: Jim.Hatz@engineers.com.au</div> <div>HYDRAULIC ENGINEER WHIPPS WOOD CONSULTING Lwr Gnd, 48 Alfred Street Milsom Point NSW 2061 T: (02) 9223 8444 F: (02) 8246 3201 E: AMWips@wwc.net.au</div>	<div>LANDSCAPE ARCHITECTURE JILA PTY LTD STUDIO 5, L5, 68-72 Wentworth Avenue Surry Hills NSW 2010 T: (02) 9212 6957 F: (02) 9281 3171 E: jila@jila.net.au</div> <div>SURVEYOR LOCKLEY LAND TITLE SOLUTIONS Level 1, 15 Atchison Street St Leonards NSW 2055 T: (02) 9437 1000 F: (02) 9437 1020 E: info@lockley.com.au</div> <div>CIVIL ENGINEER ROBERT BIRD GROUP Level 5, 9 Castlereagh Street Sydney NSW 2000 T: (02) 8246 3200 F: (02) 8246 3201 E: Laurence.Melville@robertbird.com.au</div>	<div>HERITAGE CONSULTANT GRAHAM BROOKS & ASSOCIATES 71 York Street Sydney NSW 2000 T: (02) 9299 8600 F: (02) 9299 8711 E: Graham.Brooks@ghaheritage.com</div> <div>BCA CONSULTANT BCA LOGIC Level 1, 71-73 Archer Street Cherrybrook NSW 2007 T: (02) 9411 5360 F: (02) 9411 1520 E: info@bcalogic.com.au</div> <div>ACCESS CONSULTANT ACCESS ACCESSIBILITY SOLUTIONS 487 Beauchamp Road Maroubra 2035 T: (02) 9661 1945 F: (02) 9661 1962 E: markrfe@agpond.com</div>	<div>TRAFFIC CONSULTANT MCLAREN TRAFFIC 5 Jabiru Place Wentworth Heights NSW 2233 T: (02) 9546 5161 F: (02) 9546 5161 E: mclaren@gozmail.com.au</div> <div>MECHANICAL ENGINEER ENGINEERING PARTNERS 18 Northwood Road Northwood NSW 2060 T: (02) 9428 4332 F: (02) 9427 2712 E: newiss@engpart.com.au</div> <div>Acoustic Consultant ACOUSTIC LOGIC Mascol NSW 2020 T: (02) 8338 8688 F: (02) 8338 8399 E: inquiries@acousticlogic.com.au</div>	CLIENT <div>aeuum LIVING</div>	JOB <div>VILLAGE GREEN, CARDINAL FREEMAN VILLAGE</div>	PACKAGE Community Consultation Response to issues raised	DRAWING TITLE Building G - Unit 223 Height Context	DRAWN KH	CHECKED PT	SCALE 1:200 @ A1	DATE CREATED 05.03.2010	DRAWING NO. CCR11.02	REV A
	REV.	DATE	AMENDMENTS																																																																									
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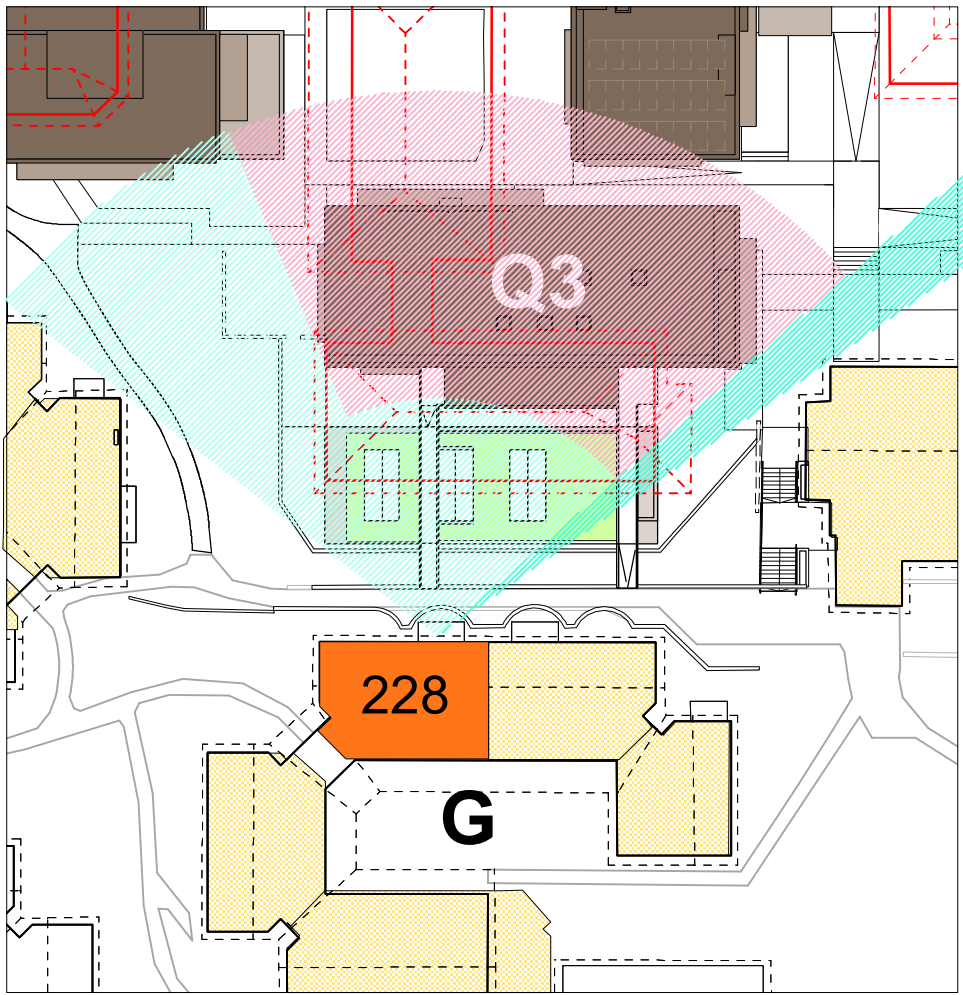


Fig 11.3.1
Views North - existing and proposed

Unit 228 currently overlooks the rooftop of the existing Convent and enjoys extensive northern aspect and vistas. Q3 impacts somewhat on the northern views of sky and existing views directly in front of Unit 228. Views of the sky will be reduced but retained.

A new green vista will be opened up to the north with the rooftop garden above the Q3 pool.

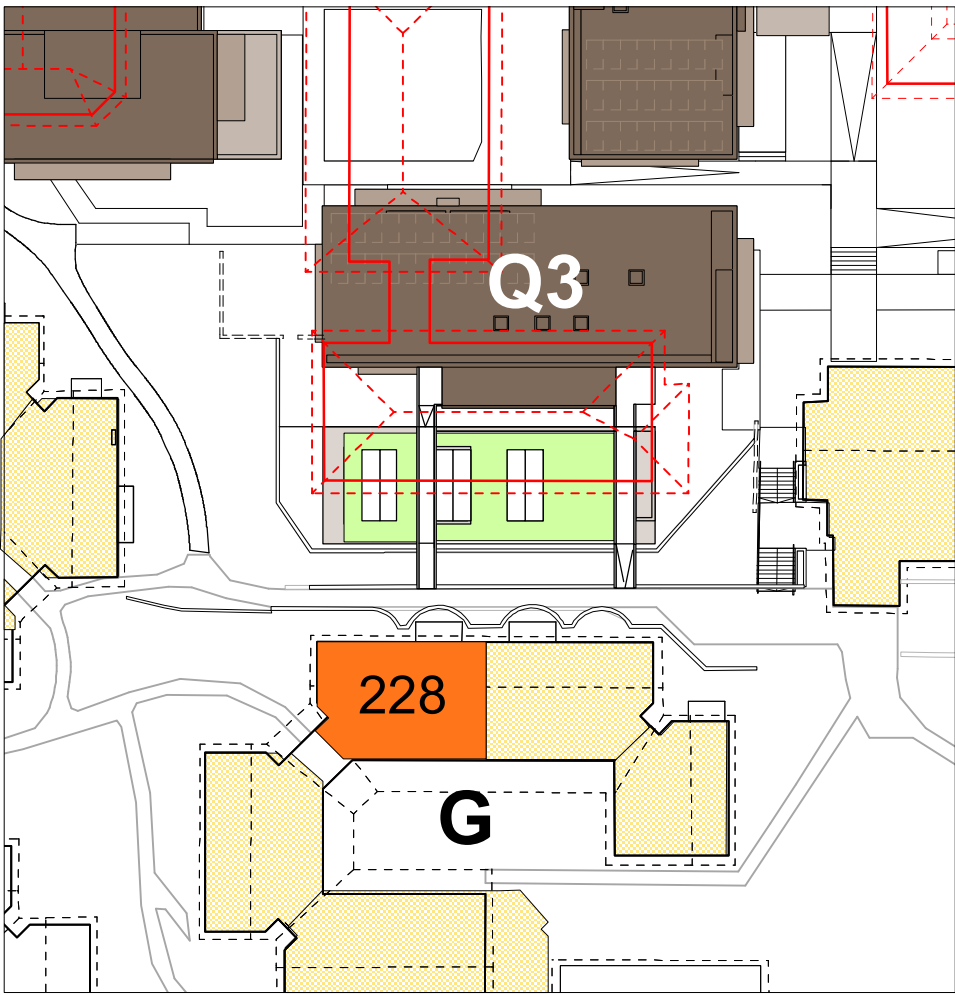


Fig 11.3.2
View East - existing and proposed

There are no eastern views or vistas applicable to Unit 228.

Vistas to the west are unchanged.



Fig 11.3.3
Perceived Height

Q3 is set back from Unit 228 by approx 15.4m from the lift core and lobbies 18m to the residential units.

The floor level of Unit 228 is 3 storeys above the ground floor of Q3. Therefore, the resident of Unit 228 will see Q3 as a 3-storey building immediately to the north experienced as a 2-storeys.

In contrast, the existing Convent is set back approximately 10.6m from Unit 228.

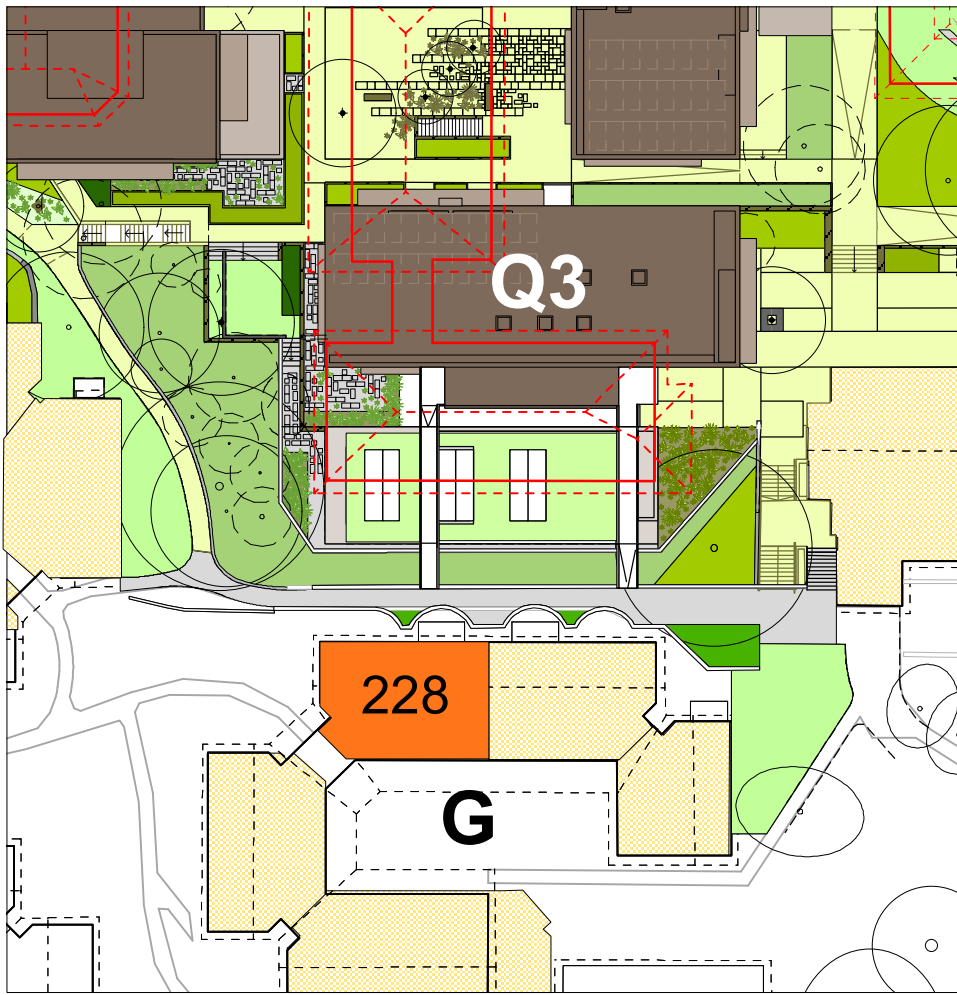


Fig 11.3.4
Screen planting

Unit 228 will benefit from the proposed rooftop garden above the Q3 pool. Also, upgraded landscaping to the west of Q3 will provide an outlook of improved quality landscape.

- LEGEND**
- Existing view corridor maintained
 - Existing view corridor reduced
 - Proposed new view corridor
 - Expanded sunshine where applicable
 - Proposed screen planting where applicable
 - Specific Unit in Village Green context
 - Specific existing building in section
 - Specific proposed building in section

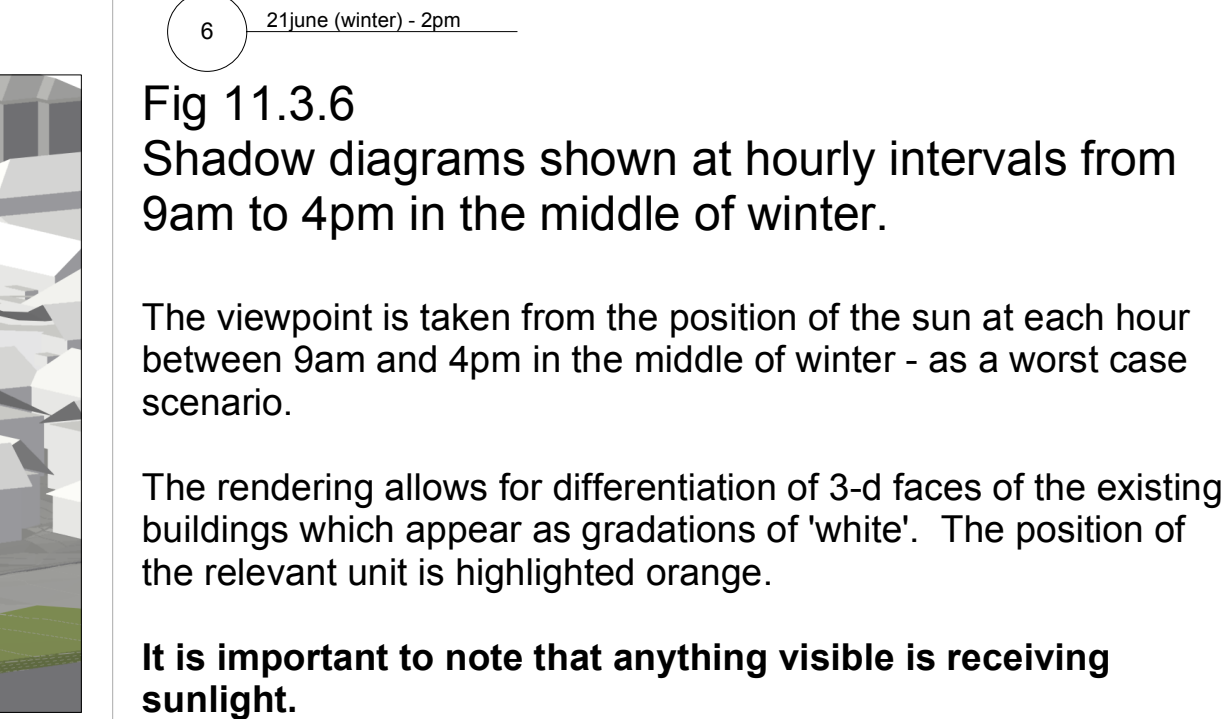
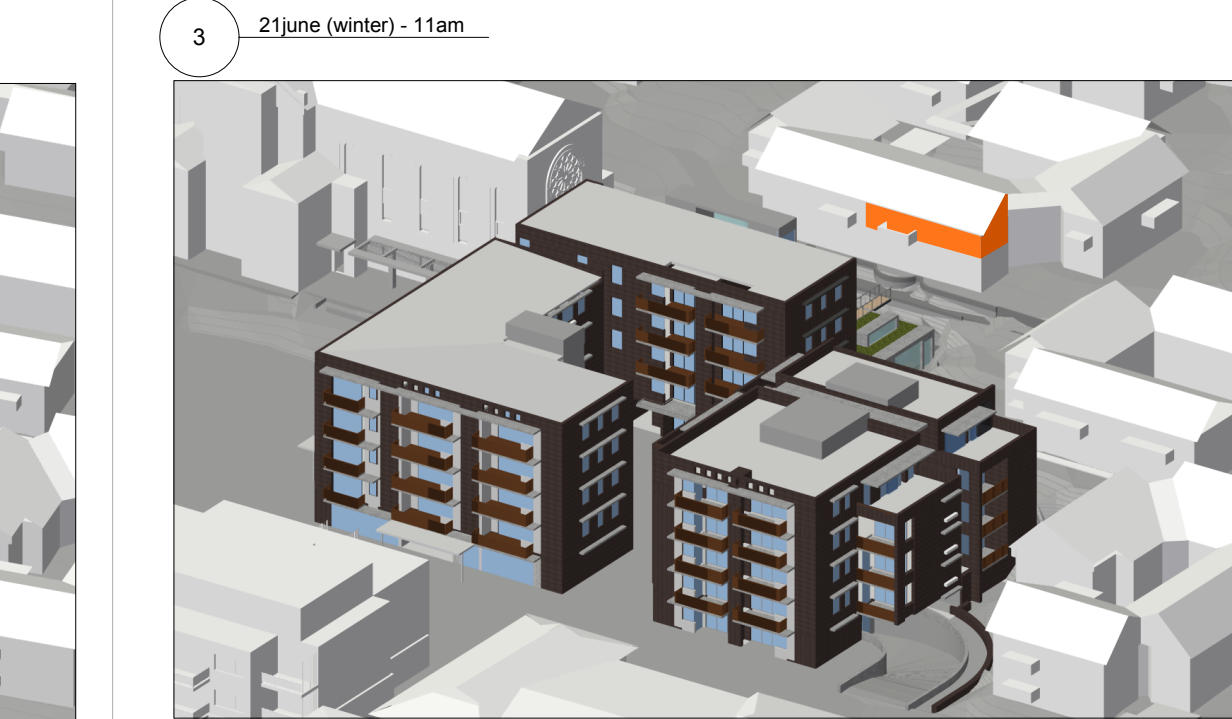
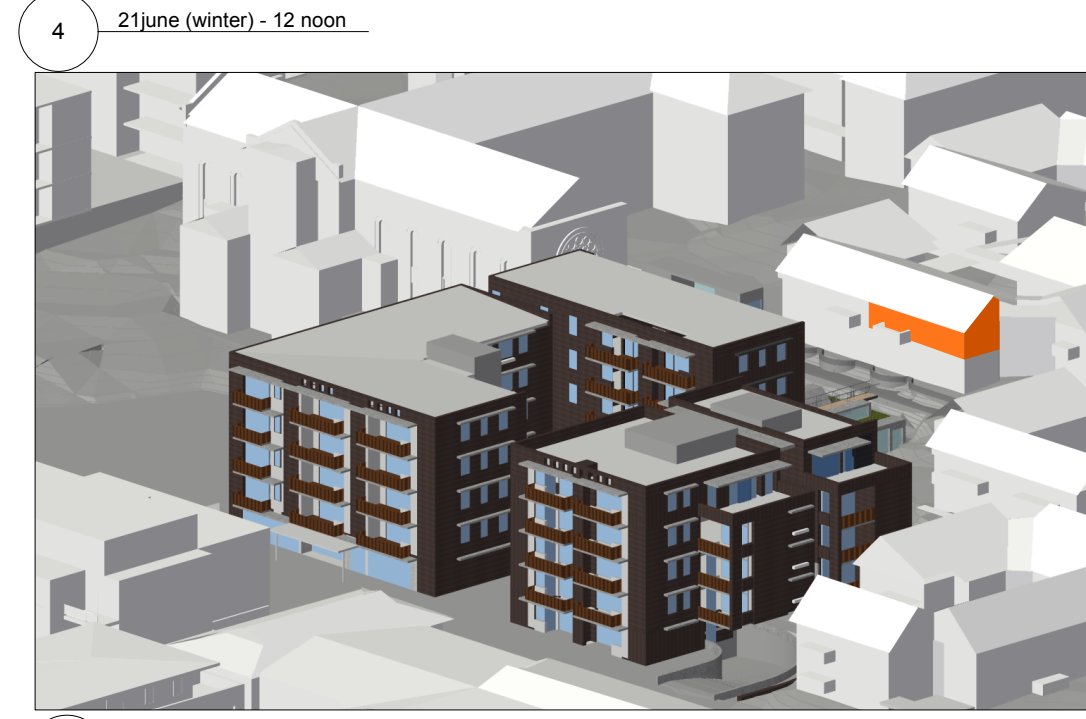


Fig 11.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

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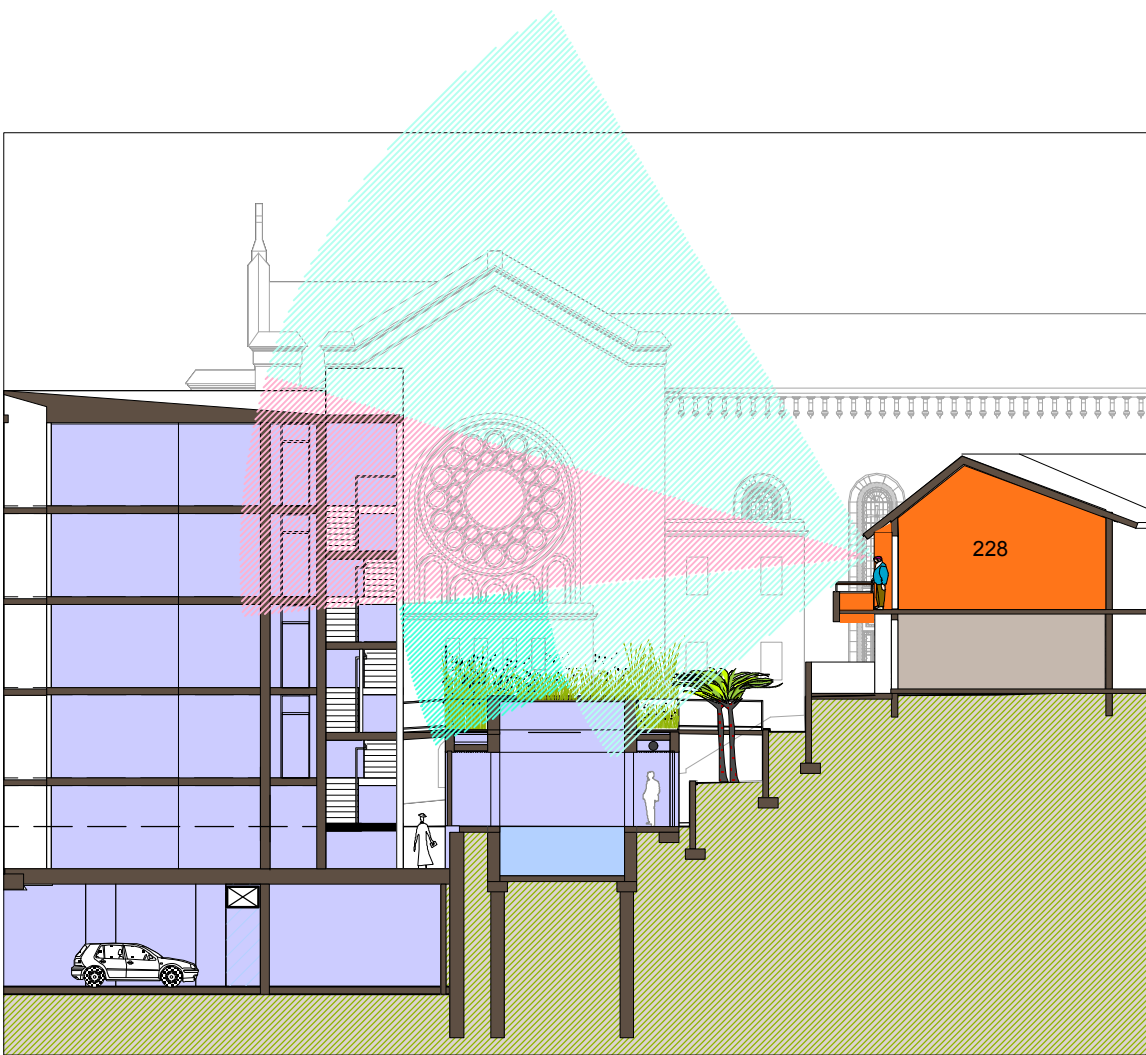


Fig 11.3.5
View of Sky existing and proposed.

The resident of Unit 228 enjoys expansive views to the north.

Vistas directly in front of this unit will be reduced (shown in pink hatch). However, an extended vista into the rooftop garden is achieved with the demolition of the existing Convent.

As can be seen above, the floor level of Unit 228 is already 3 storeys above the ground floor of proposed Q3. The resident will experience Q3 as 2-storeys.

Stage 1 Village Green

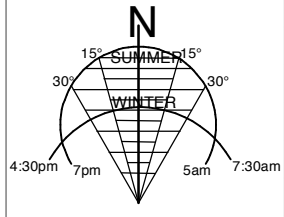
FIRST FLOOR

BUILDING / UNIT No	G 228
PERCEIVED NEGATIVE IMPACTS	<p>Building Q3 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of some views to the directly northIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 228 via accessible bridges directly linking Q3 to the path outside Unit 228 and new upgraded stair to the west of the ChapelThe proposal has no impact on solar access at any time of the yearNortherly vistas to a new rooftop garden will be realised
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q3 has been considered to reduce impact to Unit 228.The eastern section of Level 4 Q1 has been stepped back to reduce the overall bulk as viewed to the north-west from Unit 228.No Q3 living room openings overlook Unit 228.Other openings in the southern wall of Q3 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.Providing a rooftop garden at Q3 adds to the amenity of this north facing unit.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 228.

STAGE 1 VILLAGE GREEN DEVELOPMENT

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REV.	DATE	AMENDMENTS
A	2010.03.05	Submission Issue

REV.	DATE	AMENDMENTS

REV.	DATE	AMENDMENTS

REV.	DATE	AMENDMENTS

JOB	VILLAGE GREEN, CARDINAL FREEMAN VILLAGE
PACKAGE	Community Consultation Response to issues raised

DRAWING TITLE	Building G - Unit 228 Solar and Views
DRAWN	KH
CHECKED	PT
SCALE	1:500 1:250 NTS @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR11.03
REV	A

Building F not occupied by residents

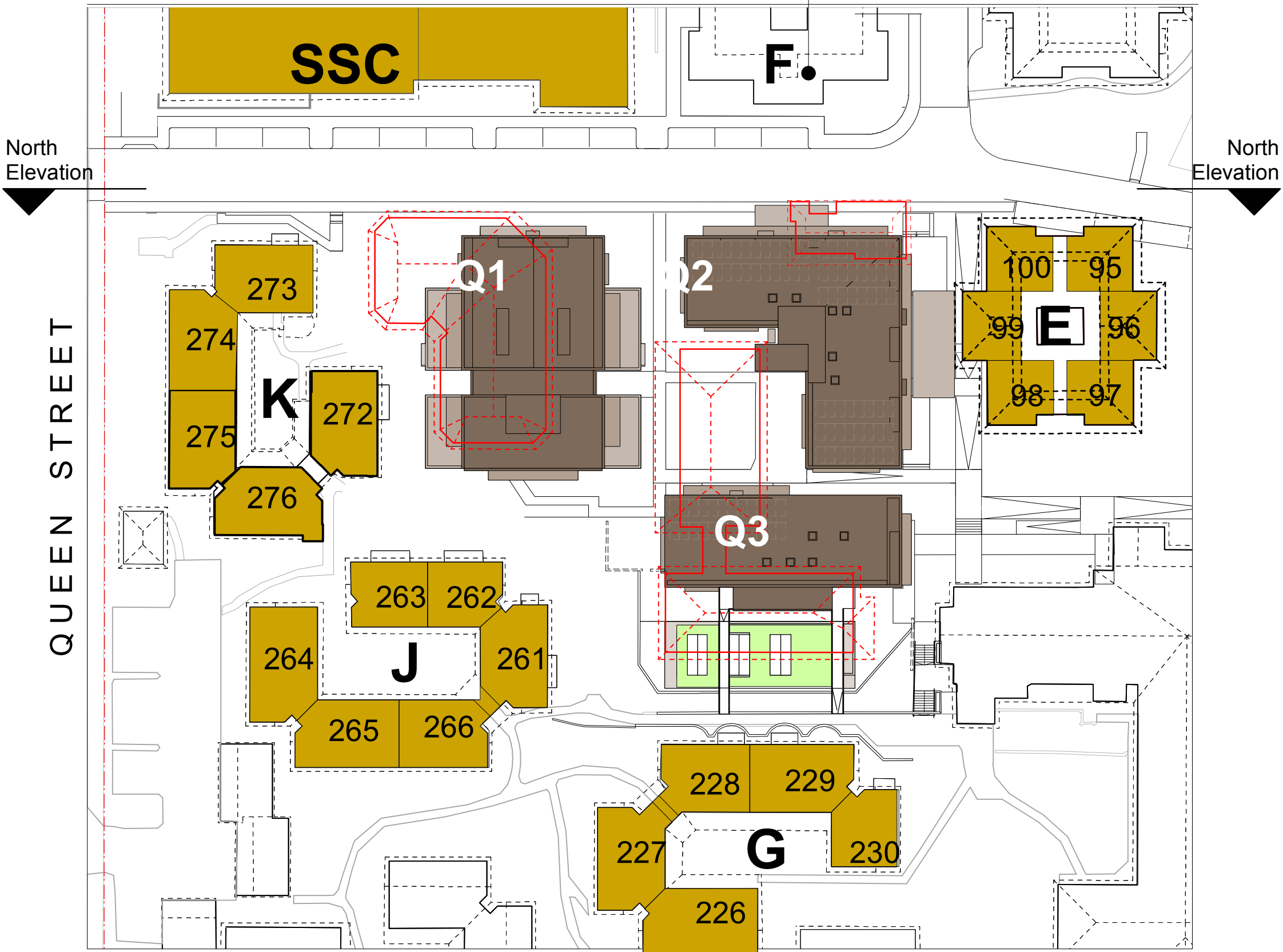


Fig 12.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

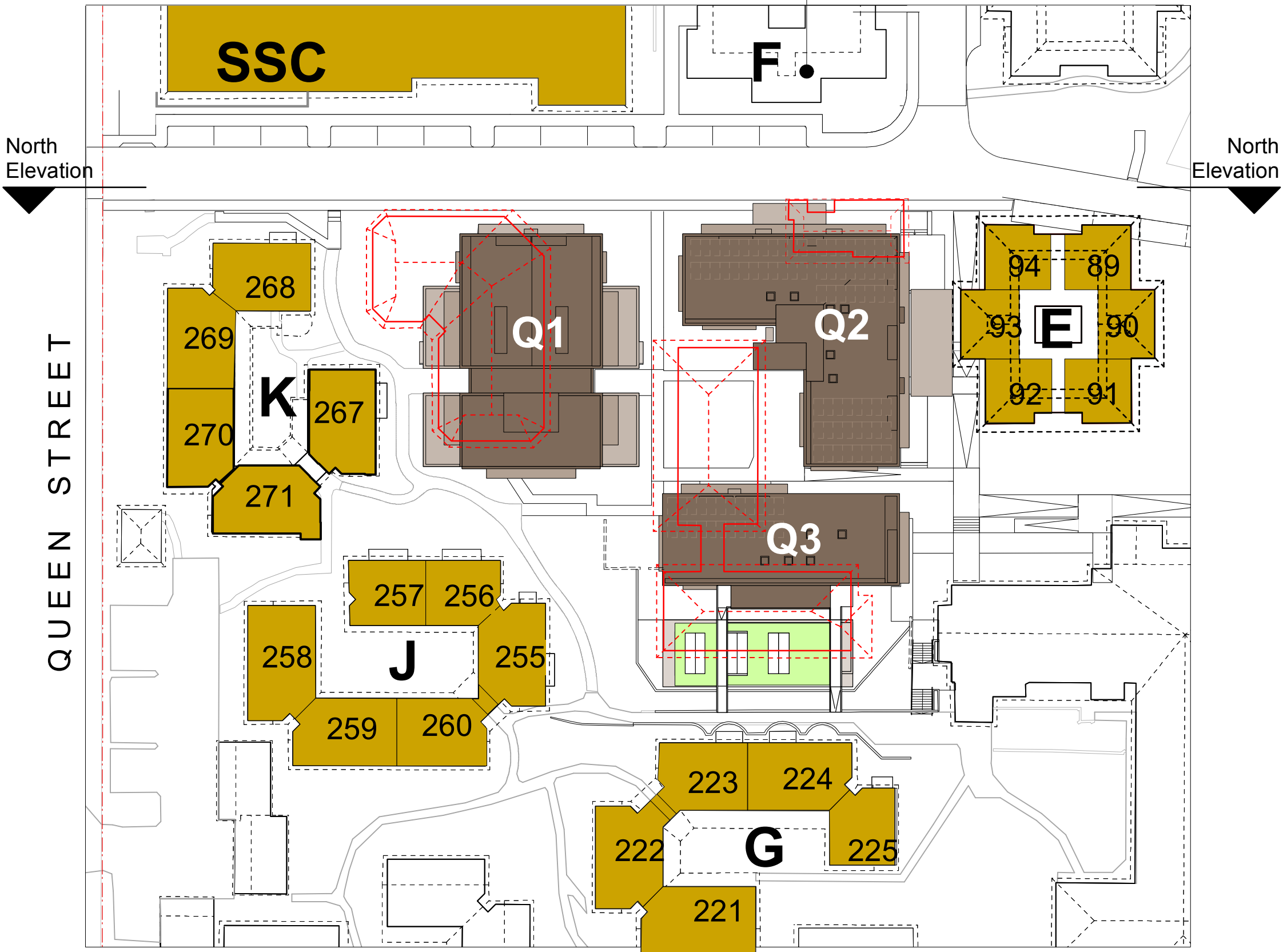


Fig 12.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

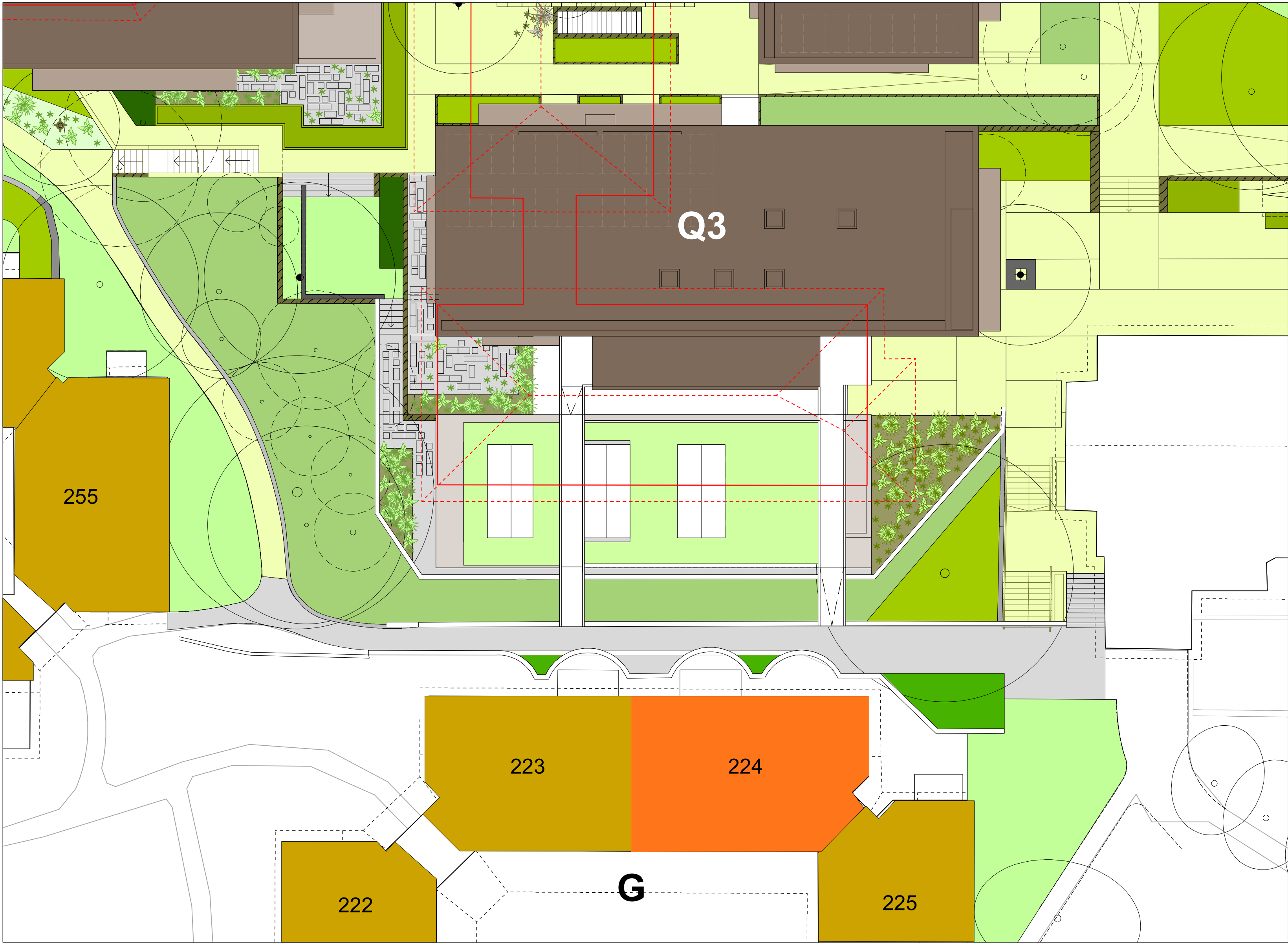
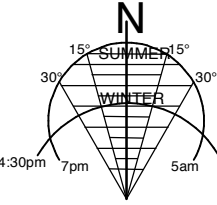


Fig 12.1.3 Ground Floor - Building G Unit 224

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
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JOB
**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE			
Building G - Unit 224			
DRAWN	CHECKED	SCALE	
KH	PT	1:150 1:500 @ A1	
DATE CREATED	DRAWING NO.	REV	
05.03.2010	CCR12.01	A	

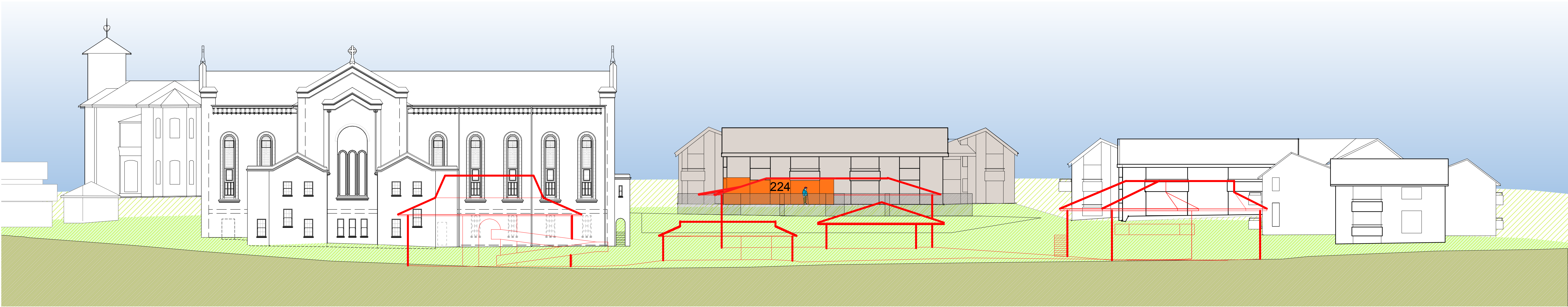


Fig 12.2.1 North Elevation
Height Relationship to Existing Buildings

The existing buildings shown in red. Unit 224 has excellent northern and north eastern aspect with large openings and northern balcony/garden area.

This unit currently looks into the roof of the existing Convent to the north while pleasant nor-easterly aspect is enjoyed.

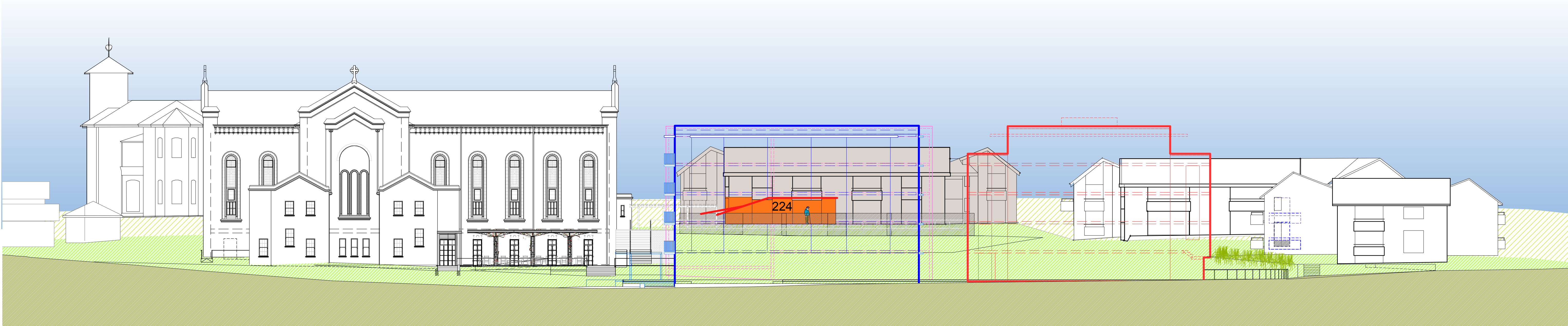


Fig 12.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 224 is 2 storeys above the ground floor of Q3.

Therefore, the resident of Unit 224 will see a 3-storey building to the north.

Views to the sky will be somewhat impacted although the distance of Q3 from Unit 224 results in minor solar impact at the edge of the balcony for a few days over winter only and reduces some existing northern sky view.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

STAGE 1 VILLAGE GREEN DEVELOPMENT				REV. DATE AMENDMENTS				REV. DATE AMENDMENTS				JOB			
A 2010.03.05 Submission Issue												DRAWING TITLE			
NOT FOR CONSTRUCTION												Building G - Unit 224 Height Context			
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								CLIENT 				hill thalys ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Surry Hills NSW 2010 Australia T: (02) 9211 7171 F: (02) 9281 3171 E: admin@hillthalys.com.au www.hillthalys.com.au			
								PACKAGE Community Consultation Response to issues raised				VILLAGE GREEN, CARDINAL FREEMAN VILLAGE			
								DATE CREATED 05.03.2010				DRAWN KH			
								DRAWING NO. CCR12.02				CHECKED PT			
								SCALE 1:200 @ A1				REV A			

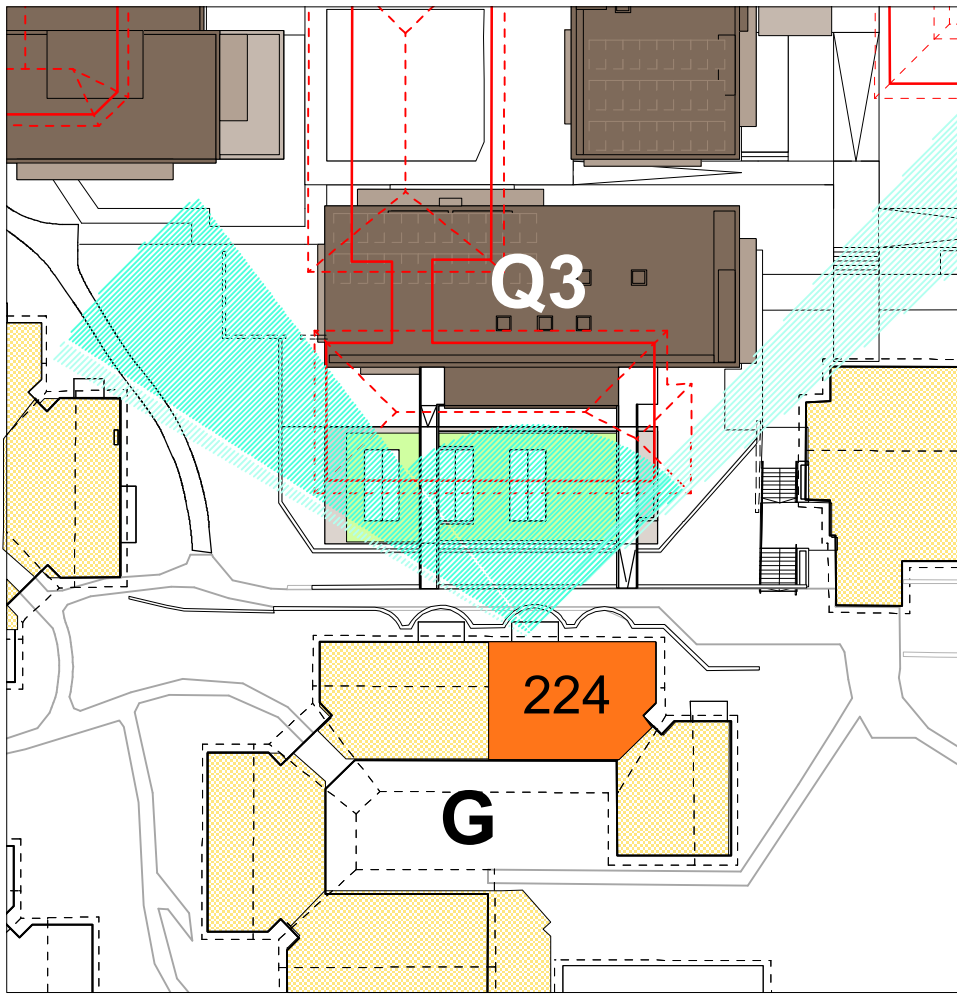


Fig 12.3.1
Views North - existing and proposed

Unit 224 currently looks into the roof of the existing Convent but enjoys extensive northern aspect. Q3 impacts somewhat on the northern views of sky. Views of the sky will be retained and a narrow view corridor to the north-east will be retained which will now catch glimpses of the Village Green park.

A new view corridor will be opened up towards Q1 at the north-west. A new green vista will be opened up to the north with the rooftop garden above the Q3 pool.

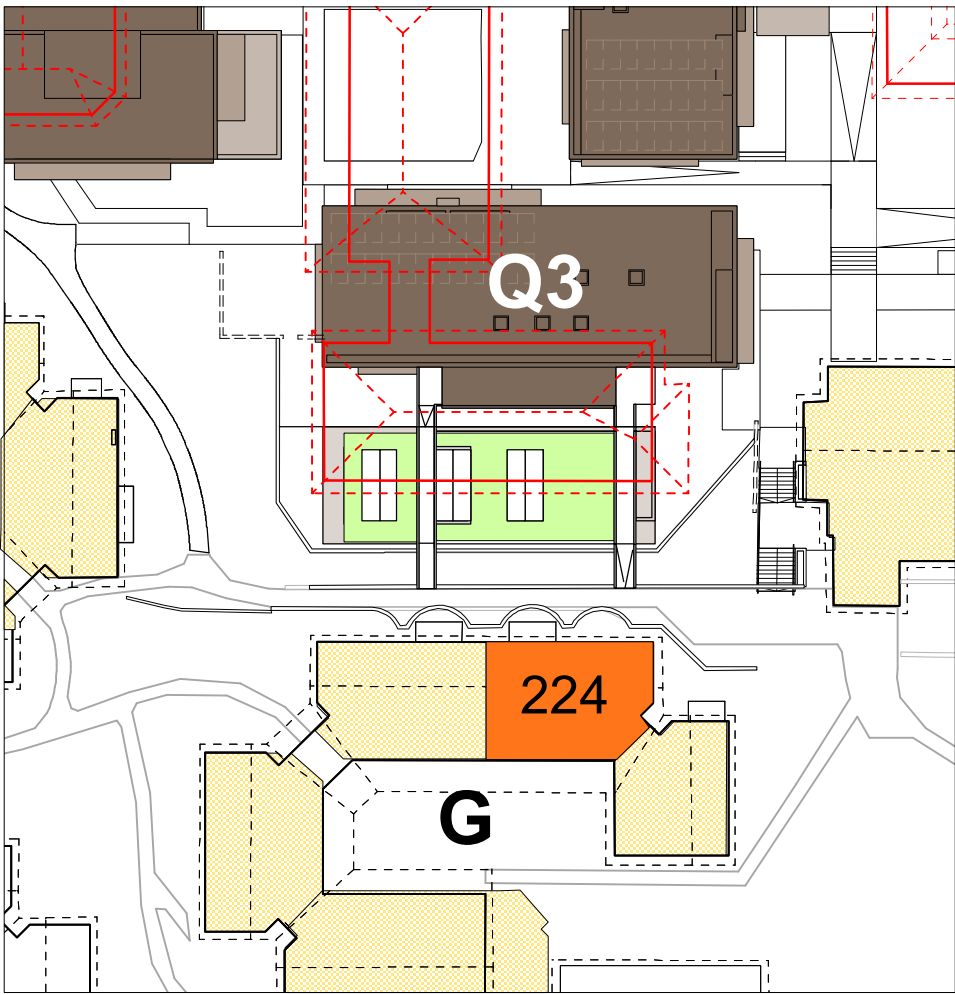


Fig 12.3.2
View East - existing and proposed

All eastern vistas remain unchanged.



Fig 12.3.3
Perceived Height

Q3 is set back from Unit 224 by approx 15.4m from the lift core and lobbies 18m to the residential units.

The floor level of Unit 224 is 2 storeys above the ground floor of Q3. Therefore, the resident of Unit 224 will experience Q3 as a 3-storey building immediately to the north.

In contrast, the existing Convent is set back approximately 10.6m from Unit 224.

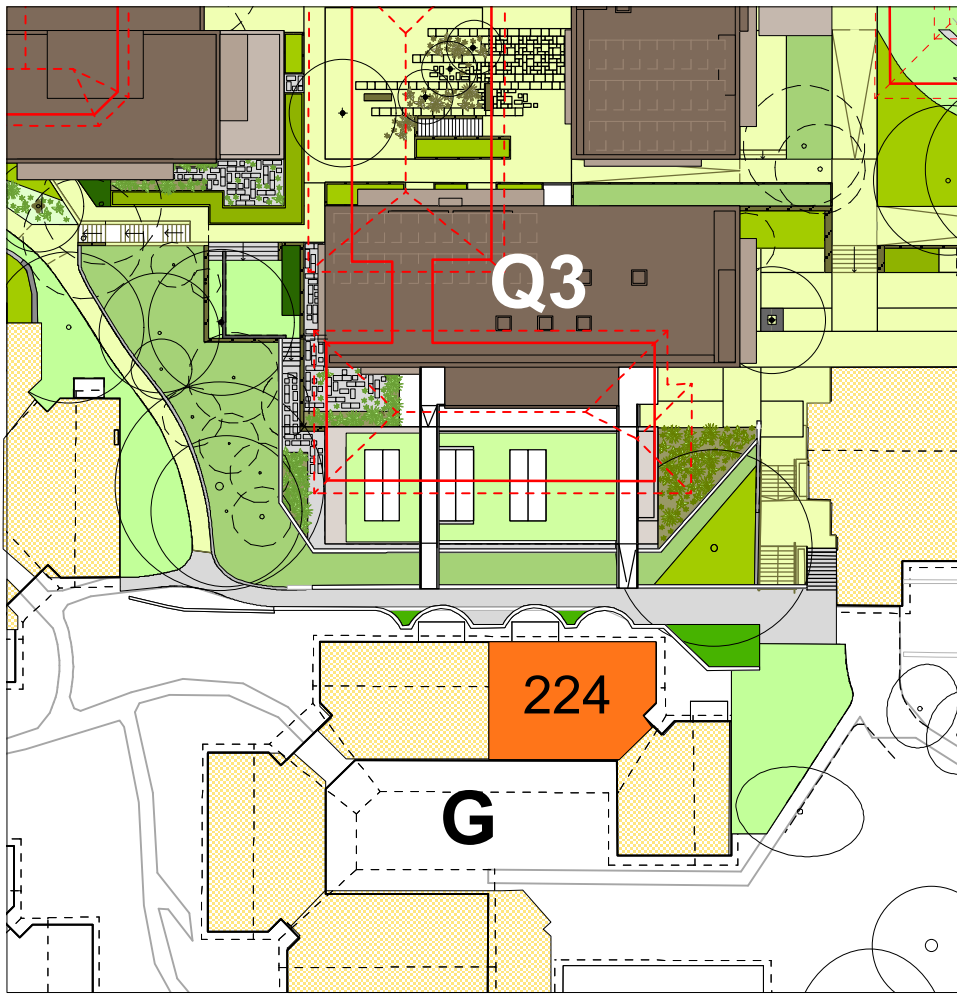


Fig 12.3.4
Screen planting

Unit 224 will benefit from the proposed rooftop garden above the Q3 pool.

There is an opportunity to upgrade landscape to the east of Unit 224 around the Chapel.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section

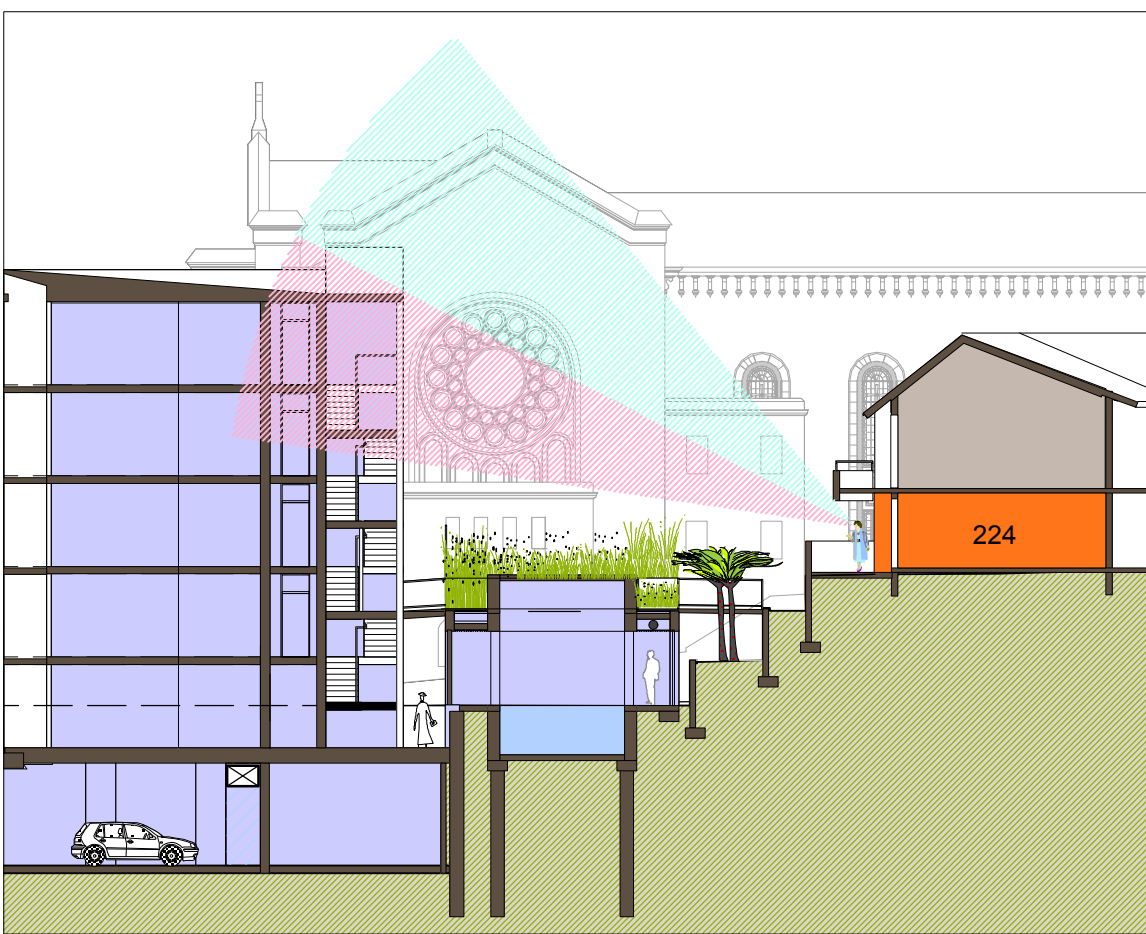
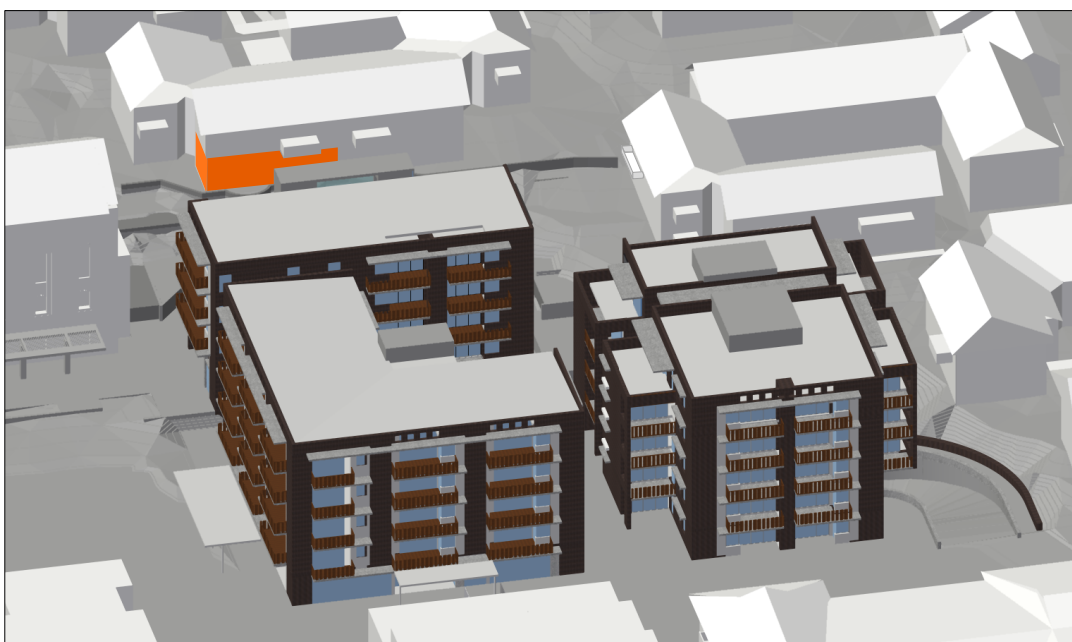
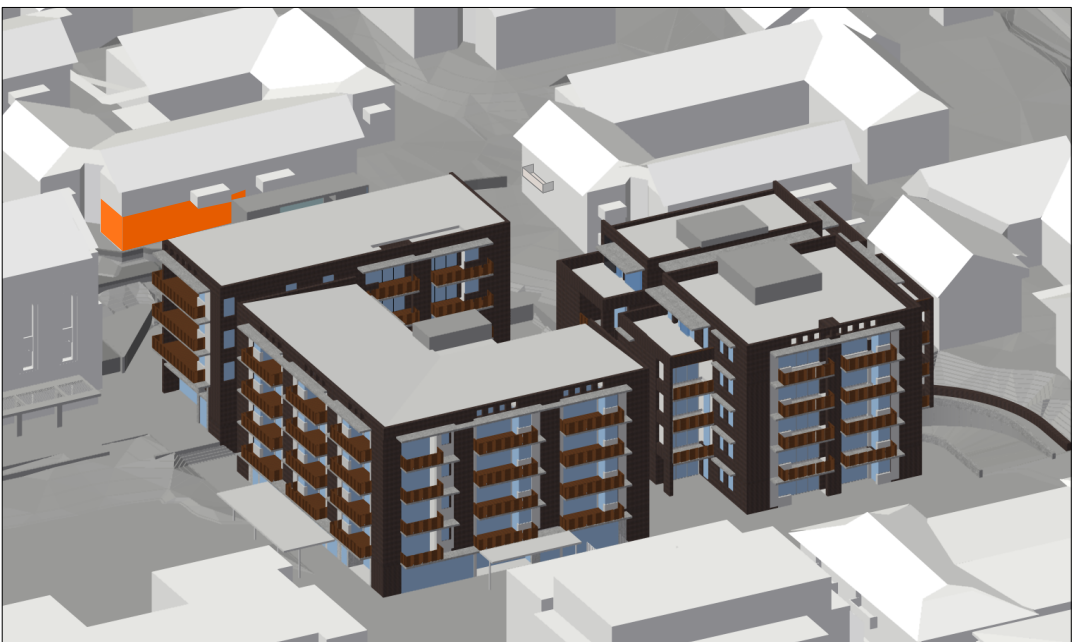
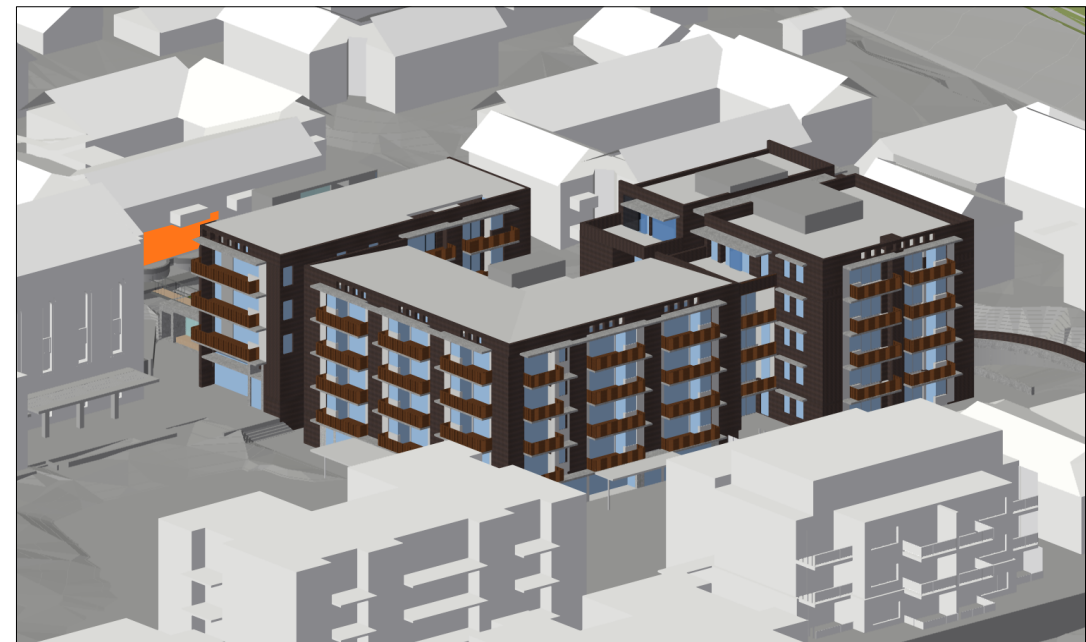


Fig 12.3.5
View of Sky existing and proposed.

The existing Convent roof already obscures views from eye level to the ground.

Aspect to the sky will be reduced (shown in pink hatch) but still achieved from the living room and balcony. As can be seen above, the floor level of Unit 224 is already 2 storeys above the ground floor of proposed Q3. The resident will experience Q3 as 3-storeys.



Fig 12.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

Stage 1 Village Green

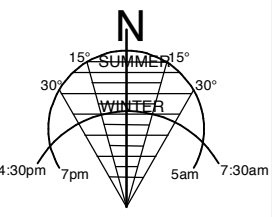
GROUND FLOOR

BUILDING / UNIT No	G 224
PERCEIVED NEGATIVE IMPACTS	<p>Building Q3 potentially impacts this unit through:</p> <ul style="list-style-type: none">Loss of some views to the sky over roof tops to the north and eastIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 224 via accessible bridges directly linking Q3 to the path outside Unit 224Solar amenity is impacted only for a short time over a few days in the middle of winterNortherly vistas to a new rooftop garden will be realisedImproved pedestrian access paths linking east to west and with the Village Green
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q3 has been considered to reduce impact to Unit 224.No living room openings in Q3 overlook Unit 224.Other openings in the southern wall of Q3 are secondary windows for bedrooms (already oriented to north) or service rooms. There is potential for further screening measures if required.Providing a rooftop garden at Q3 adds to the amenity of this north facing unit.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 224.

STAGE 1 VILLAGE GREEN DEVELOPMENT

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VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE

PACKAGE
Community Consultation
Response to issues raised

DRAWING TITLE	Building G - Unit 224 Solar and Views
DRAWN	KH
CHECKED	PT
SCALE	1:500 1:250 NTS @ A1
DATE CREATED	05.03.2010
DRAWING NO.	CCR12.03
REV	A

Building F not occupied by residents

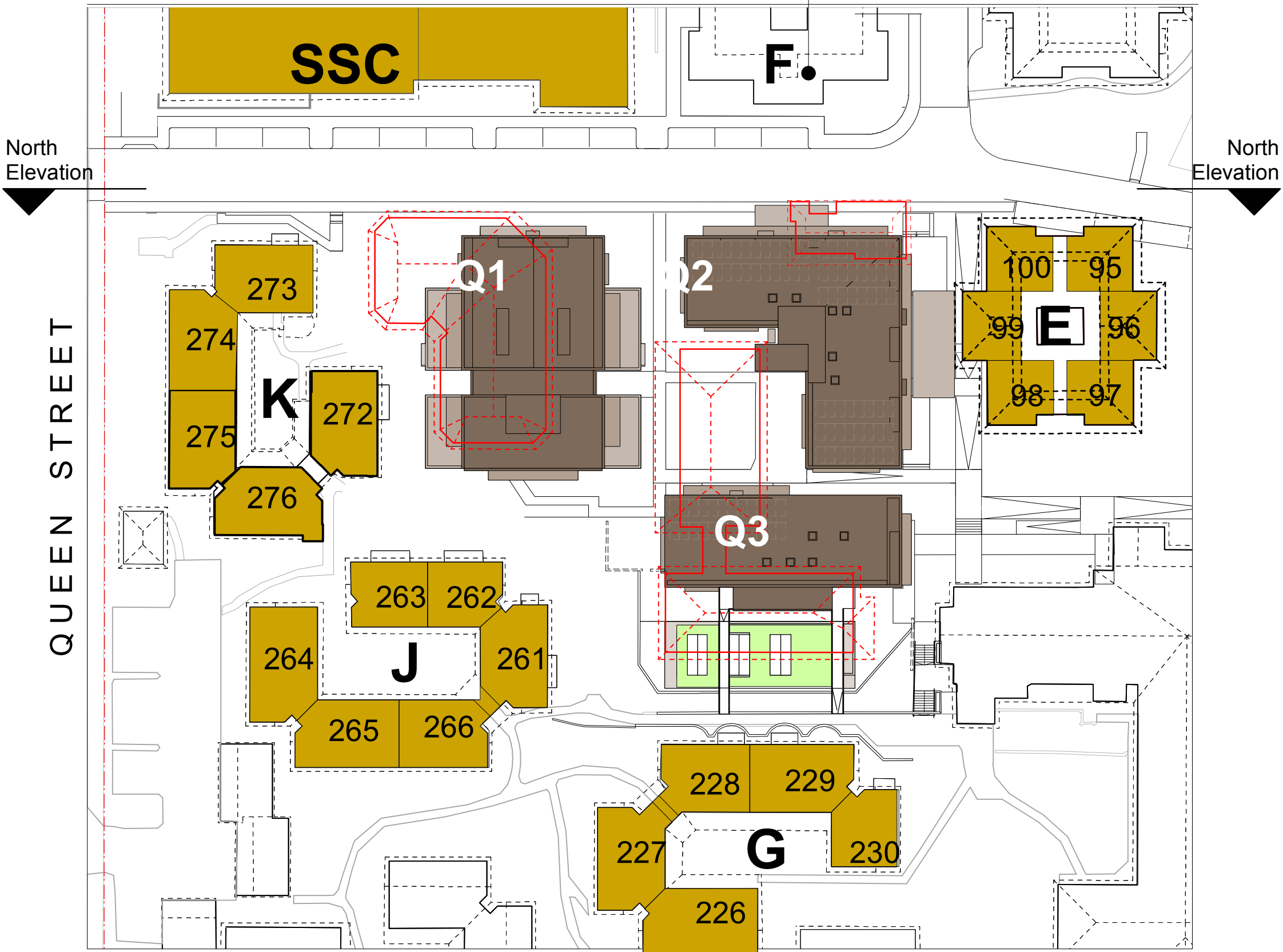


Fig 13.1.2 First Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

Building F not occupied by residents

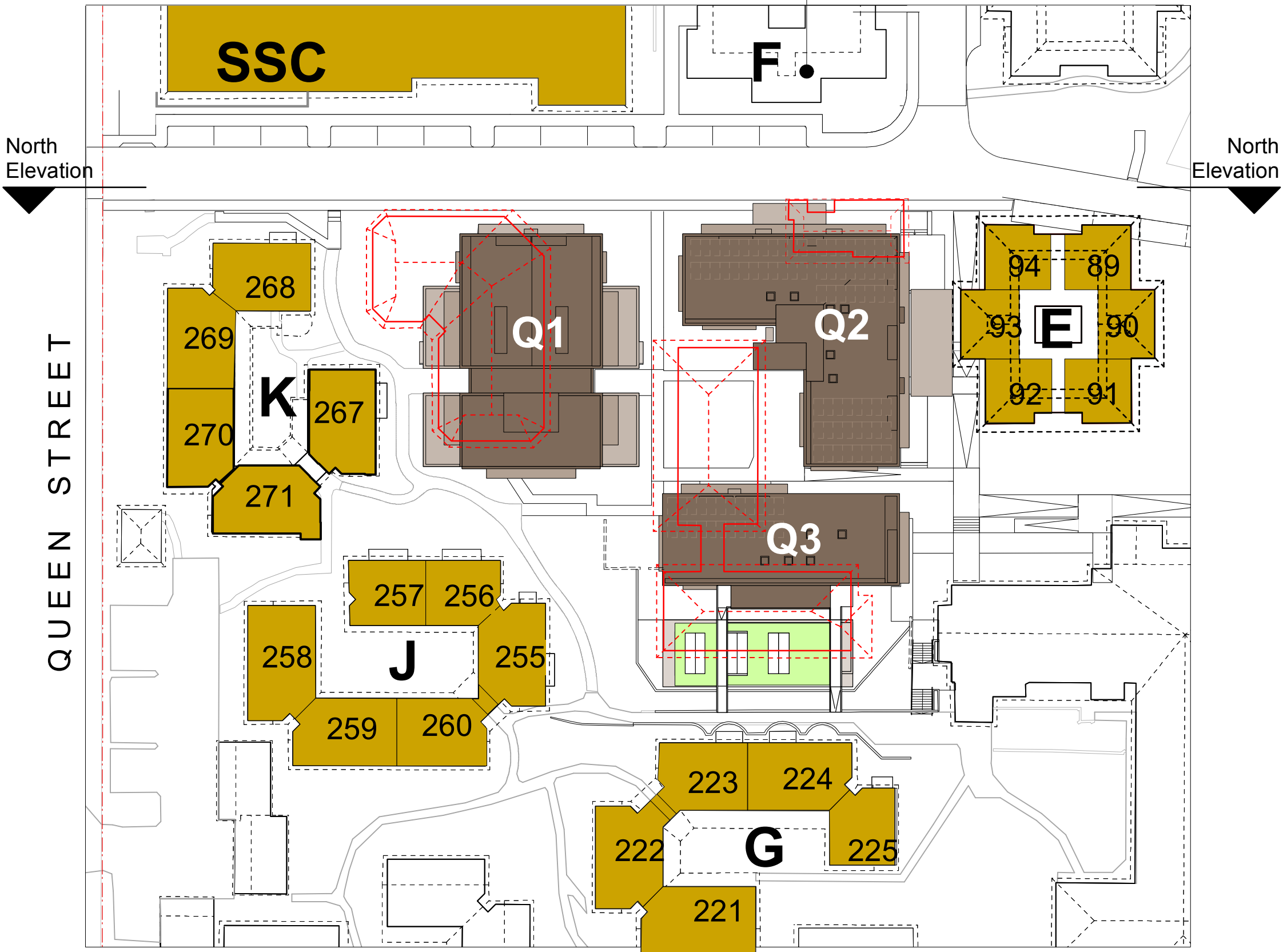


Fig 14.1.1 Ground Floor
Buildings directly adjacent to Stage 1 Village Green construction (K, J, G and existing SSC, E, F)

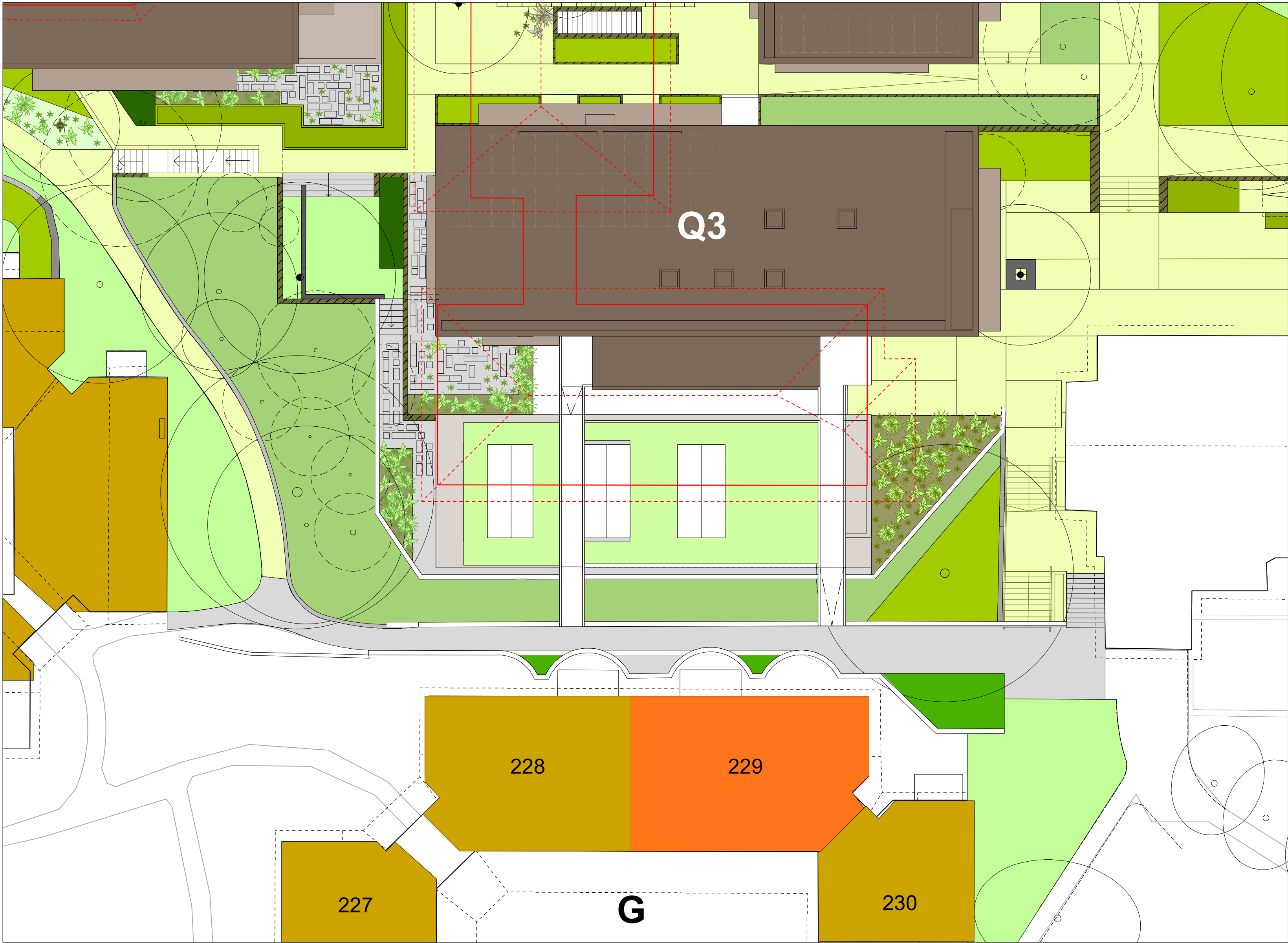
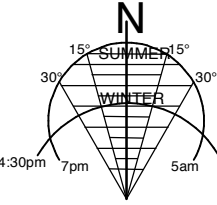


Fig 14.1.3 First Floor - Building G Unit 229

- LEGEND**
- Specific Unit in Village Green context
 - Existing buildings adjacent to the Village Green
 - Proposed buildings roof plan Q1, Q2 and Q3
 - Existing buildings to be demolished

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION



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JOB

**VILLAGE GREEN,
CARDINAL FREEMAN VILLAGE**

PACKAGE **Community Consultation
Response to issues raised**

DRAWING TITLE
Building G - Unit 229

DRAWN KH CHECKED PT SCALE 1:150 1:500 @ A1

DATE CREATED 05.03.2010 DRAWING NO. **CCR13.01** REV. **A**

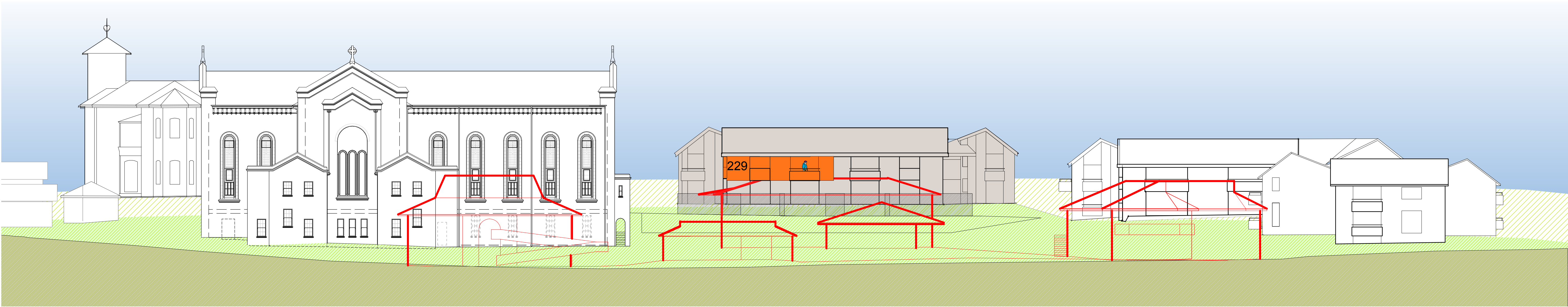


Fig 13.2.1 North Elevation
Height Relationship to Existing Buildings

Existing buildings in foreground to be demolished

Existing buildings shown in red. Unit 229 has excellent northern aspect with large openings and northern balcony.

This unit currently enjoys views over the rooftop of the existing Convent to the north. The proximity of the Chapel results in this unit enjoying a unique elevated view of the western transept.

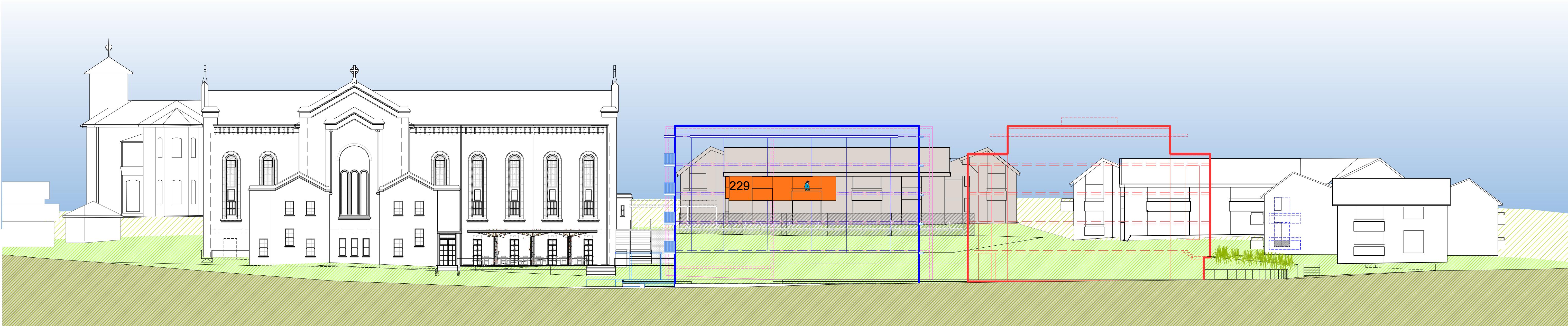


Fig 13.2.2 North Elevation
Height Relationship to Proposed Buildings

Summary

The floor level of Unit 229 is 3 storeys higher than the ground floor of Q3.

The resident will see a 3 storey building to the north experienced as 2 storeys from this unit.

Views to the sky will be somewhat impacted although the distance of Q3 from Unit 229 results in no solar impact and minimises impact of view loss.

Q1, Q2 and Q3 are all a total of 5 storeys. This includes ground level + 4 levels to a total of 5 storeys.

None of the units in Buildings K, J and G will directly experience the proposed Village Green as 5-storeys.

This is because Buildings K, J and G to the west and south of the Village Green follow the natural slope of the land and have ground floor levels higher than the Village Green and generally all other buildings on the Cardinal Freeman site. The result is that all ground floors in proposed Village Green buildings are set down between 1 and 2 storeys lower than Buildings K, J and G.

Q1, Q2 and Q3 are only viewed as 5-storeys within the Village Green itself, and to the north and east of the Village Green. These views are buffered by the Village Green park.

LEGEND

- Building in which specific unit is located
- Specific unit
- Proposed intervention for existing unit
- Groundline for the background to Seaview Street behind
- Groundline for the middleground at Buildings G, K, and L
- Ground line where section/elevation is cut in Victoria Lane
- Building Q1 massing in foreground
- Building Q2 massing in foreground
- Building Q3 massing behind
- View to sky existing
- View to sky expanded from existing
- View to sky reduced from existing

<div>STAGE 1 VILLAGE GREEN DEVELOPMENT</div> <div>NOT FOR CONSTRUCTION</div> <div><div>Use figured dimensions only</div><div>Do not scale</div><div>Comply with relevant Authorities' requirements</div><div>Comply with the Building Code of Australia</div><div>Comply with all relevant Australian Standards</div><div>Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys</div></div>			<div>REV. DATE AMENDMENTS</div> <div>A 2010.03.05 Submission Issue</div>			<div>REV. DATE AMENDMENTS</div>			<div>STRUCTURAL ENGINEER</div> <div>ROBERT BIRD GROUP</div> <div>Level 5, 9 Castlereagh Street</div> <div>Sydney NSW 2000</div> <div>T: (02) 8246 3200 F: (02) 8246 3201</div> <div>E: Paul.Austin@robertbird.com.au</div> <div>ELECTRICAL ENGINEER</div> <div>JIM HATZ & ASSOCIATES</div> <div>Level 1, 15 Atchison Street</div> <div>St Leonards NSW 2055</div> <div>T: (02) 9437 1000 F: (02) 9437 1020</div> <div>E: Jim.Hatz@engineers.com.au</div> <div>HYDRAULIC ENGINEER</div> <div>WHIPPS WOOD CONSULTING</div> <div>Liv On 48 Alfred Street</div> <div>Milsons Point NSW 2061</div> <div>T: (02) 9223 8444 F: (02) 8246 3201</div> <div>E: AMWips@wwc.net.au</div>			<div>LANDSCAPE ARCHITECTURE</div> <div>JILA PTY LTD</div> <div>STUDIO 5, L5, 68-72 Wentworth Avenue</div> <div>Surry Hills NSW 2010</div> <div>T: (02) 9212 6957 F: (02) 9281 3171</div> <div>E: jila@jila.net.au</div> <div>SURVEYOR</div> <div>LOCKLEY LAND TITLE SOLUTIONS</div> <div>Level 1, 15 Atchison Street</div> <div>St Leonards NSW 2055</div> <div>T: (02) 9437 1000 F: (02) 9437 1020</div> <div>E: Jim.Hatz@engineers.com.au</div> <div>CIVIL ENGINEER</div> <div>ROBERT BIRD GROUP</div> <div>Level 5, 9 Castlereagh Street</div> <div>Sydney NSW 2000</div> <div>T: (02) 8246 3200 F: (02) 8246 3201</div> <div>E: Laurence.Melville@robertbird.com.au</div>			<div>HERITAGE CONSULTANT</div> <div>GRAHAM BROOKS & ASSOCIATES</div> <div>71 York Street</div> <div>Sydney NSW 2000</div> <div>T: (02) 9299 8600 F: (02) 9299 8711</div> <div>E: Graham.Brooks@ghaheritage.com</div> <div>BCA CONSULTANT</div> <div>BCA LOGIC</div> <div>Level 1, 71-73 Archer Street</div> <div>Chadstone NSW 2007</div> <div>T: (02) 9411 5360 F: (02) 9411 1520</div> <div>E: info@bcalogic.com.au</div> <div>ACCESS CONSULTANT</div> <div>ACCESS ACCESSIBILITY SOLUTIONS</div> <div>487 Beauchamp Road</div> <div>Maroubra NSW 2035</div> <div>T: (02) 9661 1945 F: (02) 9661 1962</div> <div>E: marie@accesslogics.com</div>			<div>TRAFFIC CONSULTANT</div> <div>MCLAREN TRAFFIC</div> <div>5 Jabiru Place</div> <div>Woronora Heights NSW 2233</div> <div>T: (02) 9546 5161 F: (02) 9546 5161</div> <div>E: mclaren@mcjournal.com.au</div> <div>MECHANICAL ENGINEER</div> <div>ENGINEERING PARTNERS</div> <div>18 Northwood Road</div> <div>Northwood NSW 2060</div> <div>T: (02) 9428 4332 F: (02) 9427 2712</div> <div>E: info@epclogics.com.au</div> <div>Acoustic Consultant</div> <div>ACUSTIC LOGIC</div> <div>9 Sarah Street</div> <div>Maroubra NSW 2020</div> <div>T: (02) 8338 8688 F: (02) 8338 8399</div> <div>E: enquiries@acusticlogic.com.au</div>			<div>CLIENT</div> <div>aeuvum LIVING</div>			<div>JOB</div> <div>VILLAGE GREEN, CARDINAL FREEMAN VILLAGE</div>			<div>DRAWING TITLE</div> <div>Building G - Unit 229 Height Context</div>			<div>DRAWN</div> <div>KH</div>			<div>CHECKED</div> <div>PT</div>			<div>SCALE</div> <div>1:200 @ A1</div>			<div>DATE CREATED</div> <div>05.03.2010</div>			<div>DRAWING NO.</div> <div>CCR13.02</div>			<div>REV</div> <div>A</div>		
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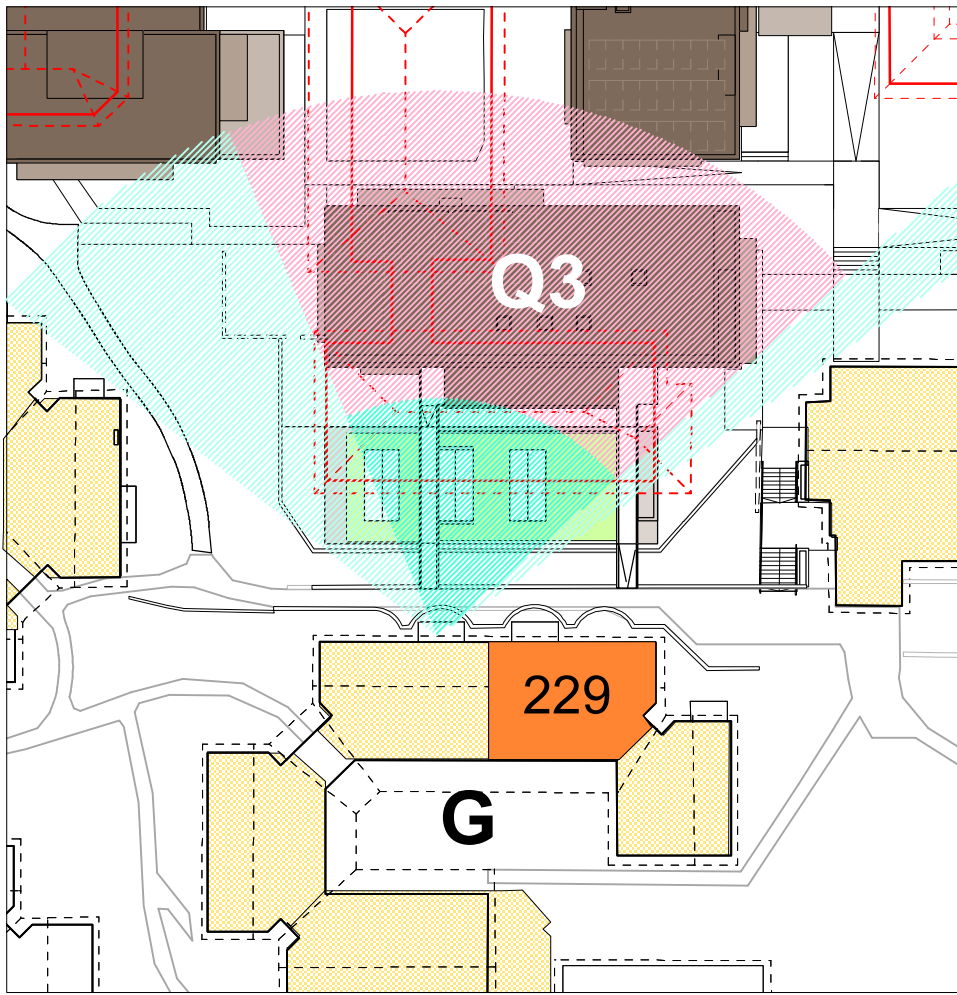


Fig 13.3.1
Views North - existing and proposed

Unit 229 currently overlooks the rooftop of the existing Convent and enjoys extensive northern aspect and vistas. Q3 impacts somewhat on the northern views of sky and existing views directly in front of the Unit 2. Views of the sky will be reduced but retained.

A new green vista will be opened up to the north with the rooftop garden above the Q3 pool.

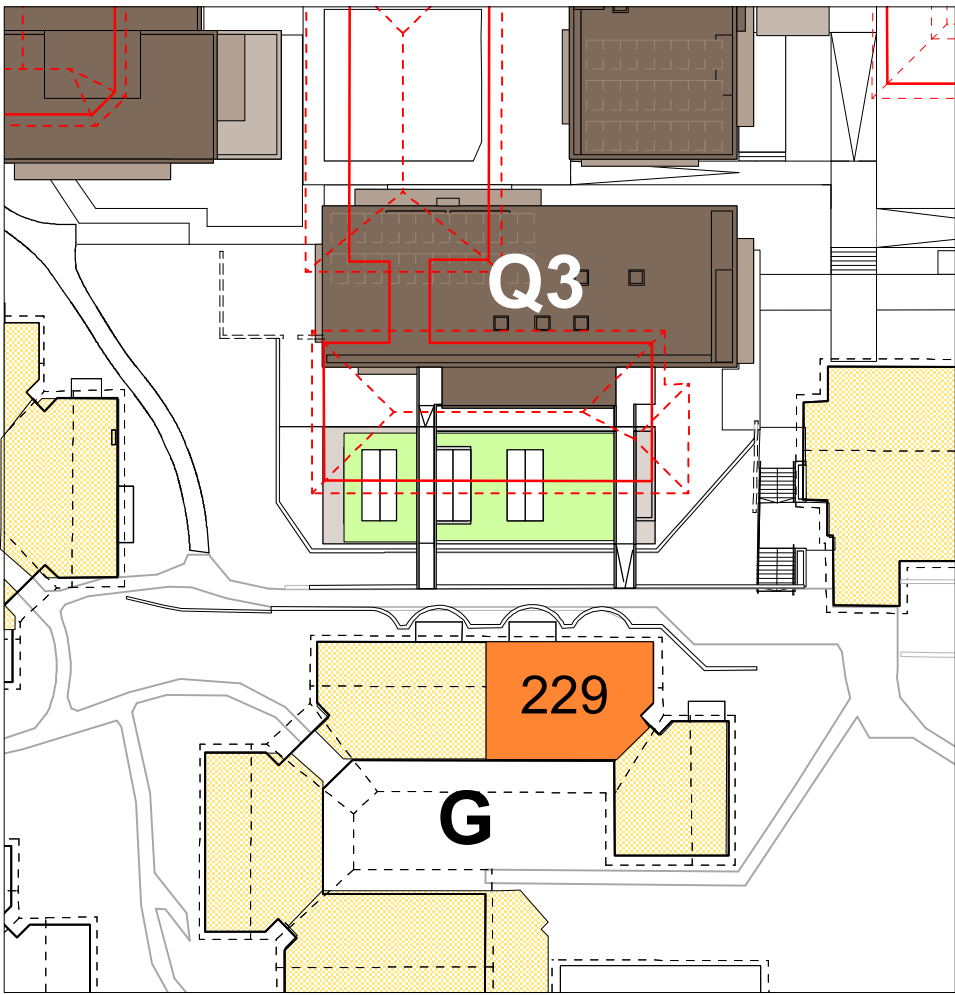


Fig 13.3.2
View East - existing and proposed

There are no eastern views or vistas that are impacted by the Village Green.



Fig 13.3.3
Perceived Height

Q3 is set back from Unit 229 by approx 15.4m from the lift core and lobbies 18m to the residential units.

The floor level of Unit 229 is 3 storeys above the ground floor of Q3. Therefore, the resident of Unit 229 will experience Q3 as a 2-storey building immediately to the north.

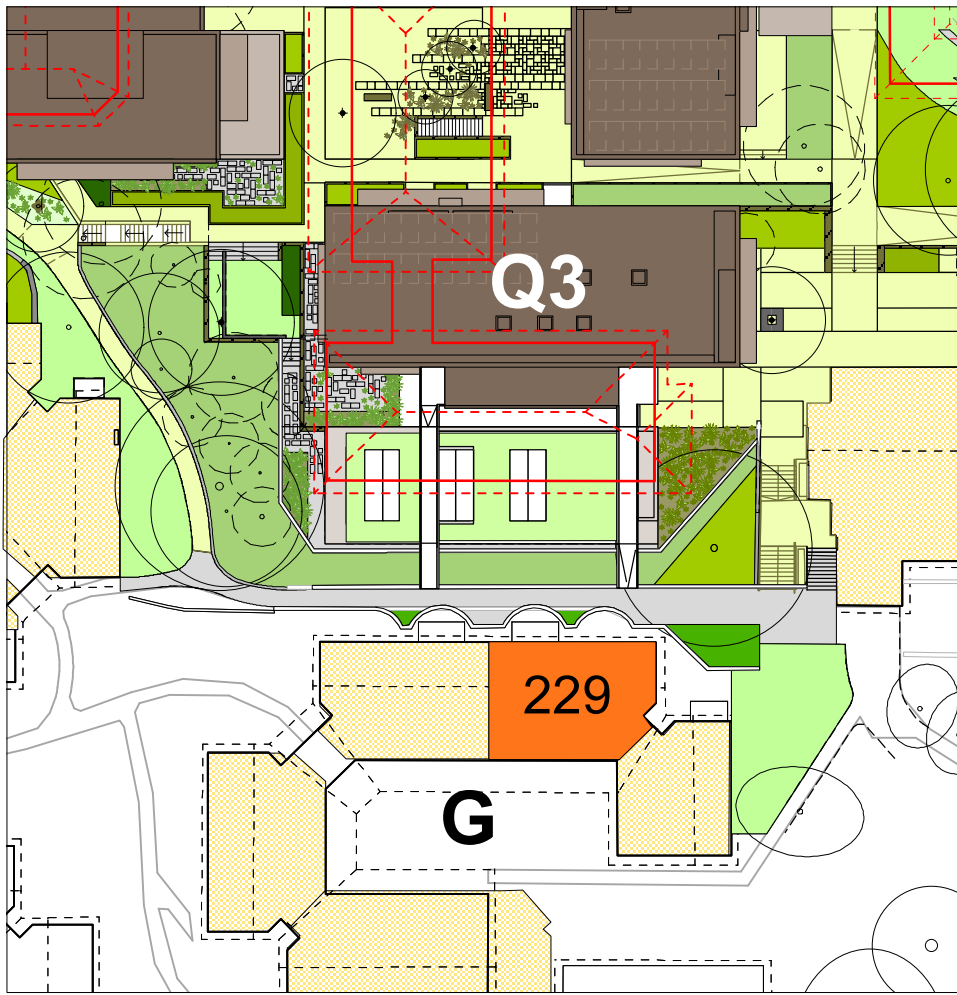


Fig 13.3.4
Screen planting

Unit 229 will benefit from the proposed rooftop garden above the Q3 pool.

There is an opportunity for some upgraded landscaping to the east of Unit 229 providing an improved garden setting between Building G and the Chapel.

LEGEND

- Existing view corridor maintained
- Existing view corridor reduced
- Proposed new view corridor
- Expanded sunshine where applicable
- Proposed screen planting where applicable
- Specific Unit in Village Green context
- Specific existing building in section
- Specific proposed building in section

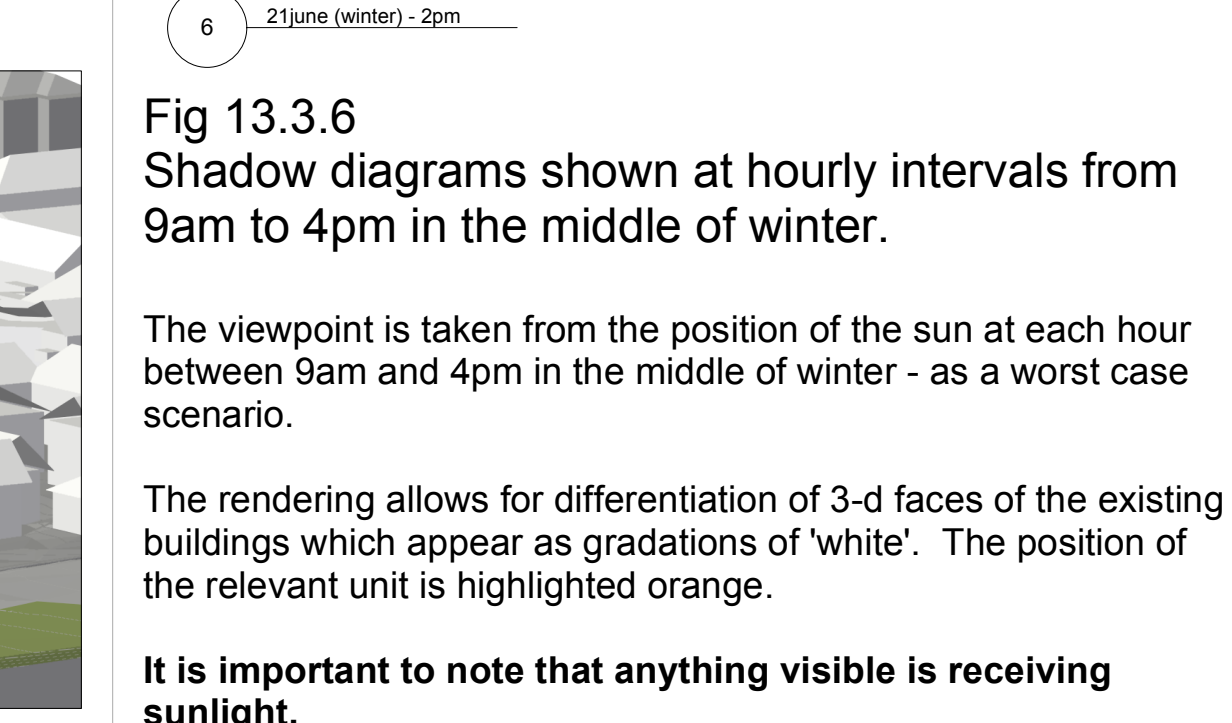
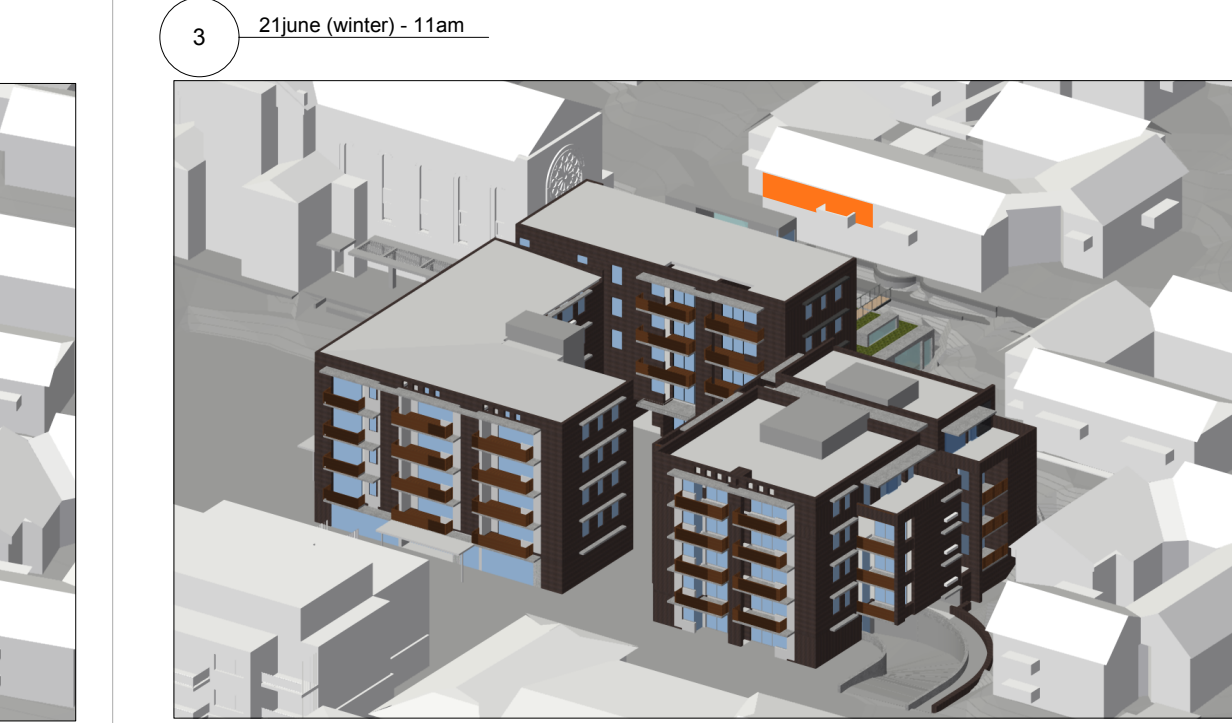
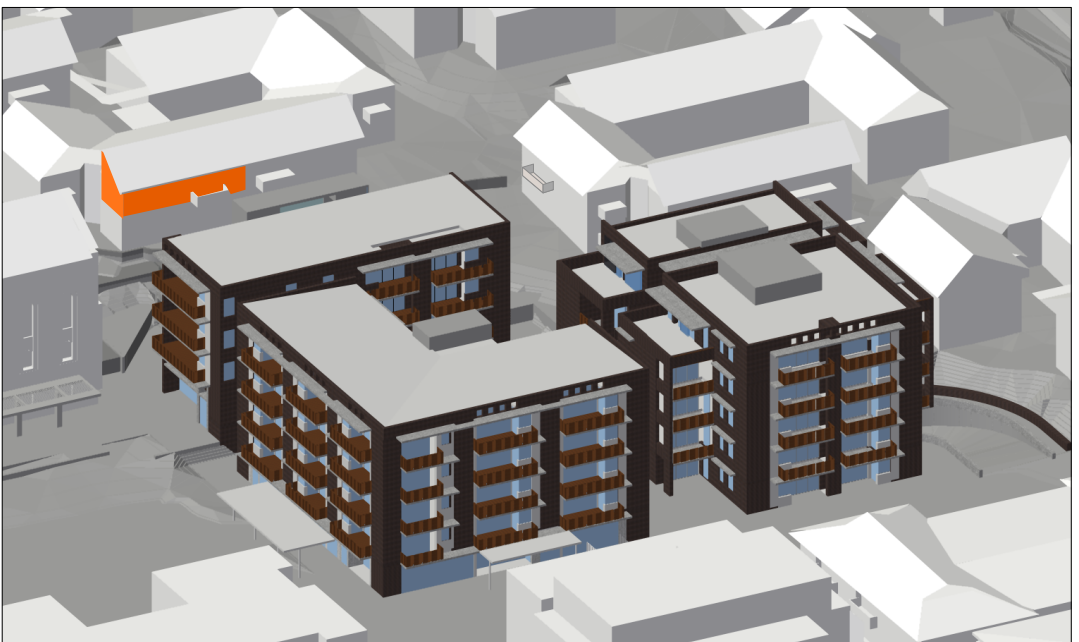
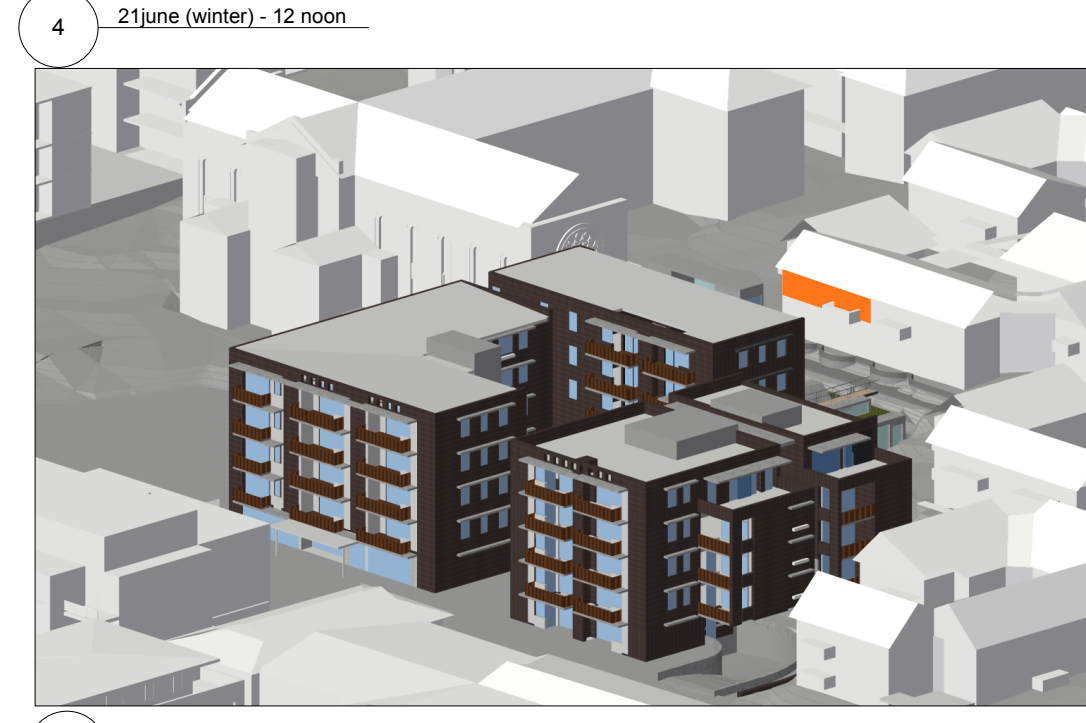
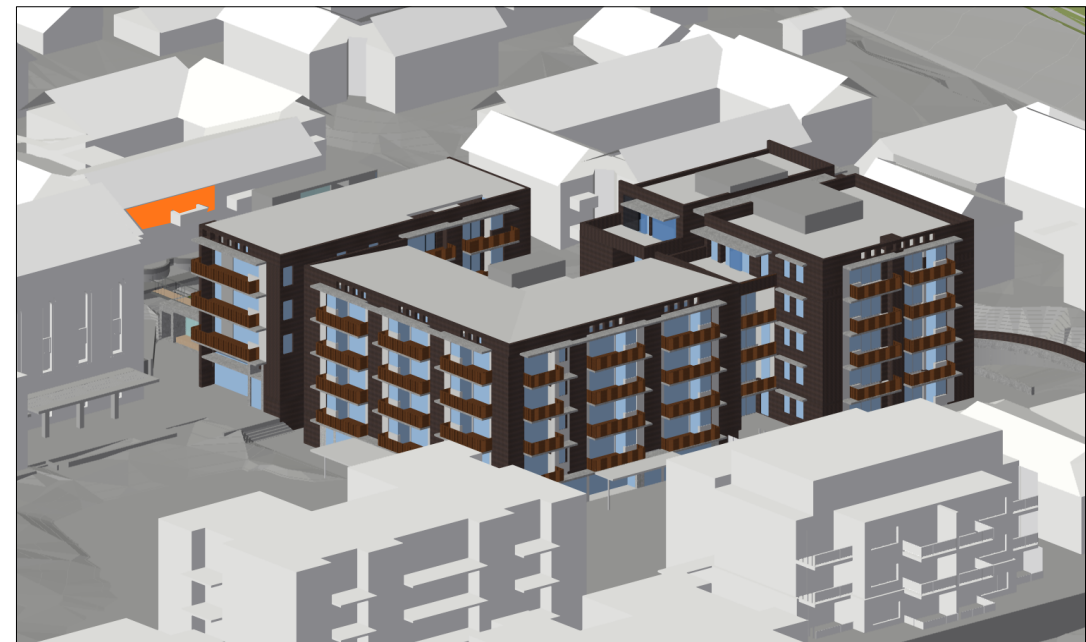


Fig 13.3.6
Shadow diagrams shown at hourly intervals from 9am to 4pm in the middle of winter.

The viewpoint is taken from the position of the sun at each hour between 9am and 4pm in the middle of winter - as a worst case scenario.

The rendering allows for differentiation of 3-d faces of the existing buildings which appear as gradations of 'white'. The position of the relevant unit is highlighted orange.

It is important to note that anything visible is receiving sunlight.

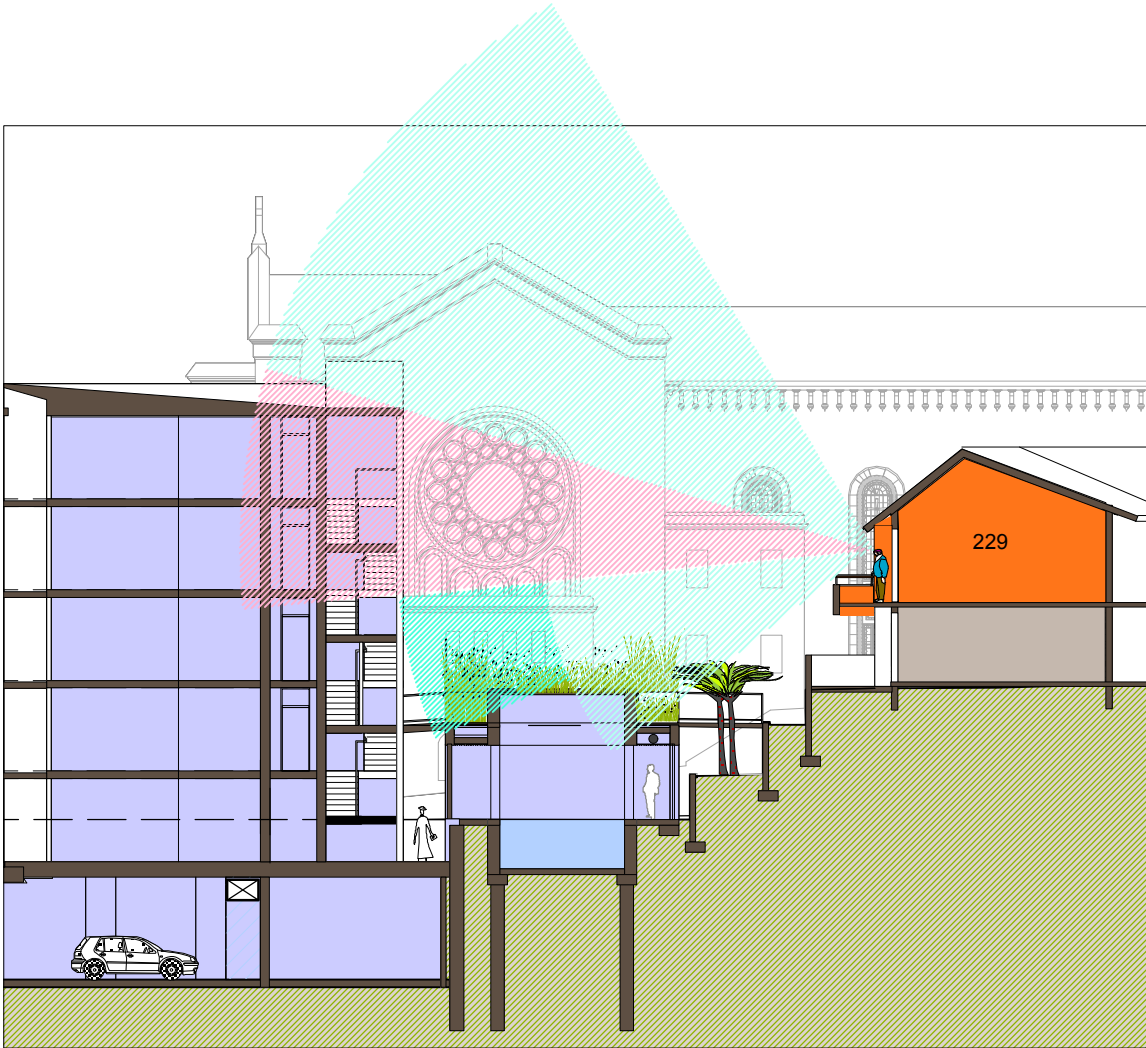


Fig 13.3.5
View of Sky existing and proposed.

The resident of Unit 229 enjoys expansive views to the north and north-east.

Vistas directly in front of this unit will be reduced (shown in pink hatch). However, an extended vista into the rooftop garden is achieved.

As can be seen above, the floor level of Unit 229 is already 3 storeys above the ground floor of proposed Q3. The resident will experience Q3 as 2-storeys.

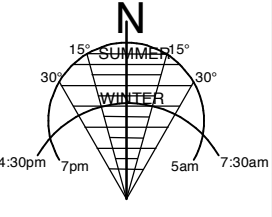
Stage 1 Village Green

FIRST FLOOR

BUILDING / UNIT No	G 229
PERCEIVED NEGATIVE IMPACTS	<div>Building Q3 potentially impacts this unit through:</div> <ul style="list-style-type: none">Loss of some views directly to the northIncreased building bulk to the north compared to existing
PERCEIVED POSITIVE IMPACTS	<ul style="list-style-type: none">Increased community facilities in close proximity to Unit 229 via accessible bridges directly linking Q3 to the path outside Unit 229 and new upgraded stair to the west of the ChapelThe proposal has no impact on solar access at any time of the yearNortherly vistas to a new rooftop garden will be realised
DESIGN CONSIDERATIONS	<ul style="list-style-type: none">The location, massing and setbacks of Q3 have been considered to reduce impact to Unit 229.No Q3 living room openings overlook Unit 229.Other openings in the southern wall of Q3 are secondary windows for bedrooms (already oriented to north) or service rooms.Providing a rooftop garden at Q3 adds to the amenity of this north facing unit.
AEVUM UNDERTAKINGS	<ul style="list-style-type: none">No additional design undertakings are currently proposed for Unit 229.

STAGE 1 VILLAGE GREEN
DEVELOPMENT
NOT FOR CONSTRUCTION

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Comply with the Building Code of Australia
Comply with all relevant Australian Standards
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REV.	DATE	AMENDMENTS
A	2010.03.05	Submission Issue

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JOB	VILLAGE GREEN, CARDINAL FREEMAN VILLAGE	DRAWING TITLE	Building G - Unit 229 Solar and Views
PACKAGE	Community Consultation Response to issues raised	DRAWN	DATE CREATED
		KH	05.03.2010
		CHECKED	DRAWING NO.
		PT	CCR13.03
		SCALE	REV
		1:500 1:250 NTS	A
		@ A1	