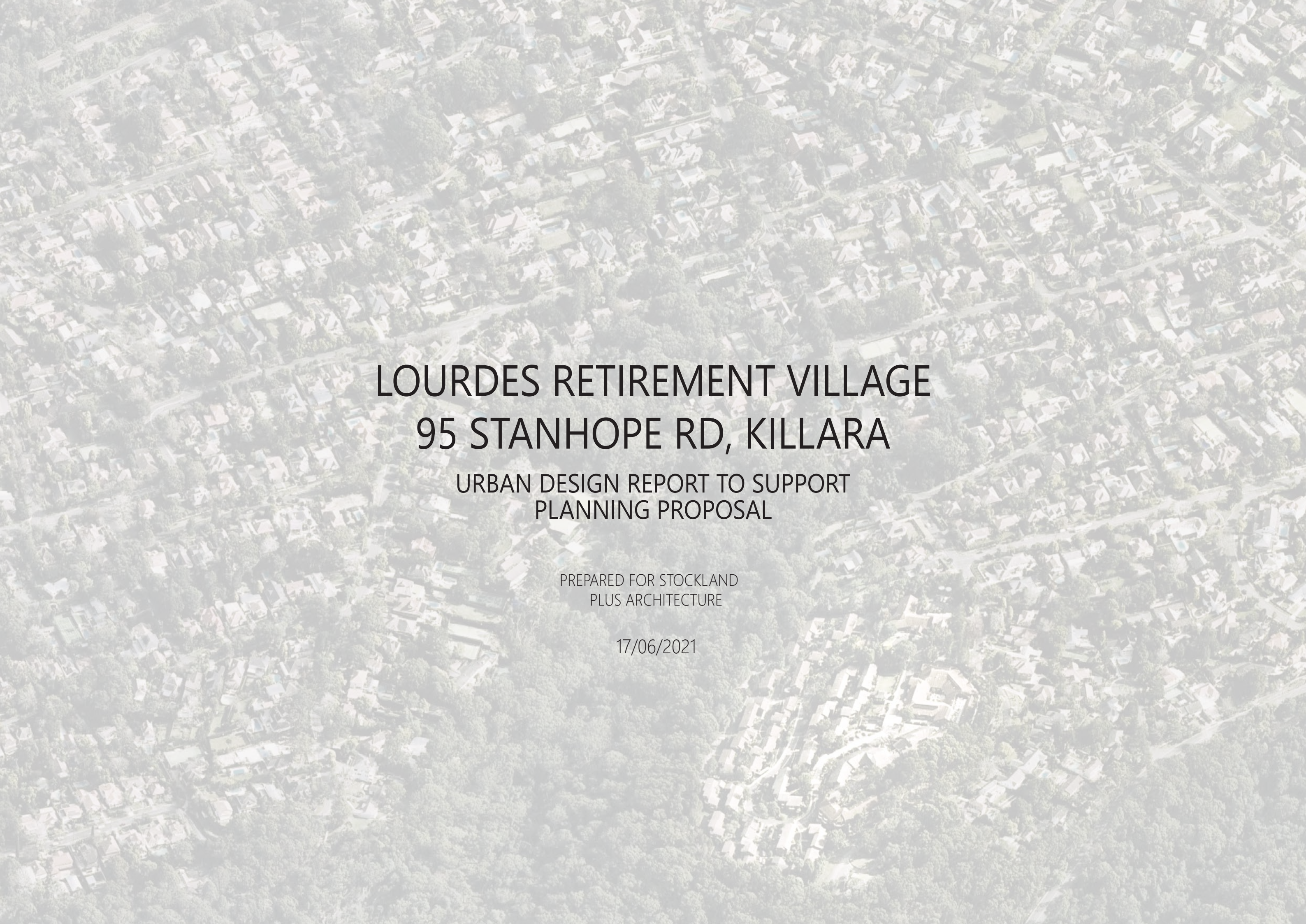




LOURDES RETIREMENT VILLAGE 95 STANHOPE RD, KILLARA

URBAN DESIGN REPORT TO SUPPORT
PLANNING PROPOSAL

PREPARED FOR STOCKLAND
PLUS ARCHITECTURE

17/06/2021



LOURDES RETIREMENT VILLAGE, KILLARA
URBAN DESIGN REPORT TO SUPPORT PLANNING PROPOSAL

1

INTRODUCTION

Preliminary	6
Subject Site	7
Area Subject to Planning Proposal	8

2

THE SITE & CONTEXT

Strategic Context - Greater Sydney Area	10
Strategic Context - North District Area	11
Existing Planning Controls	12
Regional Context	13
Local Context	14
Retirement Living in NSW	15

3

SITE ANALYSIS

Existing Site & Streetscape Character	17
Existing Land Uses & Built Form	19
On-Site Facilities	21
Gradients & Accessibility	23
Topography & Views	25
Existing Building Heights	27
Access & Servicing	28
Heritage	29
Opportunities & Constraints	31

4

PROPOSED MASTERPLAN

Trends in Retirement Villages	34
Residential Living	36
Masterplan Development	37
Illustrative Masterplan	38
Building Uses	39
Building Storeys	40
Illustrative Site Sections	41
Site Perspectives	44
Circulation Diagram	33
Landscape Masterplan	48

5

ASSESSMENT

Visual Impact Assessment	64
Overshadowing Impact	79
Solar Access	81

6

RECOMMENDATIONS

Proposed Planning Controls	84
Conclusion	86

7

APPENDIX

Independent Living Unit Mix	90
Indicative Community Centre	91
Indicative Community Pool & Sauna	92
RACF Facility	93
Development Schedule	94



The Purpose Of The Report

The Planning Proposal Design Report outlines the proposal for renewal of the entirety of the Lourdes Retirement Village and provides solutions to the existing site issues whilst maintaining the village's established landscape character and minimising impacts on the neighbouring context.

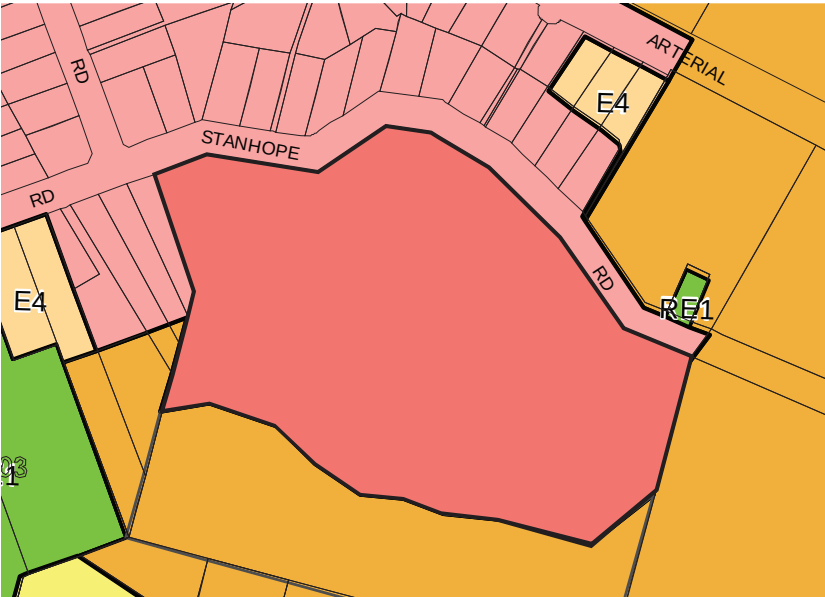
The subject site, located in Killara, currently comprises 108 independent living units, 49 serviced apartments and an 83-bed aged care facility, as well as communal facilities such as a chapel, administration centre, a pool and gymnasium and a croquet lawn.

This report provides an analysis of the site, its opportunities and constraints as well as the preferred master plan for redevelopment of the entirety of the site, whilst maintaining the recommended new planning controls that allow for realization of the master plan, subject to design and consent.

BACKGROUND

PROPOSED PLANNING CONTROLS

PROPOSED ZONING MAP



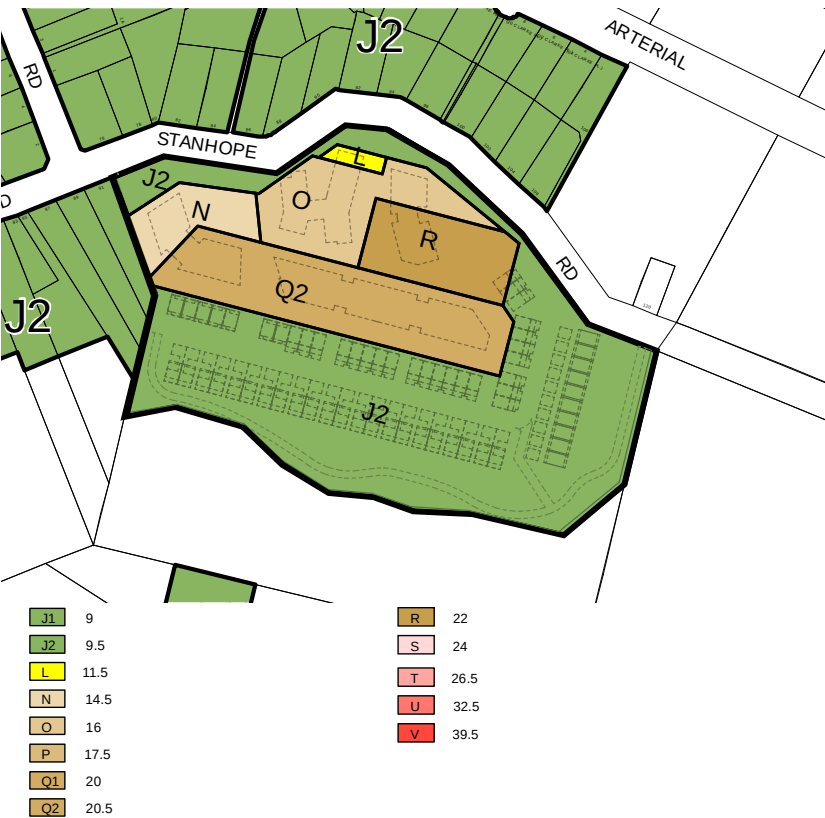
B1 Neighbourhood Centre	E4 Environmental Living
B2 Local Centre	R1 General Residential
B4 Mixed Use	R2 Low Density Residential
B7 Business Park	R3 Medium Density Residential
E1 National Parks & Nature Reserves	R4 High Density Residential
E2 Environmental Conservation	R5 Large Lot Residential
E3 Environmental Management	RE1 Public Recreation

PROPOSED FSR MAP



A1 0.2	J 0.8
A2 0.24	K 0.85
A3 0.3	N 1.0
A4 0.37	Q 1.3
B 0.4	U 2.5
D 0.5	W 3.5
G 0.65	
T 0.75	

PROPOSED HEIGHT OF BUILDINGS



J1 9	R 22
J2 9.5	S 24
L 11.5	T 26.5
N 14.5	U 32.5
O 16	V 39.5
P 17.5	
Q1 20	
Q2 20.5	

Current Planning Controls

The site is currently zoned R2 Low Density Residential. This zone permits low density housing (dwelling houses), but prohibits residential flat buildings. The Housing for Seniors SEPP allows for residential accommodation for seniors housing, but limits the development to approximately 2 storeys in height. The maximum height for development on the site is 9.5 metres, which allows for development of 2-3 storeys. The maximum floor space ratio for the site is 0.3:1.

The site is not recognised as heritage, but adjoins two local heritage items and areas, including the Seven Little Australian Park (to the south and east) and the Crown Blocks Conservation Area to the west, south and east of the site.

The existing Headfort House has been identified as a building of historical significance and is proposed to be retained.

Proposed Planning Controls

To realise this master plan, the following amendments will be required to be made to the Ku-ring-gai LEP 2015:

- Land Use: The zoning will need to be changed to an R3 Medium Density Residential Zone to allow for taller seniors’ housing development to occur.
- Height: Maximum building heights ranging between 9.5 and 22 metres across the site.
- Floor Space Ratio: A maximum floor space ratio of 0.75:1.

This Master Plan presents an exciting opportunity to renew the Lourdes Retirement Village to create a contemporary style of development that meets current market expectations and maintains viability into the future.

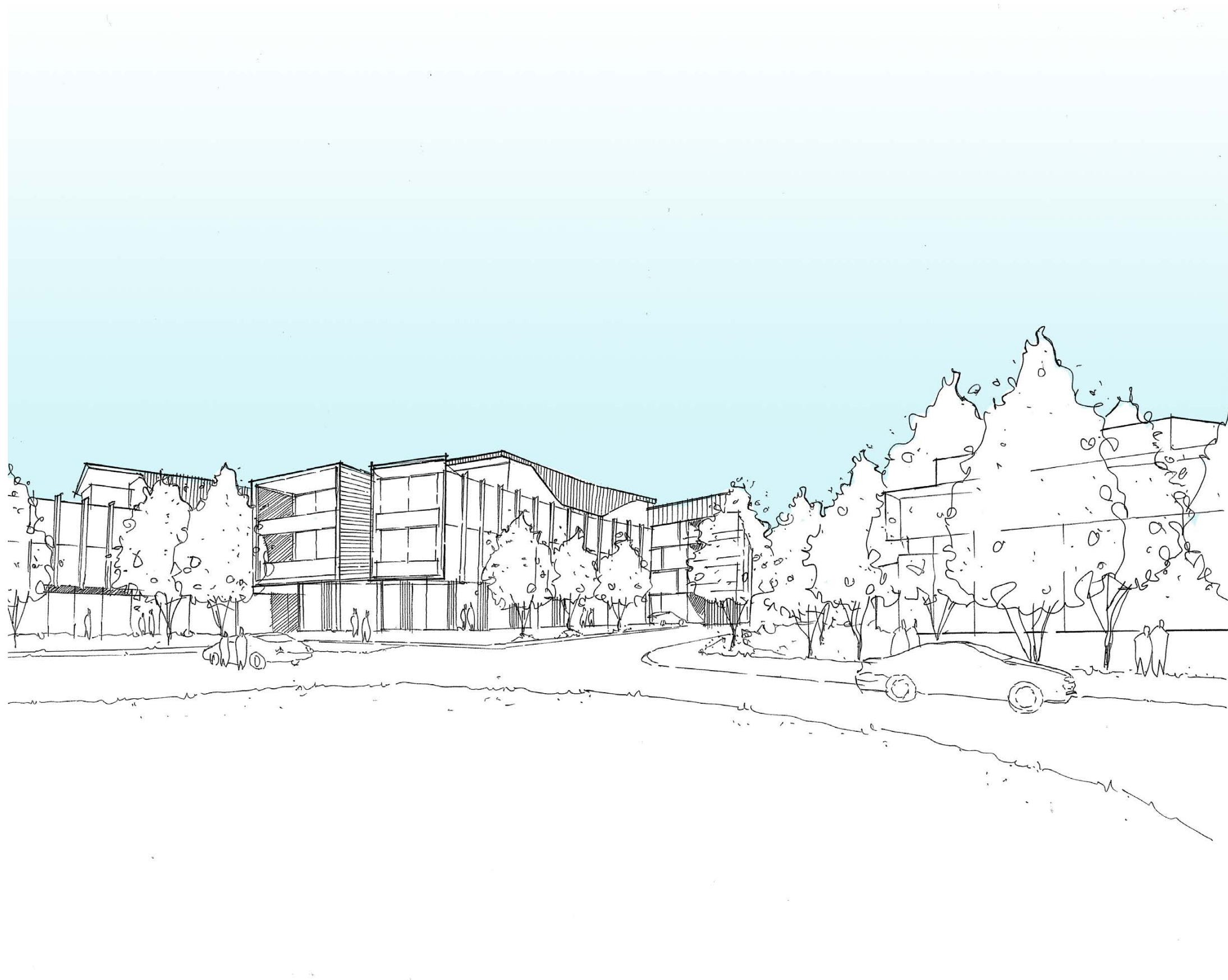
1

INTRODUCTION

Preliminary	6
Subject Site	7
Area Subject to Planning Proposal	8

1 INTRODUCTION

PRELIMINARY



The proposed master plan presented in this report demonstrates an amended master plan for the staged renewal of the Lourdes Retirement Village in Killara in response to DPIE Planning Panels decision and considerations with respect to the surrounding bushland and the adjoining local heritage areas. This master plan is in support of a Planning Proposal to amend the land use, height and FSR controls for the site, under the Ku-ring-gai Local Environmental Plan 2015.

Lourdes Village was initially constructed in 1983, and now requires significant renewal. Since opening, the village has been developed on a piecemeal basis without the benefit of a whole of site master plan. The housing is dated and does not provide lift access to many of the apartments. Vehicular and pedestrian access is not legible, and in many instances the streets are too steep to walk. The village's ageing dwellings and infrastructure require a major redevelopment to ensure the long term viability of the village and attract the forthcoming baby boomer market whose expectations far exceed the current retirees market.

The proposed master plan presented in this report provides solutions to these existing issues, whilst maintaining the village's established landscaped character and minimising impacts on surrounding neighbours.

The purpose of this report is to present information about the site, its opportunities and constraints, the preferred master plan for the site, and recommended new planning controls that allow for the development of the site, subject to design and consent.

The Team

Owner & Applicant: **Stockland**

Urban Design & Master Planning: **Plus Architecture & File Planning**

Landscape: **Arcadia**

Traffic Consultant: **Arup**

Heritage Consultant: **Urbis**

Arboriculturalist & Ecologist: **Naturally Trees**

Seniors Living Demand Study: **Elton Consulting**

Bushfire Consultant: **Black Ash**

1 INTRODUCTION

THE SUBJECT SITE



The site is located 1.2km from Killara train station on the border between the suburbs of Killara and Lindfield. The predominant surrounding land-use is low density residential consisting of high value established detached dwellings.

The nearest commercial activity is along the Pacific Highway at Lindfield. There are large areas of open space and bushland to the south and east of the site. The subject site is serviced by a regular bus service between Lindfield and East Killara.

The site currently comprises 108 independent living units, 49 serviced apartments and an 83-bed aged care facility, as well as communal facilities such as a chapel, administration centre, a pool and gymnasium and a croquet lawn.

The built form on the site comprises mostly 1-2 storey brick buildings, with larger footprint buildings such as the administration centre and aged care facility.

The site is not a heritage item, but adjoins two local heritage items and areas, including the Seven Little Australian Park (to the south and east) and the Crown Blocks Conservation Area to the west, south and east of the site.

The existing Headfort House has been identified as a building of local significance and is proposed to be retained.

SUMMARY OF EXISTING

108 
INDEPENDENT LIVING UNITS

49 
SERVICED APARTMENTS

83 
RESIDENTIAL AGED CARE FACILITY BEDS

COMMUNAL AMENITY

-  CHAPEL
-  POOL
-  LOUNGE AREAS

-  GYMNASIUM
-  CROQUET LAWN
-  DINING AREA



1 INTRODUCTION

AREA SUBJECT TO THIS PLANNING PROPOSAL



The Master Plan envisages significant redevelopment of the entirety of the Lourdes Retirement Village and the existing independent living units in the southern part of the site under this Planning Proposal.

Initially, Stockland developed a Master Plan for the renewal of the northern part of the site, whilst retaining the existing independent living units in the southern part of the site. The current master plan demonstrates a proposal for staged renewal and redevelopment of the entirety of the Lourdes Retirement Village which will allow redevelopment of the southern part of the site under this Planning Proposal.

The master plan delivers a robust structure plan that organises land uses, facilities, site features and circulation in a manner that reflects the findings of a site analysis and provides improved community infrastructure that are already experiencing a decline in their useful life.

SUMMARY OF PROPOSED

141 
INDEPENDENT LIVING UNITS

110 
RESIDENTIAL AGED CARE FACILITY BEDS

63 
TOWN HOUSES

COMMUNAL AMENITY

- | | |
|--|--|
|  CHAPEL |  MULTIPURPOSE SPACE |
|  LIBRARY |  GYM |
|  CONVENIENCE SHOP |  OUTDOOR DECK |
|  LOUNGE AREAS |  SWIMMING POOL |
|  DINING AREA |  SAUNA |

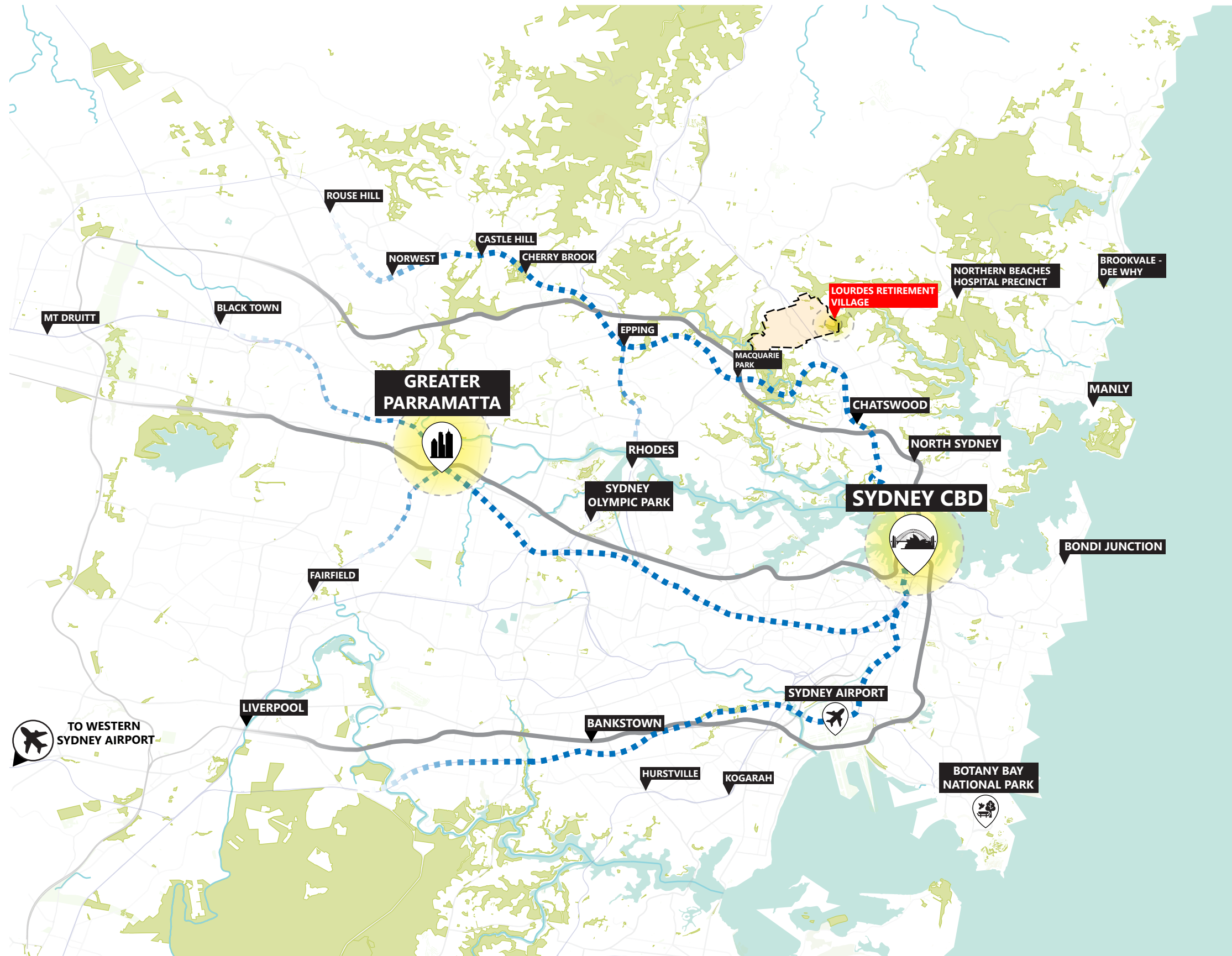


2

THE SITE & CONTEXT

Strategic Context - Greater Sydney Area	10
Strategic Context - North District Area	11
Existing Planning Controls	12
Regional Context	13
Local Context	14
Retirement Living in NSW	15

STRATEGIC CONTEXT - GREATER SYDNEY AREA

**Greater Sydney Regional Plan 2056**

The Greater Sydney Commission released the Greater Sydney Region Plan 2056 'A Metropolis of Three Cities', in 2017. The plan sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters built on a vision of a metropolis of three cities: the Eastern Harbour City, the Central River City and the Western Parkland City.

Key objectives relevant to the subject site are as follows:

- Objective 10. Greater housing supply;
- Objective 11. Housing is more diverse and affordable;
- Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced; and
- Objective 30. Urban tree canopy cover is increased.

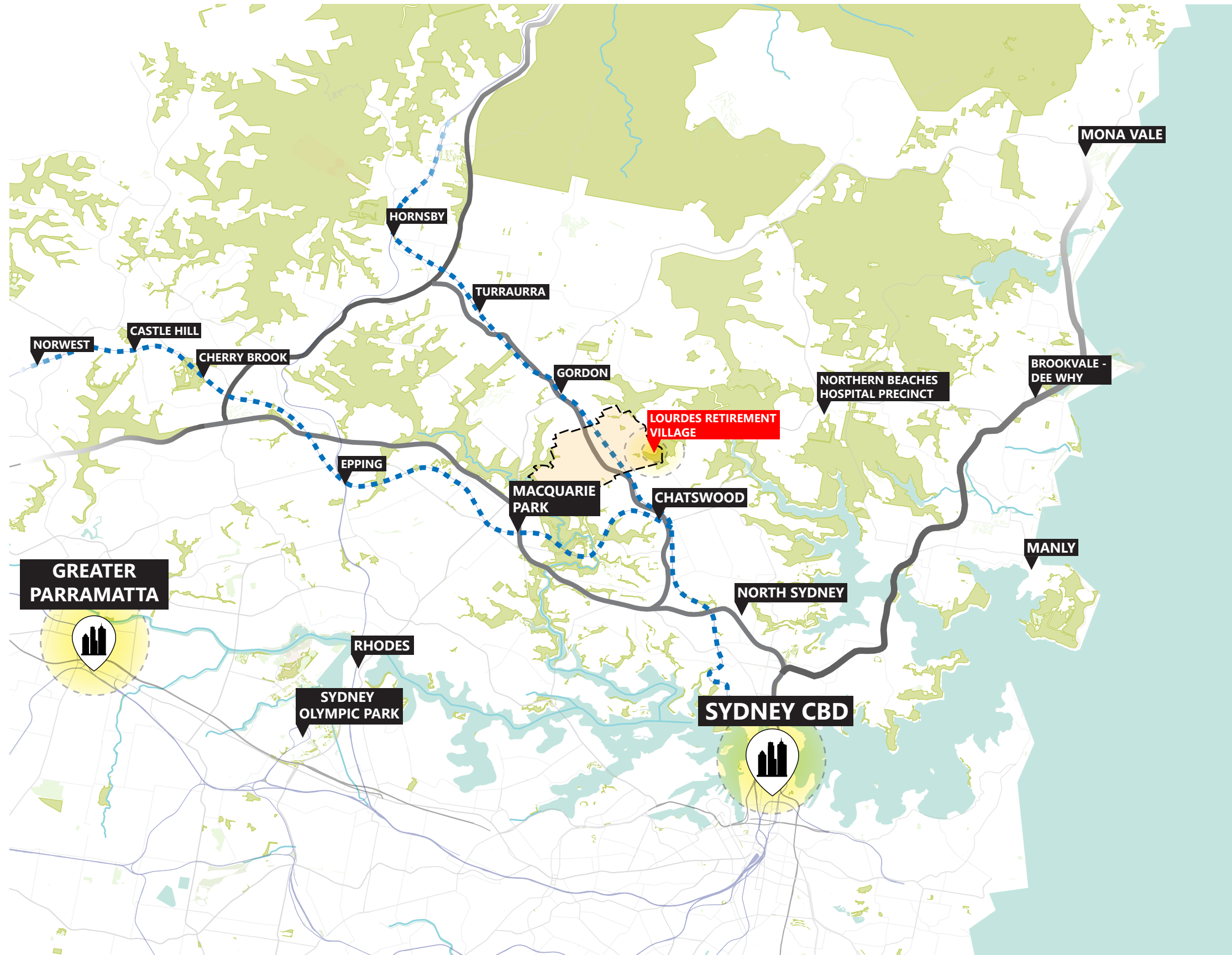
The key message for the subject site is that more seniors housing is required in every LGA. Over the next 20 years there will be a need for an additional 725,000 new homes. Renewing and increasing seniors housing is of critical importance, that will provide a diversity of housing outcomes across Greater Sydney.

Importantly, people have strong neighbourhood preference, with over 80% of people moving locally and less than 15 kilometres. This means there is a need for increased housing in established areas, such as Killara, to meet demand for housing within existing neighbourhoods and allow the community to age in place.

Existing retirement villages, aged-care facilities that are currently underutilised can be renewed to provide a modern and contemporary standard of seniors living. The opportunity to redevelop Lourdes Village



STRATEGIC CONTEXT - NORTH DISTRICT AREA

**North District Plan, 2017**

The revised North District Plan, released by the Greater Sydney Commission in 2017, sets out planning priorities and actions for the growth and development of the North District.

The Plan recognises that new housing must be in the right places to meet locational demand, and to respond to demand for different housing types, tenure, price points, preferred locations and design. Importantly, new housing supply must be coordinated with local infrastructure to create liveable, walkable and cycle friendly neighbourhoods with shops, services and public transport. The subject site, being accessible to the neighbourhood centre Killara and local centre Lindfield, can achieve all of these outcomes.

A key planning priority of the Plan is to provide services and social infrastructure to meet District residents' changing needs (Planning Priority N3). These changing needs have been influenced by an aging population in the area, with the Ku-ring-gai local government area projected to have the largest growth in the 65 to 84 age groups. By 2036, 20% of the District's population will be aged 65 or over. The Plan responds to these trends by prioritising the provision of additional health, social and aged care services throughout the North District.

The provision of housing supply, choice and affordability, with access to jobs and services is also a key priority identified in the draft Plan (Planning Priority N5). Over the next 20 years, the population of the North District is expected to grow by an additional 196,000 people, generating demand for an additional 92,000 homes. The Plan also identifies that the population of Greater Sydney generally prefer to remain within their local area, with 82 per cent of residents moving into a new home within 15 kilometres of their former residence.

The planning proposal directly addresses these priorities as it delivers more diverse housing types in a medium density setting within Ku-ring-gai, as well as creating opportunities for older people to continue living within their community. The concept master plan illustrates how a residential aged care facility, community centre and communal open spaces can be delivered on the site to strengthen health and support networks within the community, and allow local residents to age in place.



2 THE SITE & CONTEXT

EXISTING PLANNING CONTROLS

Existing Zoning Map



B1	Neighbourhood Centre	E4	Environmental Living
B2	Local Centre	R1	General Residential
B4	Mixed Use	R2	Low Density Residential
B7	Business Park	R3	Medium Density Residential
E1	National Parks & Nature Reserves	R4	High Density Residential
E2	Environmental Conservation	R5	Large Lot Residential
E3	Environmental Management	RE1	Public Recreation

- The existing zoning for the site is R2, Low Density Residential.
- Seniors housing is prohibited in the zone, which includes residential care facilities and self contained seniors dwellings
- Group homes, Health consulting rooms, Neighbourhood shops, Places of public worship, Recreation areas, Respite day care centres are permissible with consent.
- In some cases, the SEPP (Housing for Seniors or People with a Disability) 2004 permits retired living uses in residential zones, but limits development to approximately 2 storeys (8 metres) in height.

Existing Max. Building Height Map



J1	9	Q1	20
J2	9.5	Q2	20.5
L	11.5	T	26.5
N	14.5	U	32.5
O	16	V	39.5
P	17.5		

- The existing zoning for building height is J2 at a 9.5m, which allows for development of up to 2-3 storeys.
- Clause 4.6 Exceptions to development standards of Ku-ring-gai LEP 2015 may be used to vary this development standard.

Existing Maximum Floor Space Ratio



A1	0.2	J	0.8
A2	0.24	K	0.85
A3	0.3	N	1.0
A4	0.37	Q	1.3
B	0.4	U	2.5
D	0.5	W	3.5
G	0.65		
I	0.75		

- The zoning for this site is A3 with a maximum permissible FSR of 0.3:1.
- Clause 4.6 Exceptions to development standards of Ku-ring-gai LEP 2015 may be used to vary this development standard. technologies to improve sustainability outcomes



2 THE SITE & CONTEXT

REGIONAL CONTEXT



Regional Context

The site is located 1.2 kilometers by road from Killara train station and 1.7 kilometers from Lindfield Local Centre on the Pacific Highway. The Local Centres of Roseville, Gordon and Pymble are located within 3 kilometers of the subject site and are accessible by train and bus services. Local bus route 556, operates daily from Lindfield Station to East Killara. It services the site directly via the first avenue loop and three -bus stops within the site. The site is approximately 12 kilometers north of Sydney's city centre.

The site is located in close proximity to the Strategic Centres of Chatswood (approximately 3.3 kilometers) and Macquarie Park (approximately 5 kilometers) which are both identified in Sydney's metropolitan strategy, A Plan for Growing Sydney, as priority precincts for increased mixed-use development. In addition, the population in Ku-ring-gai LGA is projected to increase from 122,472 persons in 2016 to 151,818 persons in 2041, representing an increase of 29,346 persons (23.9%) (DPIE, 2019). Such a large increase in population will require large numbers of new dwellings

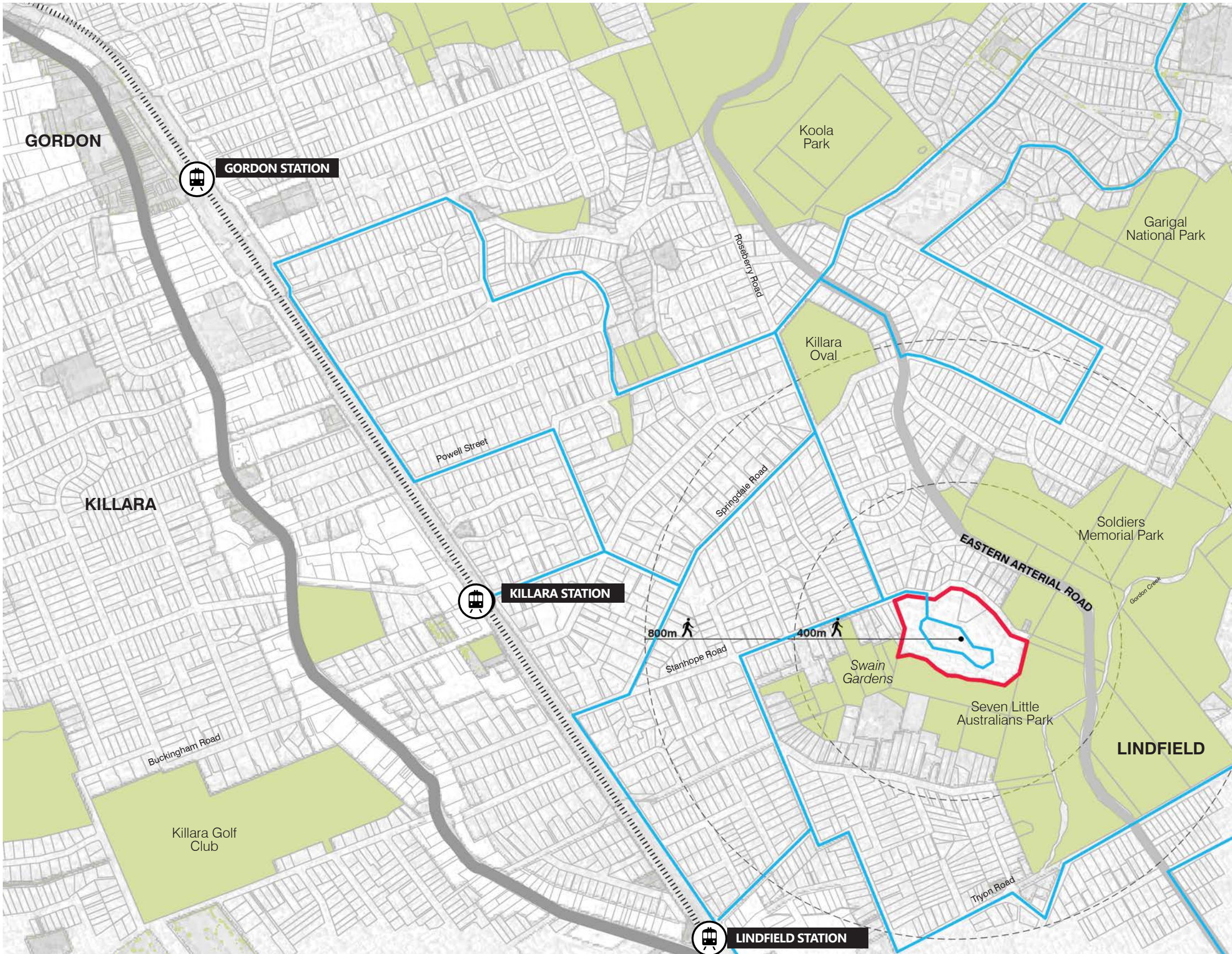
The site's proximity to the above centres, and good public transport connections, make it an ideal location for seniors housing and residential development. It is noted that in addition, the master plan for Lourdes Retirement Village proposes to improve the community's access to facilities on the site with the development of a new 'community hub'. This will allow residents to experience village life, encourage social interaction and stimulate everyday wellbeing.

The site has an excellent setting and offers good amenity. Whilst there are waiting lists for larger units, most of the existing units are too small to meet current expectations, which are mainly for two- and three-bedroom accommodation. The site will address growing demand for residential and seniors housing by offering a variety of residential flat buildings and semi-detached dwellings in a sought-after location.



2 THE SITE & CONTEXT

LOCAL CONTEXT



Local Context

The site is located in the suburb of Killara in the Ku-ring-gai LGA. It is located in a suburban low density residential area consisting of large lot single detached one and two storey dwellings. Stanhope Road is a collector road which is located off the Pacific Highway. Denser residential apartment developments are located along the Pacific Highway corridor, with commercial / retail development typically located around local centres adjacent to railway stations.

The local area is characterised by tree-lined streets and pockets of remnant bushland. Located on the southern boundary of the site, are several large open spaces and bushland parks, including Soldiers Memorial Park and Seven Little Australians Park. Bushland walking trails through these places link the suburb of Lindfield to Middle Harbour.

The land falls steeply away from Stanhope Road towards the bushland to the south and east on the other side of Lourdes Avenue. Further to the north-east is Eastern Arterial Road, a regional classified road. Further to the south is two-storey detached residential dwellings and Newington College Preparatory School.

The site is in relatively close proximity to Killara railway station, approximately 1.2km away, and public transport provided from Route 556 connecting the site from East Killara to Lindfield Railway station.

Legend

- Subject site
- Open space
- Major Arterial road
- Motorway
- Train line
- Train station
- Distance from centre
- Local bus route 556



2 THE SITE & CONTEXT

RETIREMENT LIVING CONTEXT IN NSW



Retirement Living Context In NSW

Around Australia, the number of seniors wanting to live in retirement villages is forecast to double by 2025 - rising to 382,000 nationally, but the demand will not be met by existing facilities, and not in the locations that retirees want to live. We are facing a critical shortage of retirement living facilities in major centres like north subregion of Sydney, in which the fastest growing age groups will be those aged 65 and older. Recent data from the ABS (2019) shows that life expectancy for those currently aged 65 is 19.9 further years for men and 22.6 further years for women.

Responding to this situation presents huge challenges and opportunities, not only to policy makers but also to companies and organisations providing goods and services to older people – including retirement housing providers. The retirement living sector has found it difficult to compete with mainstream property developers for land and faced a range of costs that other developers do not, namely accessible and adaptable design, and compliance with the requirements of the Retirement Living Act and Housing for Seniors SEPP.

Much needs to be done to address Australia’s shortage of retirement living options as demand surges for communal living in the wake of Covid-19, according to the Property Council Retirement Census report from 2020. The recent spike in demand means the country could face a significant shortfall in accommodation in the medium term.

The Australian Institute of Health and Welfare argues that most people want to “age in place” – but that they don’t necessarily want to remain in the family home. Helping people to downsize to accommodation more appropriate for their stage of life can lower public health costs, and ensure older Australians retain their independence for longer.

Livable, affordable, versatile retirement living options are urgently required – whether that’s a retirement living village or a smaller dual occupancy home in the suburb someone has called home for years.

The coronavirus pandemic has forced all Australians to reevaluate how we live our lives. If social distancing and the Covid-19 environment have taught us anything, it has taught us the importance of the neighbourhood we live in.

If we can leave our home and be within walking distance of, or a short trip to, a great community club, amenities, pool facilities, a great park, the recently implemented

coronavirus restrictions might seem a little more palatable than if we had none of that on our doorstep.

A quick look at the range of activities offered at well-regarded senior living communities show keeping residents entertained and enlightened is as key as the physical setting itself.

Thoughtfully-located retirement living developments in existing suburbs can respond to this need by providing onsite facilities for recreation and socialising and by providing services. Contemporary villages face demand from baby boomers who demand sport and recreation facilities, eating and drinking options, lifestyle facilities like onsite gyms and swimming pools, and treatment rooms.

Age appropriate facilities, coupled with additional health and wellbeing services, allow retirement village residents to remain in their home for longer, even if they are living alone. This enables them to delay entry into residential aged care. The Australian Institute of Health and Welfare, Patterns in Aged Care Program Use 2002-03 to 2010-11 report (Property Council of Australia, National overview of the retirement village sector, 2014) determined that residents in retirement villages enter aged care on average five years later than those going from a family home.

Many developers are now thinking in terms of retirement hubs rather than retirement villages, where there are integrated, mix-use environments with a diverse range of housing options, resident conveniences and multiphase options for health and aged care. The intent is to build capability within a location, so that as residents and community members age, they do not need to relocate fracturing important community ties.

Vertical retirement living is another growing trend that would help to meet the growing demand. 56% of new villages currently under development are either vertical or a combination of vertical and broadacre, up from 9% in 2019.

More appropriate land rezoning and local governments that were supportive of retirement living and aged care development could help to plug the gap.

This highlights the importance of the retirement housing sector within Ku-ring-gai. It also identifies how the redevelopment of the Lourdes Retirement Village represents a unique opportunity to not only renew and existing seniors housing stock but to also address a significant anticipated shortfall in seniors housing.

3

SITE ANALYSIS

Existing Site & Streetscape Character	17
Existing Land Uses & Built Form	19
On-Site Facilities	21
Gradients & Accessibility	23
Topography & Views	25
Existing Building Heights	27
Access & Servicing	28
Heritage	29
Opportunities & Constraints	31

3 SITE ANALYSIS

EXISTING SITE & STREETScape CHARACTER



Site & Streetscape Character

The site is located on a ridge at the eastern edge of Killara on the fringes of a residential subdivision adjacent to the Eastern Arterial Road.

It is adjoined by bushland park on two sides - to the south Seven Little Australians Park and Swain Gardens to the south-west. These parks are heavily vegetated and form part of a greater network of remnant bushland, which connects to Middle Harbour.

The northern portion of the site is defined by its suburban interface along Stanhope Road. The surrounding area is characterised by large lot residential dwellings with generous garden set backs, and leafy tree-lined streets.

By contrast, the southern portion of the development is defined by its location on a ridge and the views it is afforded of the surrounding bushland parks.

Stanhope Road is typical of the wider locality, with pockets of mature trees located on both sides of the street. The significance of the site's interface with Stanhope Road is further underlined by the presence of Headfort House, located in the north-west corner of the site. Although not heritage listed, the building is noted as having local historical value and is an important part of the streetscape.

THE SITE & STREETSCAPE CHARACTER



The Stanhope Road streetscape looking south west which consists of large lot single and double storey houses



Properties along Stanhope Road oppoosite the northern boundary of the site.



Existing vegetation along the northern boundary on Stanhope Road



Streetscape view looking west down Stanhope Road



Residential lots along the Western boundary



Existing site entry off Stanhope Road into Lourdes Avenue



A view of council run Swain Gardens located on the south-west boundary of the site

EXISTING LAND USES & BUILT FORM

**Existing Land Uses & Built Form**

The village is made up of independent living units (ILUs) which are a combination of detached and semi-detached dwellings spread across the site and serviced apartments (SAs) which are located to the north of the site adjacent to the residential aged care facility.

The ILUs are orientated east-west to capture the bush views afforded by the site. Many ILUs feature private gardens or balcony spaces to the front or rear of the dwellings with a mix of garage and on-street car parking distributed across the site.

In addition to the above seniors housing, the site also contains ancillary supporting facilities including the following:

- Administration centre including cafe, community centre and pool facilities
- Residential aged care facility and hospice (83 beds)
- Croquet lawn and BBQ facilities
- Prayer chapel (Headfort House)

3 SITE ANALYSIS

EXISTING LAND USES & BUILT FORM



The existing Community Centre is an important focal point for the existing residents.



Existing croquet green located adjacent independent living units



External view of the existing residential aged care facility.



Typical independent living unit Type.



View from the start of First Avenue looking east with the croquet green featured on the left.



Our Lady of Lourdes Grotto is an important place for reflection and prayer for residents.



Independent living units and adjoining garages on Forth Avenue.



Independent living units on Third Avenue.

3 SITE ANALYSIS

EXISTING ON-SITE FACILITIES



Rooms in the retired aged care facility are multi-occupancy, housing up to three residents per room.



Legibility and wayfinding within the buildings is challenging.



Recreation areas allow for gathering of residents.



Circulation areas in the serviced apartments are generally non compliant with current accessibility standards.



Dining spaces and facilities provide only a basic level of service.



The salon area is small and poses access challenges for residents.

Existing On-Site Facilities

The village comprises a total of 108 independent living units (ILUs) which are a combination of detached and semi-detached dwellings spread across the site. An additional 49 serviced apartments (SAs) are located to the north of the site adjacent to the residential aged care facility. All buildings on site are generally 2-4 storeys in height and are of a brick masonry character.

The site also houses a Residential Aged Care Facility and hospice containing 83 beds. This building is aging and includes rooms shared by up to three residents which does not meet modern standards for similar facilities.

Pedestrian access across the village are via a network of narrow walkways, ramps and stairs between the dwellings. These paths, although well maintained, are difficult to traverse due to the steep sloping nature of the southern portion of the site. Dwellings do not have lift access and vehicular / pedestrian access is not legible, with some areas too steep to walk. Access to many ILUs are exposed to the elements and via stairs, increasing risk of slippage for residents.

This considerably restricts residents movement through the village and their ability to participate in village life. Many of the community and care facilities are located on the northern portion of the site adjacent Stanhope Road which is flatter and closer to the village entry.

3 SITE ANALYSIS

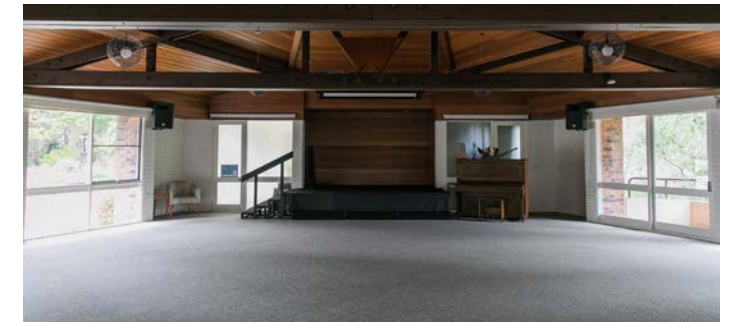
EXISTING ON-SITE FACILITIES



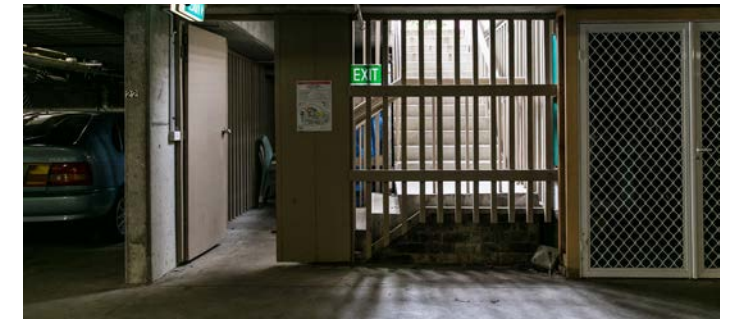
The majority of independent living units are built on the steep hillside making them difficult to access.



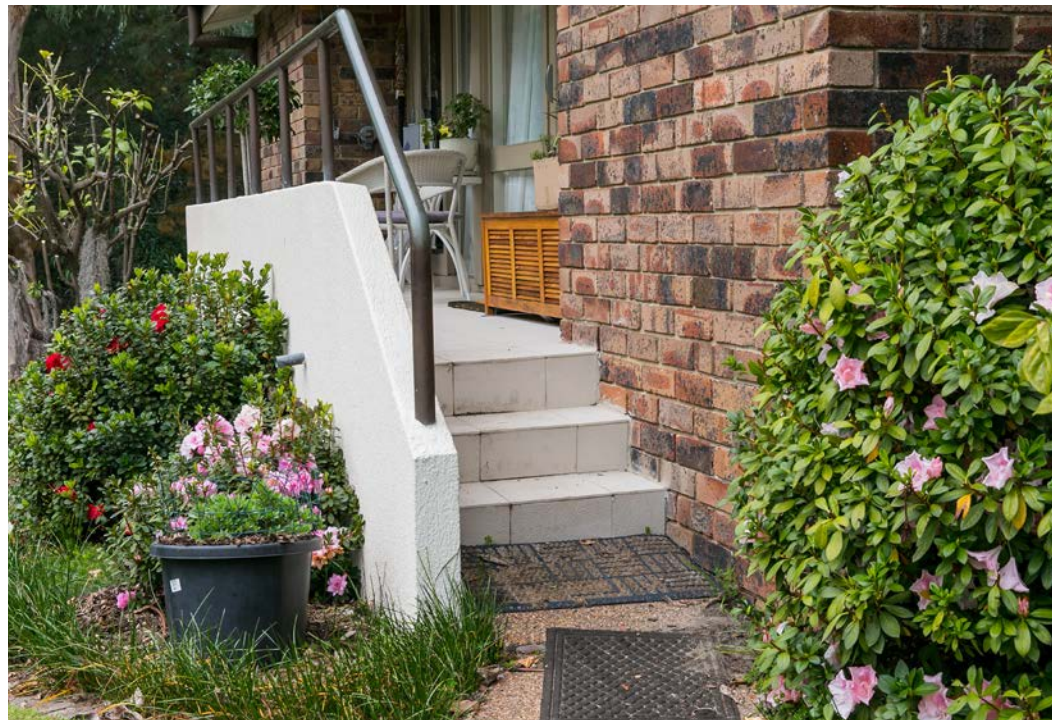
In the absence of lifts in buildings, stair lifts are used to move residents between levels.



The existing hall is dated.



Basement car parks require stair access.



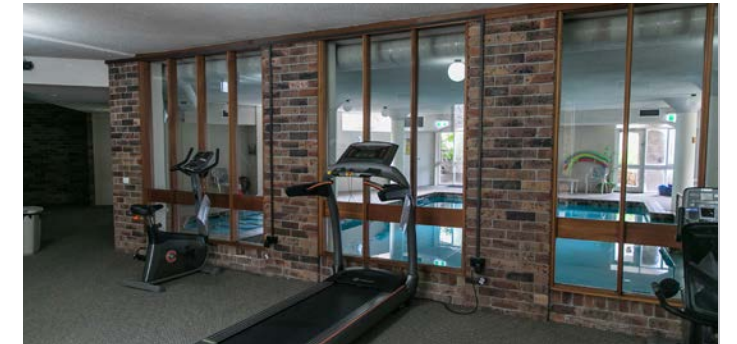
Many of the unit entries at ground level are narrow and difficult to navigate.



Independent living unit entries are generally open to the elements and stepped.



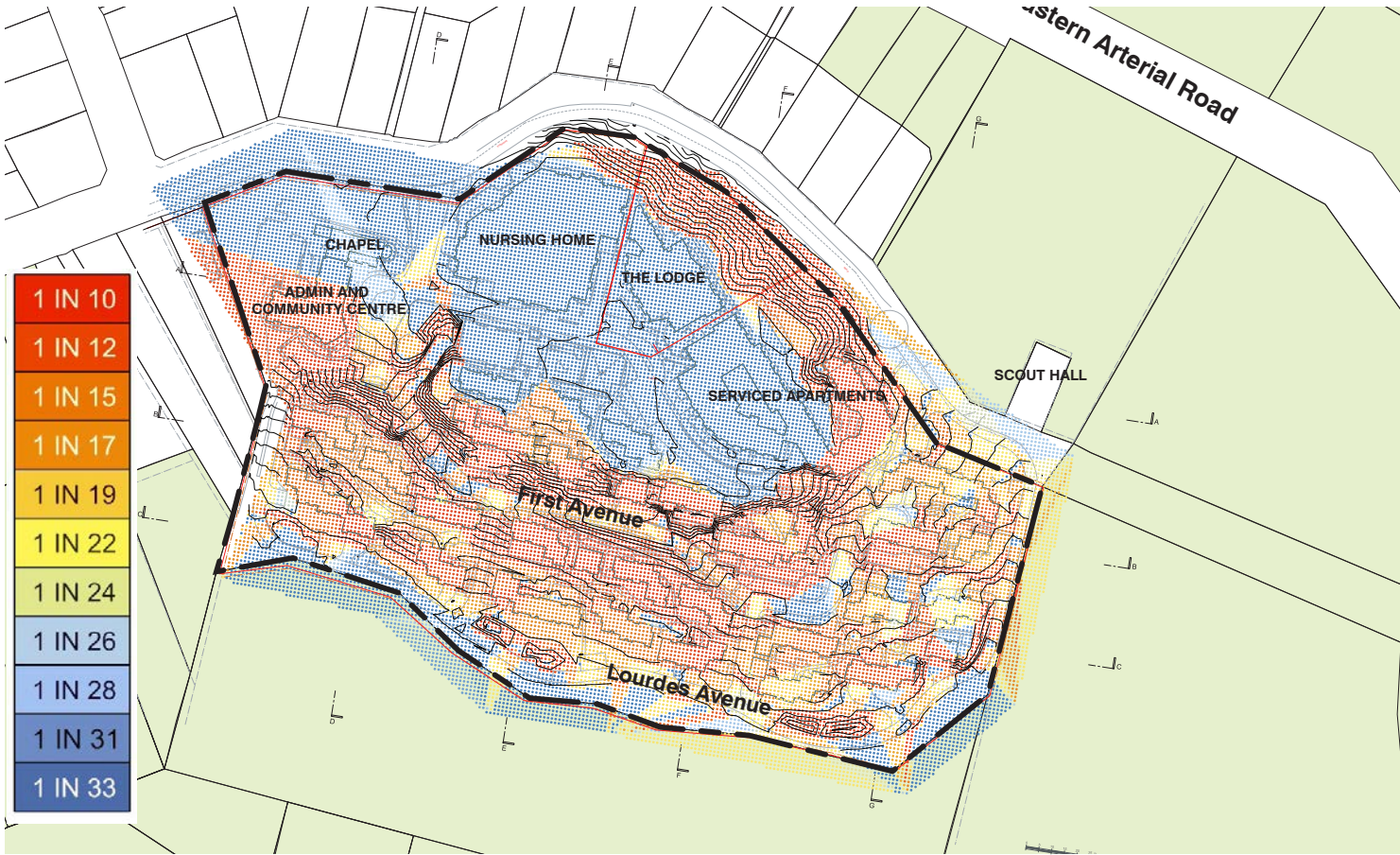
The communal spaces lack good connection to outdoor spaces.



The existing gym is not built for purpose.

3 SITE ANALYSIS

GRADIENTS & ACCESSIBILITY



Source: Architectus

Site Gradients

The analysis below illustrates level changes across the site. The graphic clearly shows the flatter areas of the site (in blue) are located at the northern portion of the site, on higher ground. These areas are generally used for buildings require larger building envelopes such as the Retired Aged Care Facility, village centre and community facilities. The areas with the greatest changes in grades, in excess of 1:12 are where the Independent Living Units around the site are located.



Source: Architectus

Pedestrian Accessibility

The site topography results in gradients which make pedestrian movement difficult, especially when considering accessibility for the elderly. The diagram below shows how accessible grades (1:20+) are mainly across the slope (east-west) whilst movement through the village north-south is much steeper and problematic.

The roads running east-west across the site are relatively flat and give the site a sense of terraces stepping down towards the bushland edge.

The dwellings are accessed via a network of narrow internal paths and stairways making pedestrian movement between houses difficult for residents who often are required to traverse multiple flights of stairs to reach their homes. In addition, dwellings do not have lift access and in many instances the streets are too steep to walk. The building stock is aging and does not provide services and facilities that are competitive with market demand. Refer to the site images overleaf.

The dwellings are accessed via a network of narrow internal paths and stairways making pedestrian movement between houses difficult for residents who often are required to traverse multiple flights of stairs to reach their homes. In addition, dwellings do not have lift access and in many instances the streets are too steep to walk. The building stock is aging and does not provide services and facilities that are competitive with market demand. Refer to the site images overleaf.

3 SITE ANALYSIS

GRADIENTS & ACCESSIBILITY



Stair access across the site is common.



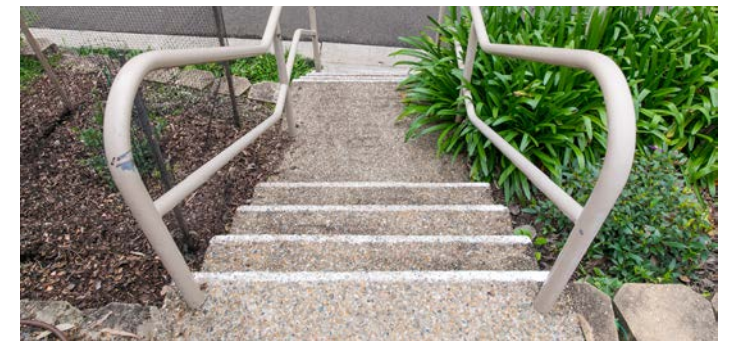
The view from Fourth Avenue illustrates the nature of the steep grades across the site.



Pathways are narrow and not compliant with modern standards.



Some access paths have single sided hand rails and several steps.



Many stairs on site are not compliant with modern access standards.



Access to secondary spaces such as drying areas are challenging.

TOPOGRAPHY & VIEWS

**Topography & Views**

A defining characteristic of the site is its topography which falls approximately 13 metres from the northern boundary with Stanhope Road to the southern boundary along Lourdes Avenue and the bushland edge.

This level change and the relative elevation of the site provides valuable regional views across Seven Little Australians Park to the south and to the Chatswood and Sydney city skylines beyond.

The site topography also has some a number of steep gradients across the site which makes movement difficult for elderly residents, especially when considering their level of mobility. Many of the existing street and access paths are steep and do not allow for easy use and access by residents. In some instances the streets are too steep for residents to walk. This considerably restricts residents movement through the village and their ability to participate in village life.

3 SITE ANALYSIS
TOPOGRAPHY & VIEWS



View of bushland to southern site boundary



View from First Avenue



View of embankment along Stanhope Avenue



Access road along eastern site boundary



Native Gumtree Forests

EXISTING BUILDING HEIGHTS

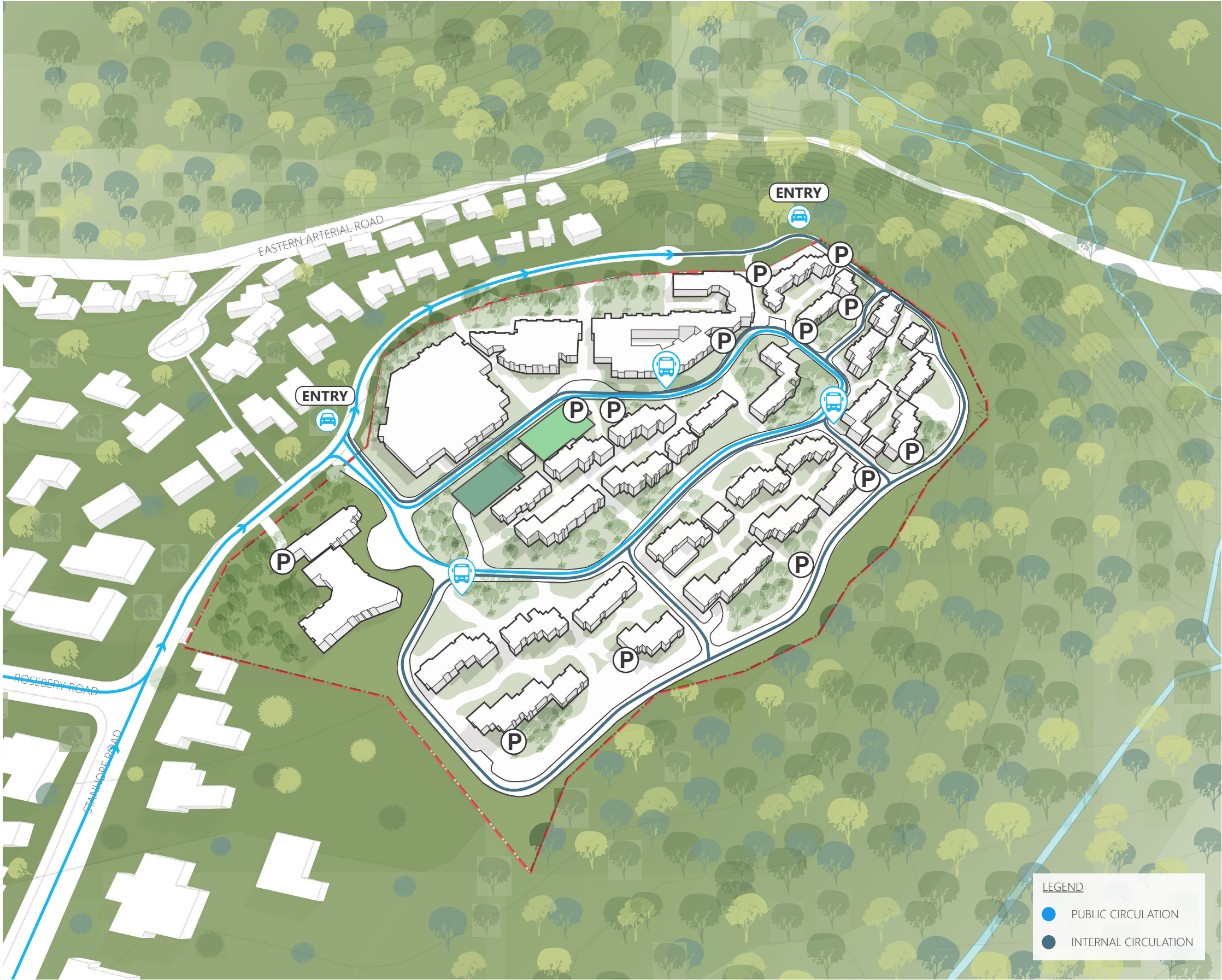
**Existing Building Heights**

The buildings on site are generally low rise buildings ranging from one to two storeys in height. The residential aged care facility located on the northern portion of the site is the largest building on the site and consists of a single storey.

The majority of the existing independent living units are no more than two storeys in height in a terraced arrangement in the southern portion of the site. These units are proposed to be replaced under this Planning Proposal with semi-detached dwellings.

3 SITE ANALYSIS

ACCESS & SERVICING



Site Access

The road network consists primarily of two concentric loop roads that serve the upper and lower portions of the site and are connected via secondary roads.

The main entry to the village is via an intersection on Stanhope Road. Two secondary entries are located further along Stanhope Road on the eastern boundary of the site. These secondary roads are used for emergency and resident parking access.

First Avenue is a one-way internal loop road which provides access to the upper portion of the site and vehicular entries to the existing residential aged care facility, chapel and administration buildings. The road also serves the existing independent living units and is connected to the lower ring road (Lourdes Avenue) via two smaller connector roads.

Lourdes Avenue is the secondary road south of First Avenue providing access to the lower portion of the site.

Parking and Drop-off

Resident parking is located within secure garages below or adjacent to buildings. On-street parking spaces for residents and visitors are located at various points around the site. A drop off area is also located on site at the front of the administration centre.

Servicing and Waste

Green waste is stored in centralised areas throughout the site and collected. Other waste, such as street bins are collected from points along the village roads by garbage trucks.

A separate dedicated service access bay to the residential aged care facility is located off First Avenue.

3 SITE ANALYSIS

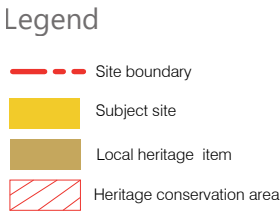
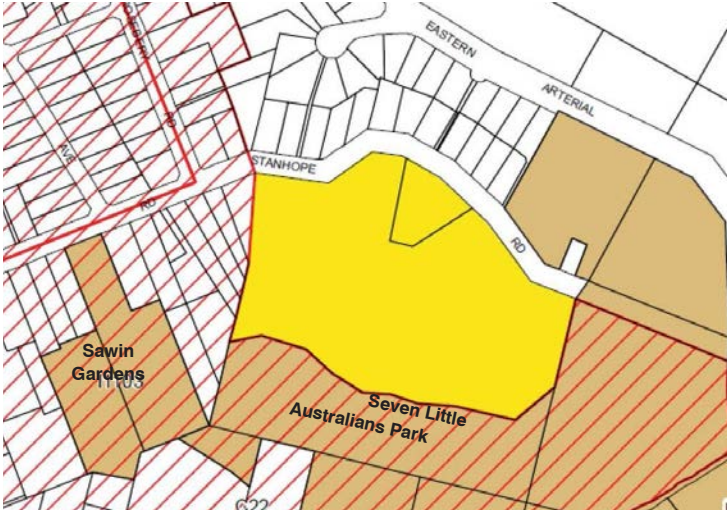
HERITAGE



Prize giving - possibly from the existing grotto location



View of Headfort House today from the front garden.



Site History

The site's history has been traced back to 1899 when the Clarke's Dairy operated in the area. In 1917 a number of lots were purchased to establish the Headfort School (established 1918) which operated until 1927 and after which until 1934 as Milton Grammar and then Lochiel Grammar in 1940. The original school building known as Headfort House still stands with later additions which include the existing village chapel.

From 1942-44 the site was requisitioned by the Australian Army and used for training women. After this the land was purchased by the Missionary Sisters of the Society of Mary and the Catholic Church Trust and in 1946 the Lourdes Hospital opened as a tuberculosis hospital until c1967 when it was operated as an acute after-care facility for patients from Mater Misericordia Hospital, North Sydney.

Source: GML Heritage Report, Heritage Significance Assessment Report, May 2017

In 1980 the site was sold to the Hirbernian Australian Catholic Benefit Society and in 1984 the Lourdes Retirement Village opened and continued to develop with the addition of the Village Centre which opened in 1987. A range of works were undertaken the most recent significant work being the approval of 18 self-contained units in 2011.

Statutory Listing

The Lourdes Retirement Village site is not a statutory listed heritage item. It does, however adjoin two areas listed on the LEP including:

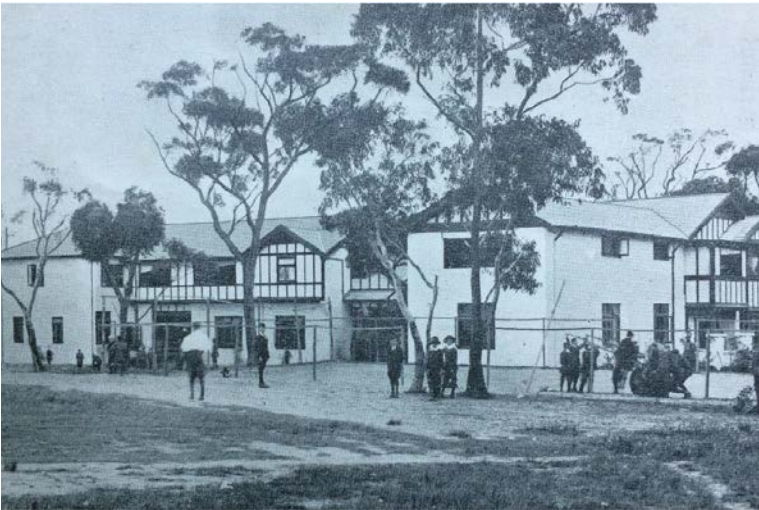
- The Seven Little Australian Park (to the south and east of the site).

- The Crown Blocks Conservation Area (HCA) (to the west south and east).

Significant areas of the LGA are affected by heritage listings and conservation area protection. The site is one of few large sites in the area that is not affected by heritage listings, and therefore should be tested for its capacity to accommodate more density on the site.

3 SITE ANALYSIS

HERITAGE



Headfort School, taken in c1921. (Source: *The Headfort Chronicle: The Magazine of Headfort School, Killara, p. 3*)



Headfort House, c1950s. (Source: Ku-ring-gai Historical Society photographic collection)



AWAS erecting tents while wearing helmets and gas respirators, c1944. (Source: Australian War Memorial <<http://www.awm.gov.au/collection/064733>>)



1943 aerial of the subject site and grounds, showing series of tents similar to those left (Source: SIX Maps, LPI NSW)

Significance

Headfort House has been considered by GML Heritage against the NSW Heritage Manual guidelines. Headfort House has significance at a local level however it does not reach the threshold for heritage listing at a local level under the following criterion:

- Demonstrates aesthetic characteristics and/or high degree of creative or technical achievement in NSW (Criterion C);
- Potential to yeild information that will contribute to an understanding of NSW's cultural or natural history (Criterion E);
- Possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (Criterion F); and
- Demonstrates the principal characteristics of a class of NSW's cultural or natural places or environments (Criterion G).

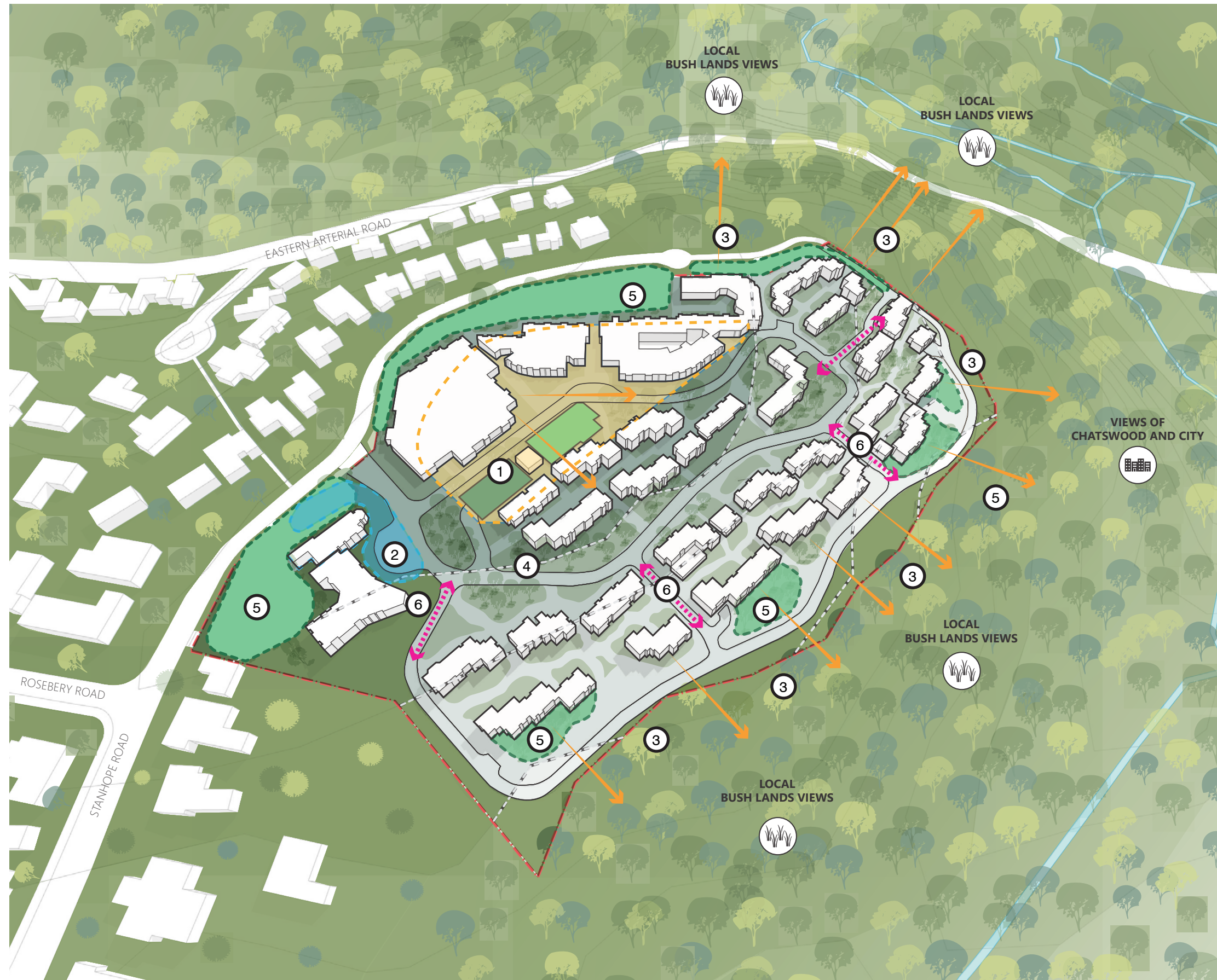
This assessment by GML Heritage has identified that Headfort House is significant for the following reasons:

- An item is important in the course of NSW's cultural or natural history (or of the local area) (Criterion A):
- It is evidence of the growth of Killara, and its development from rural area to residential suburb; and
- It shows the effect of World War II on the local area with the building used by Australian Women's Army Service (AWAS) in the 1940s and for its later use as a tuberculosis hospital.
- An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or of the local area) (Criterion B):

- It has significance for its association with the Reverend Thomas Wade, who was the original headmaster of the Headfort School and a prominent educator, ichthyologist and palaeontologist.
- An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons (Criterion D):
- The property has social significance related to the use of the site by AWAS and former staff and patients of Lourdes Hospital.

3 SITE ANALYSIS

OPPORTUNITIES



- ① The village in the northern portion of the site is predominantly flat and easily accessible from Main Street off Stanhope Road.
- ② The front and side gardens located adjacent Headfort House (Chapel) may be better utilised to accommodate more functions compatible with the existing building and its uses.
- ③ The site affords residents with sweeping views of bushland across the valley and beyond to both Chatswood and central Sydney.
- ④ The sloping topography of the site can be utilised to create on-grade entry for basement carparking.
- ⑤ Retain and enhance the existing pockets of landscaped gardens located along Lourdes Avenue and Stanhope Road.
- ⑥ Enhance pedestrian network across the site, given the steep nature of the site, particularly in the north-south direction.

3 SITE ANALYSIS

CONSTRAINTS



- ① The topography of the site is steep and difficult to traverse by foot, making pedestrian access difficult for elderly residents on site.
- ② The existing Grotto located opposite the community centre is a place of importance for residents. Its landscape character and significance will need to be considered should it be relocated.
- ③ The western boundary contains existing single detached houses. Future development will need to respond to this sensitive edge condition via adequate setbacks and landscape buffering.
- ④ Where possible, existing planting is to be retained where bushfire APZ requirements are met.
- ⑤ The site is located at the edge of the Ku-rin-gai Council Heritage Conservation area. Development on site should be responsive to the requirements of the heritage zoning in relation to visual impact on the surrounding environment. It is noted that the conservation area is also a bushfire prone area and the design and siting of buildings will ensure appropriate levels of safety for all residents. The detailed design and compliance issues will be addressed through any future development and associated DA approval process. Any future development must comply with the approved Bushfire Engineering Design Compliance Strategy and obtain a Bush Fire Safety Authority (BFSA) under s100B of the Rural Fires Act 1997 (RFA).
- ⑥ Headfort House is a locally significant building and future development surrounding it will need to be carefully considered.

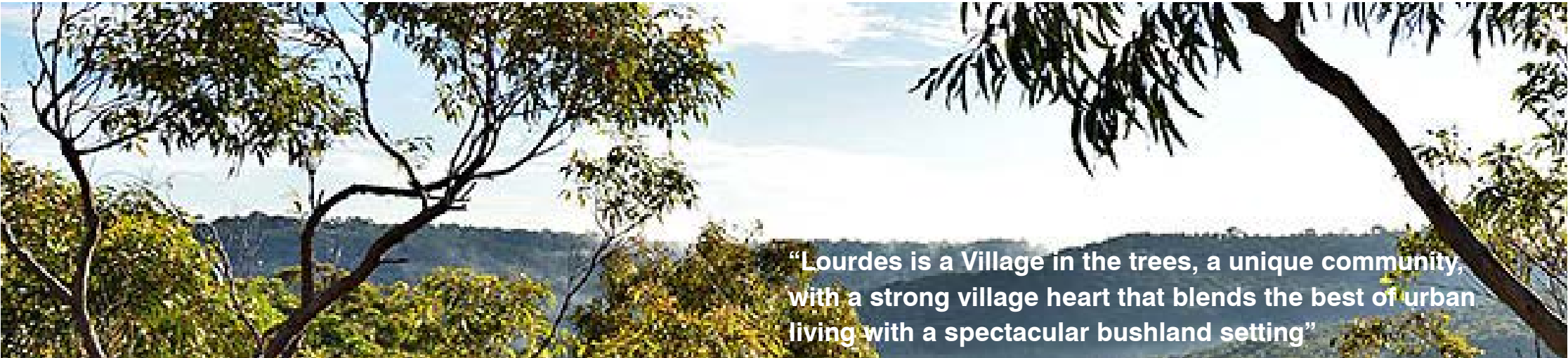
4

PROPOSED MASTERPLAN

Trends in Retirement Villages	34
Residential Living	36
Masterplan Development	37
Illustrative Masterplan	38
Building Uses	39
Building Storeys	40
Illustrative Site Sections	41
Site Perspectives	44
Circulation Diagram	33
Landscape Masterplan	48

4 PROPOSED MASTER PLAN

TRENDS IN RETIREMENT VILLAGES



The Overview of Social Effects report prepared by Elton Consulting describes the evolving demand for retirement village living, including both the scale (the quantum of demand) and nature (the characteristics demanded). The report also provides an analysis of the potential community impact issues that may affect future residents and the surrounding community as a result of the proposed redevelopment. Three main drivers of changing demand were identified in the report:

- The continuing expansion of the older population;
- Cultural change – baby boomers expect choice; and
- Growing affluence.

Elton Consulting identify that seniors’ living providers are responding to these factors by seeking to address the demand for wider choice, more spacious dwellings, and a range of services and facilities, including ‘lifestyle’ facilities as well as those related to health and support.

There are currently approximately 220 residents occupying independent living apartments and serviced apartments at Lourdes, with this number likely to increase by up to 250 people as a result of the new development.

This excludes residents in the RACF: residential care is now accessed almost exclusively by people with high-level needs, most of whom will not be capable of leaving the facility itself. The facility will meet their needs and they will not place additional demands on outside facilities.

As such, the report argues that the proposed increase in resident numbers has the potential to impact services and facilities in the local area, with resulting effects for future residents and for people in the surrounding community. These impacts include requirements such as increased transport, options for entertaining and socialising, shopping, medical services and domestic assistance.

Lourdes currently offers an extensive activities program for residents, ranging across hobbies, activity classes and outings. The increase in resident numbers will allow this range to be expanded. The village will have a strong emphasis on lifestyle and recreation, with facilities including a swimming pool and spa, café, and community hub. There will be facilities for billiards, crafts and bowls and the existing chapel will be retained. Landscaping and open space will be improved to facilitate walking, including walking for exercise, within the site.

These requirements have been addressed by the master plan for

Lourdes and are supported by expert advice appended to the Planning Proposal. The Lourdes Demand Study also prepared by Elton Consulting reviews the future economic viability of the existing dwellings and infrastructure and concludes that a full redevelopment is required.

The study found that the existing building stock on the site is already “experiencing decline in viability and cannot meet the expectations of the emerging baby boomer market, which differs significantly from the more modest demands of previous generations”.

Plus Architecture have delivered a range of elegantly integrated and assisted living communities, and have committed to design and deliver forward-thinking, innovation-led community environments which are focused on people-led design. The vision for Lourdes Retirement Village is to provide lifestyle enhancing community in a village environment focused on creating vibrant engaging connections that encourage social interaction. The following four design philosophies have been developed to inform a master plan for Lourdes. The philosophies aim to achieve a built environment that promotes active lifestyle and social interaction.

1. Lifestyle Environment - A ‘Main Street’ in Lourdes

The most common and well-known option of retired living in Australia, retirement villages are intended to support ageing while offering a sense of community. Whilst residents are encouraged to participate in activities and join social events, it is not obligatory to go to everything on offer. In effect, “Let us entertain you,” is good business for senior living communities.

Well-regarded senior living communities focus on delivering a hospitality-like setting so attractive that it does not feel like a retirement environment to well-heeled active seniors.

This represents the opportunity to create a new main street within the Lourdes Village, where residents and visitors can experience an element of village life enabling highly-sought connections.

Creating a main street can provide a more public space within the village that brings mature adults together in an active and vibrant character, is inviting and legible for visitors, and way-finding and parking is clear for deliveries and emergency services. The aim is to create a straight, level street environment that is legible, feels semi-public and is in close proximity to the entrance, improving legibility for visitors.

Source: Elton, Overview of Social Effects Report, 2021

4 PROPOSED MASTER PLAN

TRENDS IN RETIREMENT VILLAGES



2. Active Vs. Passive Community Connections

Friends provide acceptance, companionship, emotional support, and are important to mental health. One reason that older adults give for seeking alternative accommodations is to reduce their loneliness and isolation. Studies reveal that older adults living in a retirement village have varying amounts of contact with residents who live within the retirement village.

The nature of living in close proximity with other people, influences the amount of informal contact they have with one another. Despite living in a community focused environment, still some residents spend the majority of their time in their homes, watching TV or sitting in their front porches, and alone.

In response to varying behavioural patterns in the ways older people interact, the proposal attempts to create spaces in the community that makes it comfortable for residents to be in the village by themselves – such as short circuit walks and community gardens.

This opportunity to grow plants in typical balcony planters or in communal walkways and corridors allows for passive and comfortable interaction.

Residents benefit from being able to get to know their neighbours who have to walk past each other’s houses while sitting on their porches or balconies and watching the passers-by.

3. Private Vs. Common Open Space

Older people derive considerable pleasure and enjoyment from viewing nature, being and doing in nature which, in turn has a positive impact on their wellbeing and quality of life. Consultation has confirmed that solar access and views are extremely important to seniors.

The Lourdes Villages’ topography represents the opportunity for green roofs for both communal and private open space that takes advantage of the incredible bush, and district views.

Elevated communal open spaces will allow for distant views and give residents a sense of connection to their neighbourhood and to nature. For Lourdes, it is important that an open space hierarchy that clearly defines private, communal (building scale) and communal (village scale) open space is defined early and used to determine the structure for the redevelopment of the site.

4. Sense of Community in a Post-Pandemic World

Reducing sedentary time along with increasing physical activity may be necessary to maintain function in older age. Older adults who are physically active are less likely to develop serious conditions including heart disease, stroke, diabetes, high blood pressure and obesity.

In a post-pandemic world, senior living communities will likely place an emphasis on entertainment. Social isolation is proving to be one of the toughest challenges for some older Australians at high risk of coronavirus.

With the promise of COVID-19 vaccines on the horizon, there is hope the nation can return to some kind of normalcy in the coming year. Eyeing the post-pandemic world, lockdown-weary active seniors are ready to cut loose and enjoy themselves.

Savvy senior communities are emphasizing the delivery of socially-focused programming to bring mature adults together in fun, entertaining and educational ways once they are safely able to drop the masks and rub shoulders again.

Options might include those ranging from wine-and-cheese tastings to cultural outings to area theaters, virtual reality experiences, markets and musical events.

The master plan provides a green, flexible space that accommodates for enrichment programs and entertainment fueled offerings.

An independent-living community operator not only serves up these types of entertainments, but places their mature adult residents in charge of choosing which divertissements will be offered.

Entertainment options could be customized to residents’ lifestyles and preferences, and based on location may include such offerings as creative artist studios and horticultural fun within community gardens.

The master plan for Lourdes Retirement Village aims to deliver authentic lifestyle experiences that resonate with senior residents.

Source: Elton, Overview of Social Effects Report, 2021

4 PROPOSED MASTER PLAN

RESIDENTIAL LIVING

Co-Located Residential Living

In addition to uplifting the currently existing retirement village, it is proposed that the masterplan will have provision for a co-located residential precinct. Urban design that places retirement and residential living adjacent to each other will benefit community wellbeing by creating opportunities for residents of both the village and residential precincts to socialise together and foster a real community.

The population in Ku-ring-gai LGA is projected to increase from 122,472 persons in 2016 to 151,818 persons in 2041, representing an increase of 29,346 persons (23.9%) (DPIE, 2019). Such a large increase in population will require large numbers of new dwellings. According to Ku-ring-gai Council (2018) some of the key housing points from the community that the development at Lourdes is likely to meet include:

- Strong desire for townhouse/villa/terrace style housing and recognition of the existing lack of supply
- Provision of a diverse range of housing options, particularly for young families and the ageing population
- Protection of the tree canopy, biodiversity and heritage character
- Provision of interconnecting transport, active transport networks and social infrastructure
- Delivery of open space for any redevelopment
- Provision of additional housing in locations with access to public transport, shops, facilities and open space
- Necessity for additional housing to be of high-quality design that considers interface and integration with the surrounding environment
- Concerns surrounding the availability of sites large enough to develop the preferred co-located aged care and retirement living model.
- The continuing expansion of the older population.

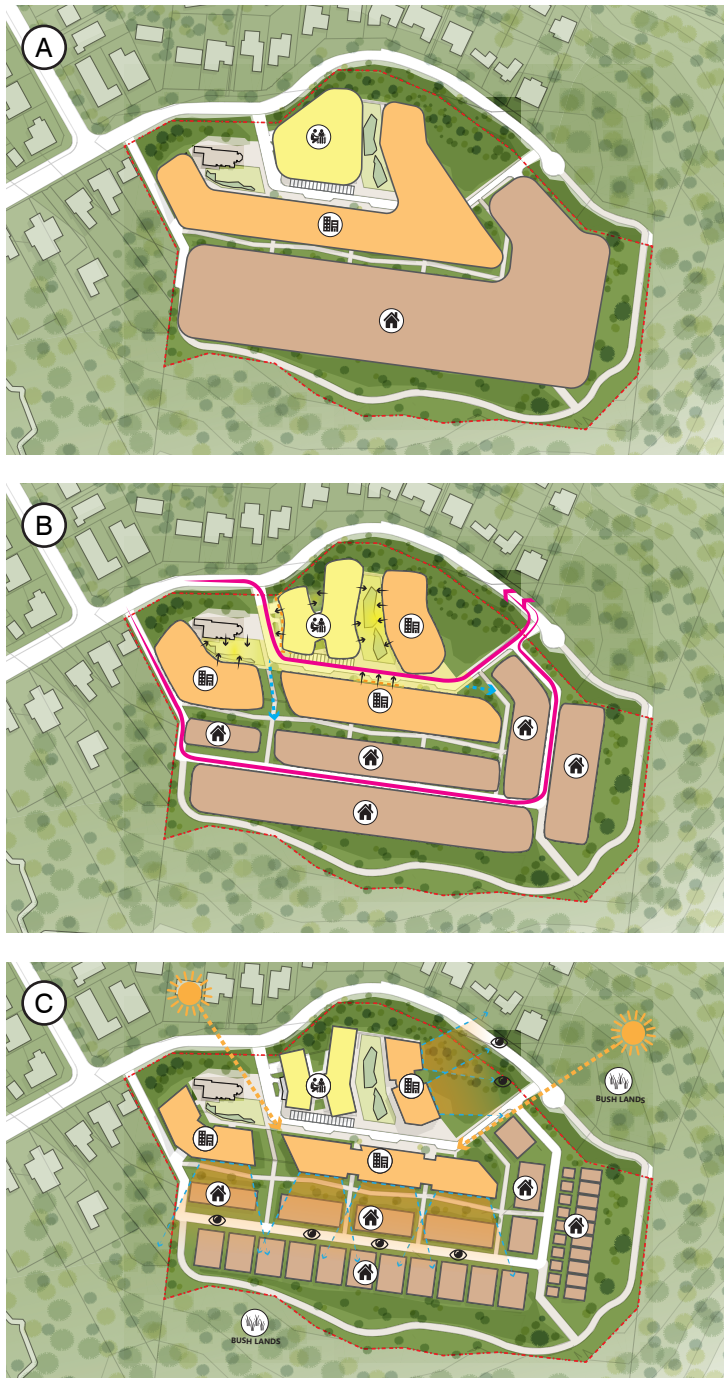
The co-location of private market housing, structured RACF, and independent seniors' lifestyles may require careful management so that either the private market or the retirement living does not impede on the others' ability to enjoy their neighbourhoods. Considered urban design will benefit community wellbeing whereby areas designated to the retirement residents and the market residents are not visibly or restrictively separated, as has been seen where social housing and market housing have coexisted in the past.



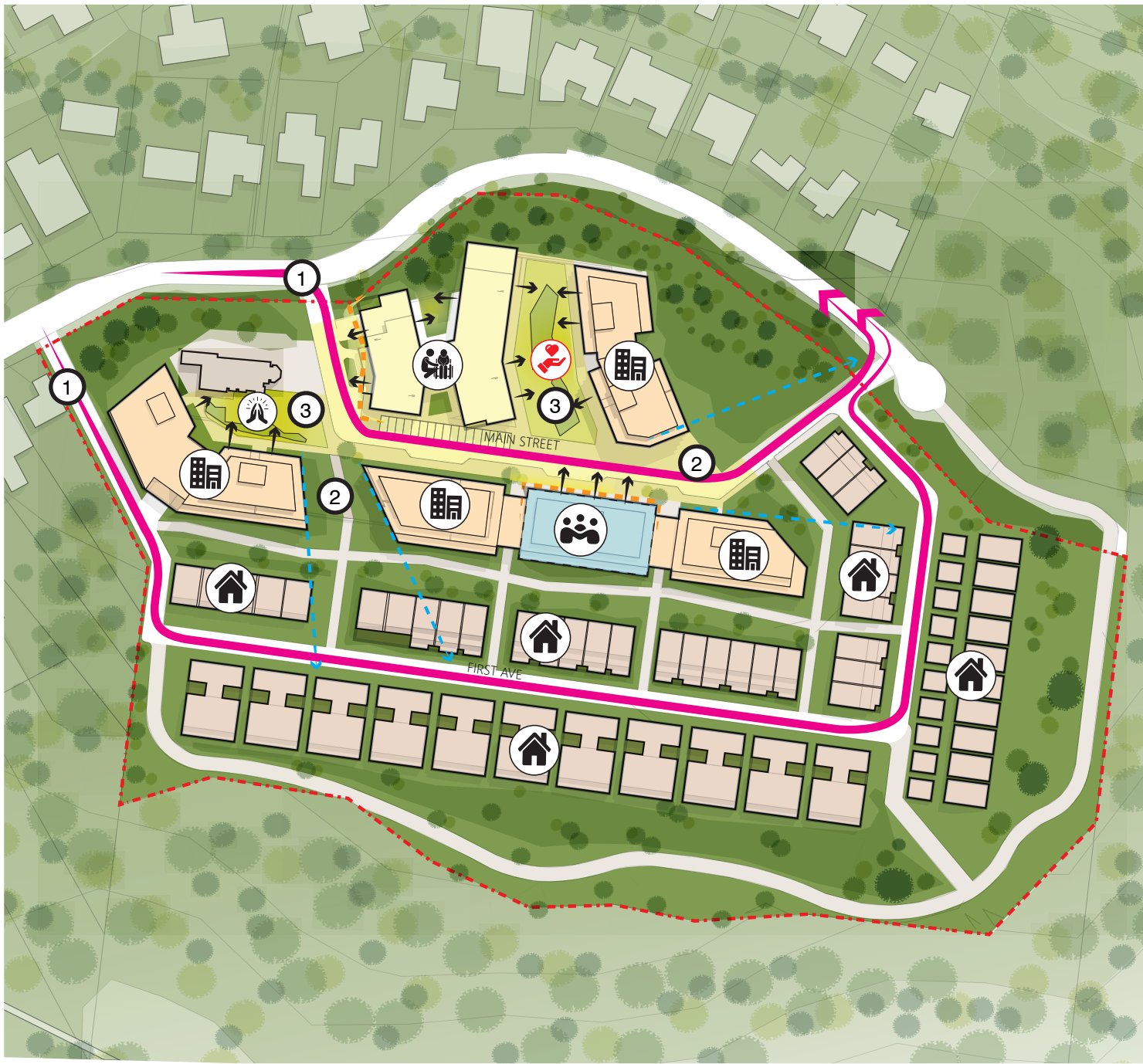
Source: Elton, Overview of Social Effects Report, 2021

4 PROPOSED MASTER PLAN

MASTER PLAN DEVELOPMENT



- A** Broad zoning of RAC Facility, Independent Living and Residential precincts established based on topography and optimal adjacency
- B** Pedestrian, vehicle circulation and view corridors inform the division of zones into building masses.
- C** Articulation of massing forms create buildings of suitable scale and character, with good solar access to communal open spaces and substantial amenity in the form of bushland views.



- 1** Pedestrian and Vehicular access to the site is provided by main streets through the Retirement and Residential precincts respectively. They define the communal frontages of each building and the siting of the building forms.
- 2** View corridors are created to create visual relief and celebrate framed bushland views as part of the site entry sequence.
- 3** Communal open space between retirement living and RAC buildings form the heart of the precinct. Relocated Lady of Lourdes Grotto and an expansive village green activate the renewed retirement village and forms a sympathetic relationship to the ground-level community club.

The plan provides a graphic illustration of the basic organisation of land-uses, facilities, features and circulation for the proposals. The re-development can be divided into three distinct precincts, each with their unique character and identity. It is a direct response to the site analysis and in particular the opportunities and constraints.

Under the previous previous masterplan, it was proposed to retain the existing detached independent living units on the southern portion of the site, with further resolution to be undertaken at a later stage to address the surrounding bushland and their design constraints.

This current masterplan has been designed to renew all buildings within the site extents. It is envisaged to divide the site into distinct Retirement Village and Residential precincts that are defined by main streets through each precinct, simplifying the circulation diagram of the existing village.

Entry to the site at the north-western boundary is to be realigned to sit within the proposed building forms and the internal circulation of the retirement village simplified to a single 'Main Street', activated by a generous village and central community club that forms the heart of the village precinct. The new Main Street forms the central 'loop' that connects back to the end of Stanhope Road for the Retirement precinct. The renewed First Avenue services the proposed residential precinct and forms an outer circulation loop from which residents can access their townhouses.

The existing Lourdes Avenue will become a service trail that forms a buffer between the surrounding bushland and the proposed masterplan. Its proximity to the bush makes it an ideal nature trail for precinct residents.

Legend

- | | |
|--|--|
|  Precinct Heart |  RAC Facility |
|  Lady of Lourdes Grotto |  ILUs |
|  Community Centre |  Residential |

4 PROPOSED MASTER PLAN

ILLUSTRATIVE MASTER PLAN



The master plan for Lourdes Retirement Village provides a new RACF building consisting of 110 suites as well as 141 new independent living units arranged within a series of buildings ranging from 3 to 6 storeys in height. Additionally, the redevelopment of the southern portion of the site provides 63 townhouses with a separate road network and private amenities.

The village will have improved pedestrian and vehicle circulation including a rationalised internal road network, an efficient bus route servicing RACF and ILU buildings, improved pedestrian gradients and approximately 287 parking spaces for both residents and visitors within one basement carparking as well as on-street parking for general visitor use.

A major feature of the master plan is the retention of the existing Chapel building and the proposal of a large open space at the entry to new development off the main street making it a focal point for the community as a place to socialise and interact.

Other major features of the master plan include:

- 1 New central village 'Main Street' for improved access and functionality across the site.
- 2 Community centre and facilities at grade adjacent to new improved Main Street.
- 3 Village green and community event space located adjacent to community facilities
- 4 Upgrade of the front and side garden of Headfort House (Chapel) including the relocation of the existing Grotto and a new pavilion for outdoor functions.
- 5 Provision for a new 110 room residential aged care facility (RACF).
- 6 Retention of existing native vegetation along Stanhope Road along the northern boundary of the site.
- 7 Residential Townhouse precinct

4 PROPOSED MASTER PLAN
BUILDING USES



The master plan does not propose any new uses for the site but as part of the re-development, key community facilities are re-located in new buildings in more central locations to allow new and existing residents improved pedestrian access and better functionality.

The adjacent plan shows the proposed locations of the new community facilities in the northern portion of the site off the proposed Main Street interface. The Headfort House which are to be retained under this Planning Proposal will continue to serve as a Chapel for the community.

141

INDEPENDENT LIVING UNITS

Independent living units are a building type designed with consideration to older people who are actively independent and able to care for themselves. They do not require assistance with day-to-day activities.

110

RESIDENTIAL AGED CARE FACILITY BEDS

The new residential aged care facility will be uplifted to provide a modern & contemporary standard of living for residents. The facility caters for residents who lead their own lives, but require access to care and assistance when needed.

1400 m²

INTERNAL COMMUNAL SPACE

Located at the heart of the development, the community clubhouse will be the focal point for many of the daily activities at Lourdes Village. It will be a central location for community gatherings and a point of social interaction.

63

TOWN HOUSES

Detached & Semi-Detached townhouses in typologies that range between two-three storeys. They reside in a precinct separate to the retirement village.

4 PROPOSED MASTER PLAN

BUILDING SCALE (No. STOREYS)



The proposed master plan creates a rationalised pattern of new building envelopes that respect the existing streetscape character and provides an intricate design interface in response to surrounding context.

Building forms at the Northern Stanhope Road interface terrace down to 3-4 storey forms as a sympathetic response to the existing residential character of the street.

The tallest and most prominent buildings are centrally located further inside the site from Stanhope road and feature highly articulated massing forms ranging from three to six storeys in height measured from the lowest point. Following the slope of the site, they terrace down at the southern facade to take advantage of the significant bushland views to the south and east. Terracing back the most prominent, central buildings also creates a transition of scale between the higher density Independent Living apartments and southern residential precinct.

The buildings envelopes have been orientated predominantly to capture the panoramic views across the valley via Seven Little Australians Park but also provide good solar access and amenity. The predominantly east-west orientation of the main ILU blocks and Townhouses increases the number of north-facing dwellings that enjoy good solar access year-round. Terracing of the larger built forms minimises the overshadowing impact between the larger scale buildings over the townhouse precinct.

The three-storey townhouses are situated in a way such that the lowest levels are seated fully in-ground, working with the slope of the landscape to create massings that read visually as two-storey expressions when viewed from the north.

4 PROPOSED MASTER PLAN

SECTIONS

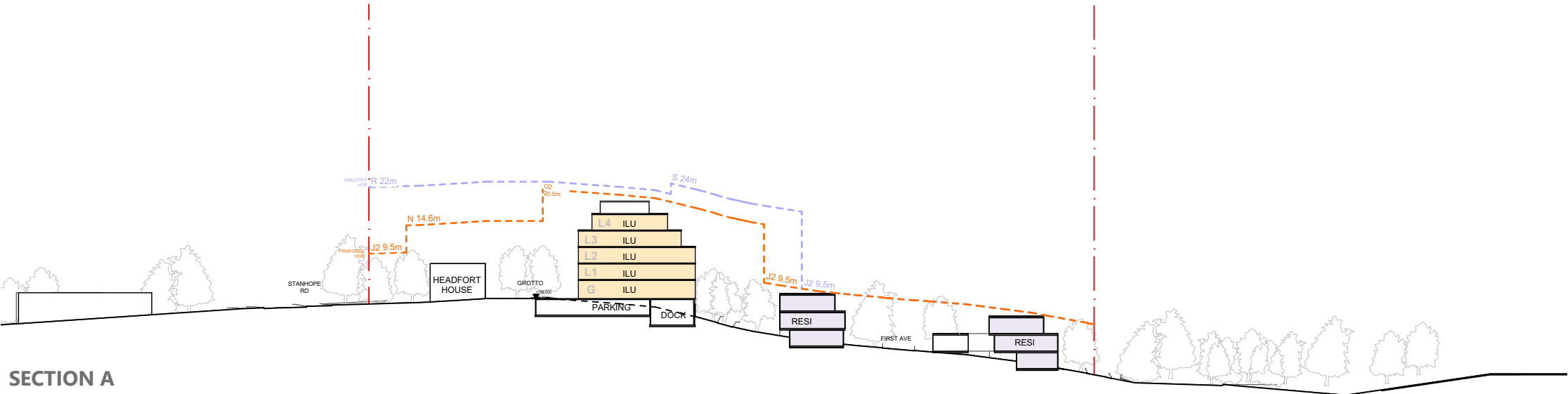
RESPONSE TO PLANNING PANEL COMMENTS

Site sections demonstrate how the proposed development has been scaled to address the sites interaces. Blocks nearest to adjacent neighbors are envisioned to step down to conform better to the streetscape character of Stanhope Road.

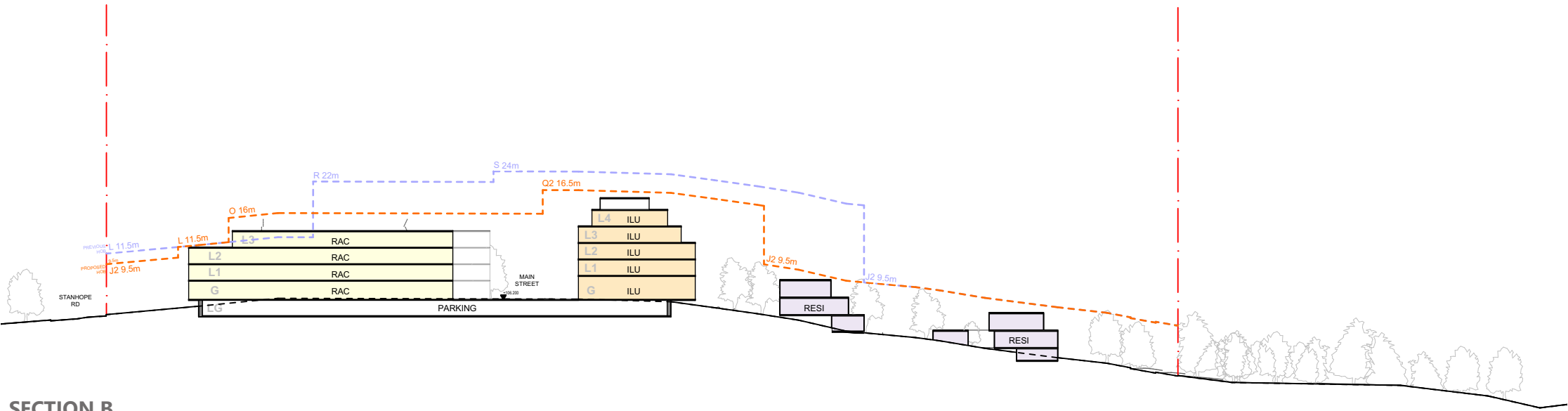
The Planning Panel decision dated November 2018 noted that maximum height of permitted buildings should be reduced by requiring buildings to utilise the topography ad to be 'cut into' the site.

The sections demonstrate how an overall reduction in maximum building heights are proposed across the site. Height planes proposed in the previous submission (shown in blue) compared to currently proposed height planes (orange) show this reduction.

The site topography has been utilised to reduce the perceived number of stories from three to two when viewing townhouses from the north, as well as to allow for on-grade carpark entry for the retirement village.

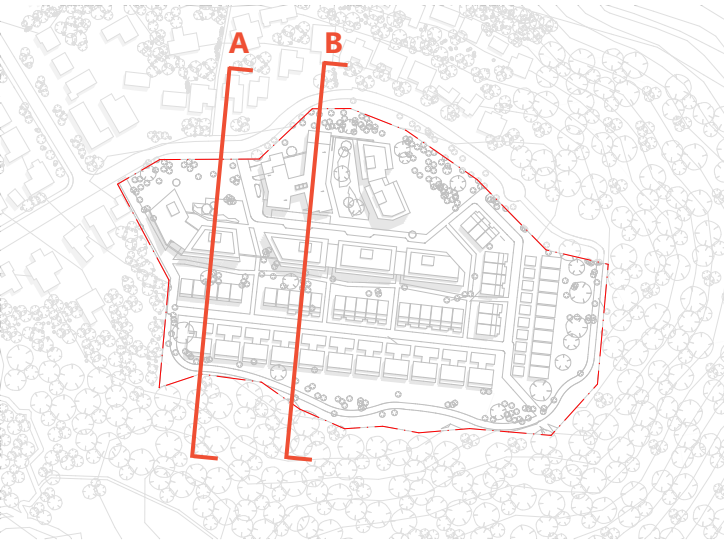


SECTION A



SECTION B

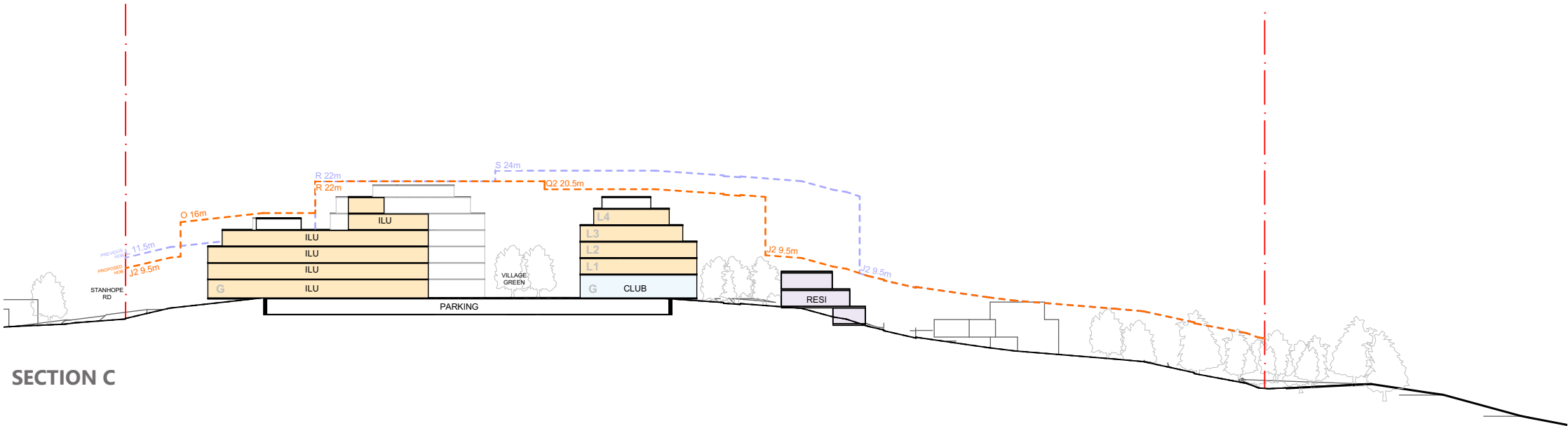
--- Line of Previous Proposed Height of Building
--- Line of Proposed Height of Building



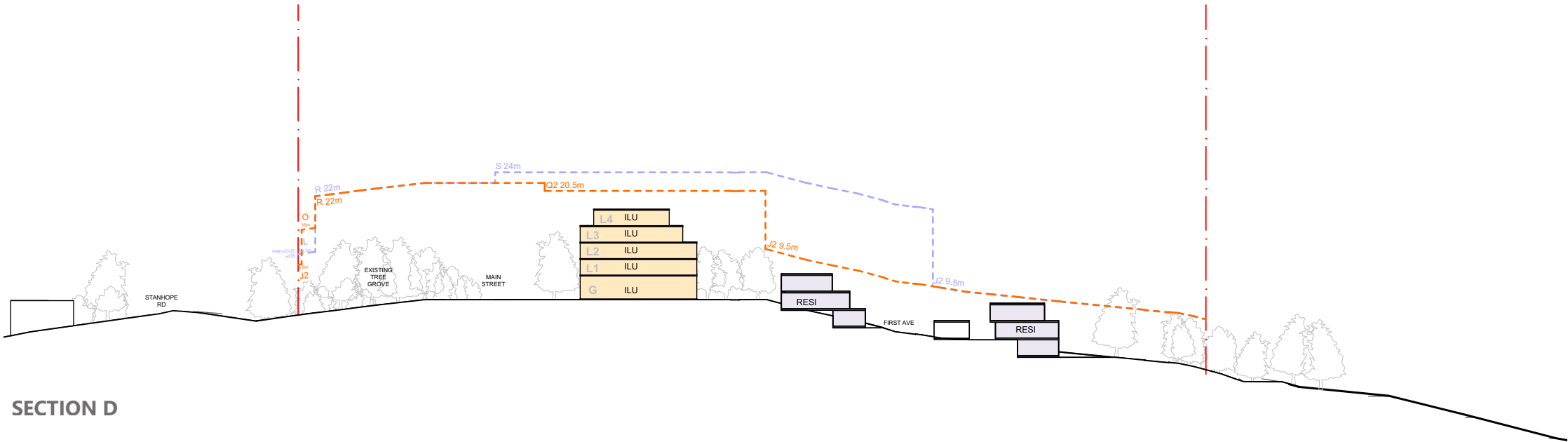
4 PROPOSED MASTER PLAN

SECTIONS

RESPONSE TO PLANNING PANEL COMMENTS

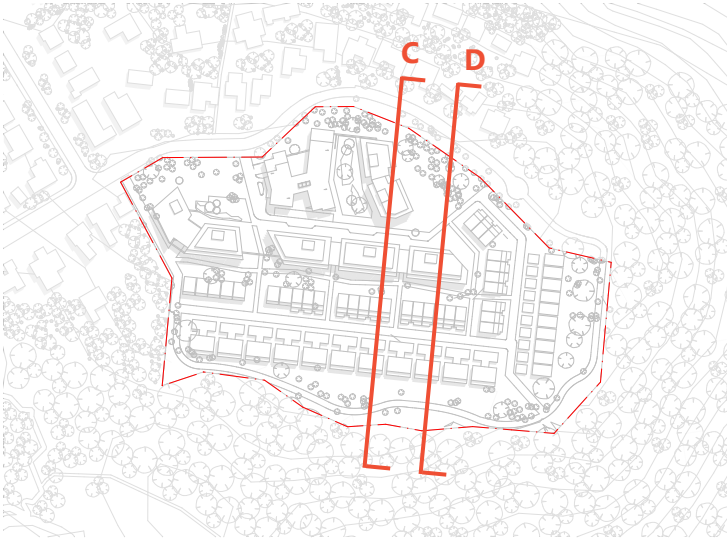


SECTION C



SECTION D

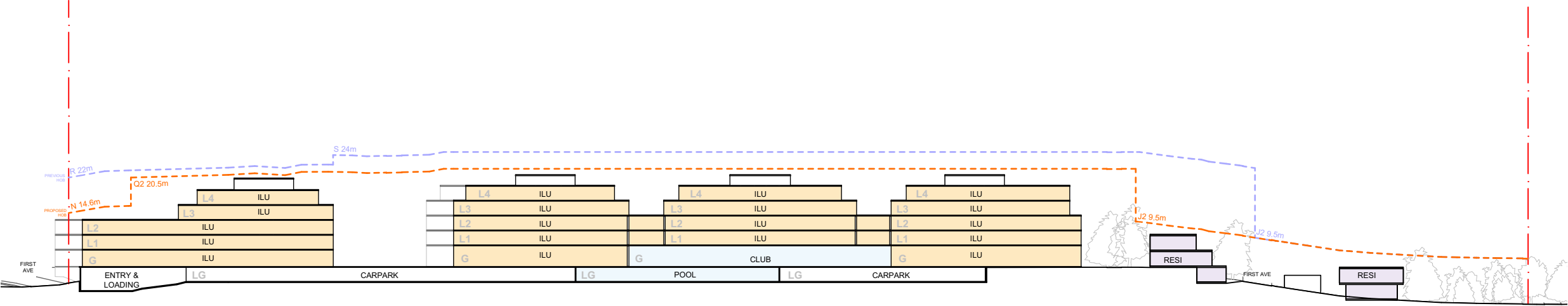
--- Line of Previous Proposed Height of Building
--- Line of Proposed Height of Building



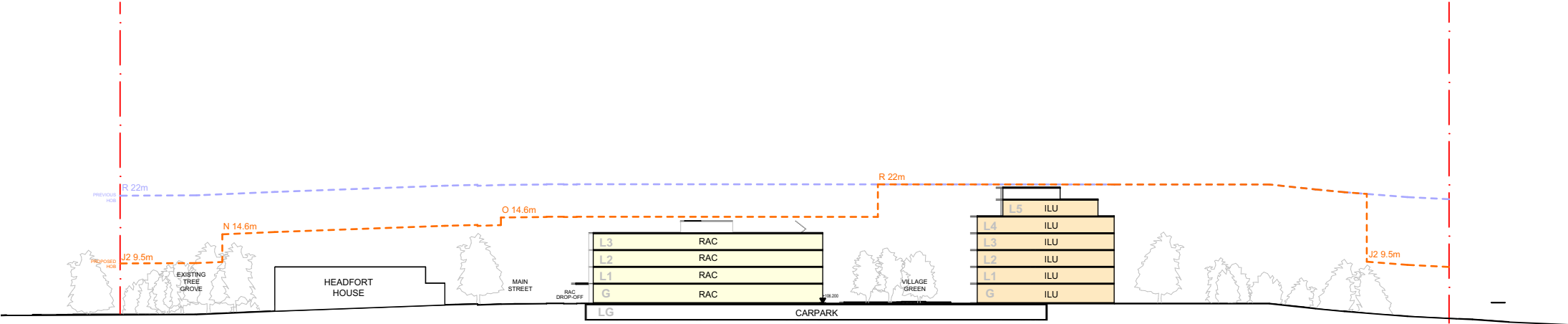
4 PROPOSED MASTER PLAN

SECTIONS

RESPONSE TO PLANNING PANEL COMMENTS

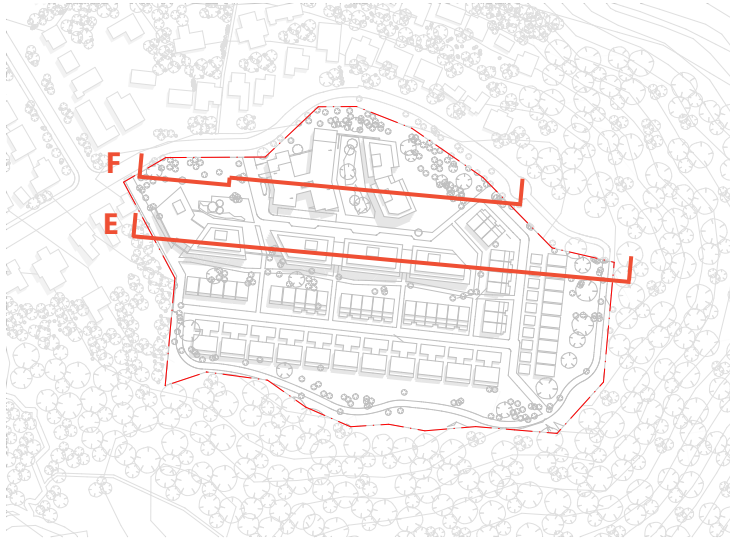


SECTION E

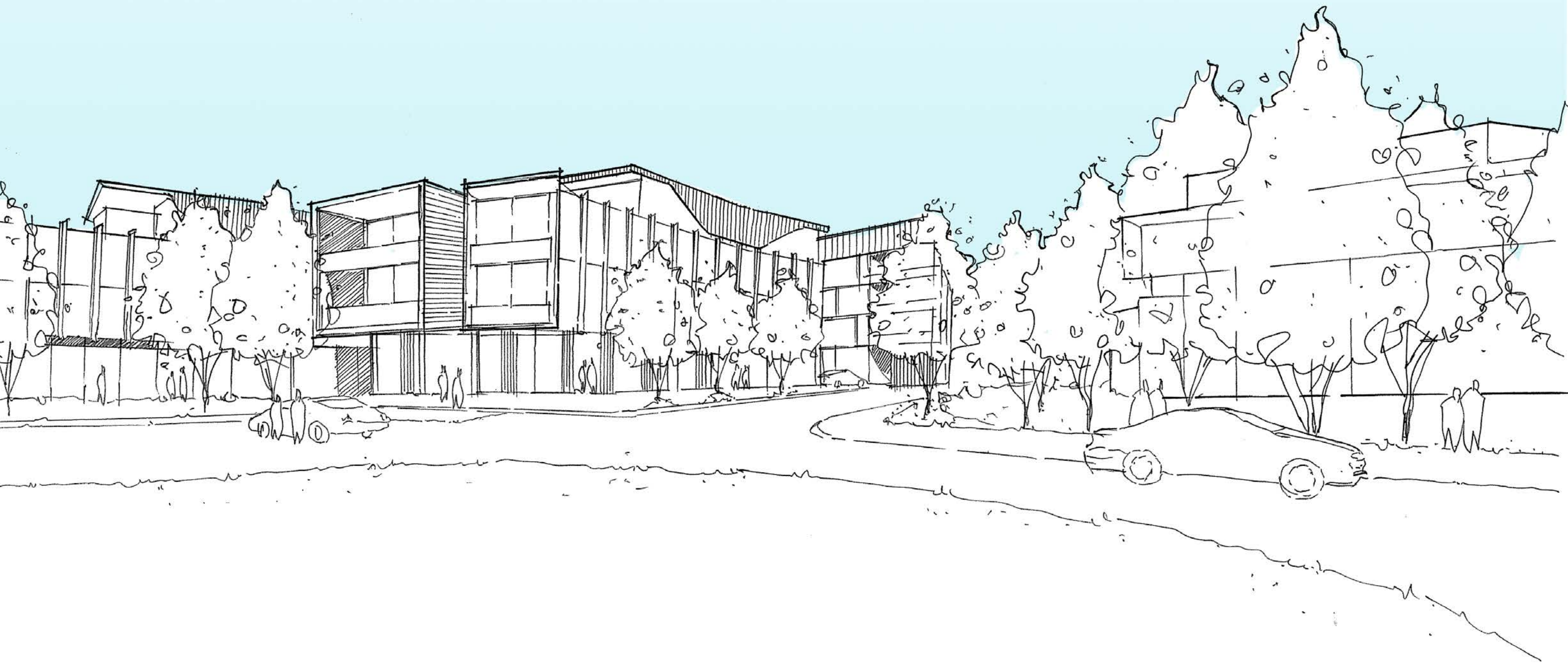


SECTION F

--- Line of Previous Proposed Height of Building
--- Line of Proposed Height of Building



4 PROPOSED MASTER PLAN
SITE ENTRY

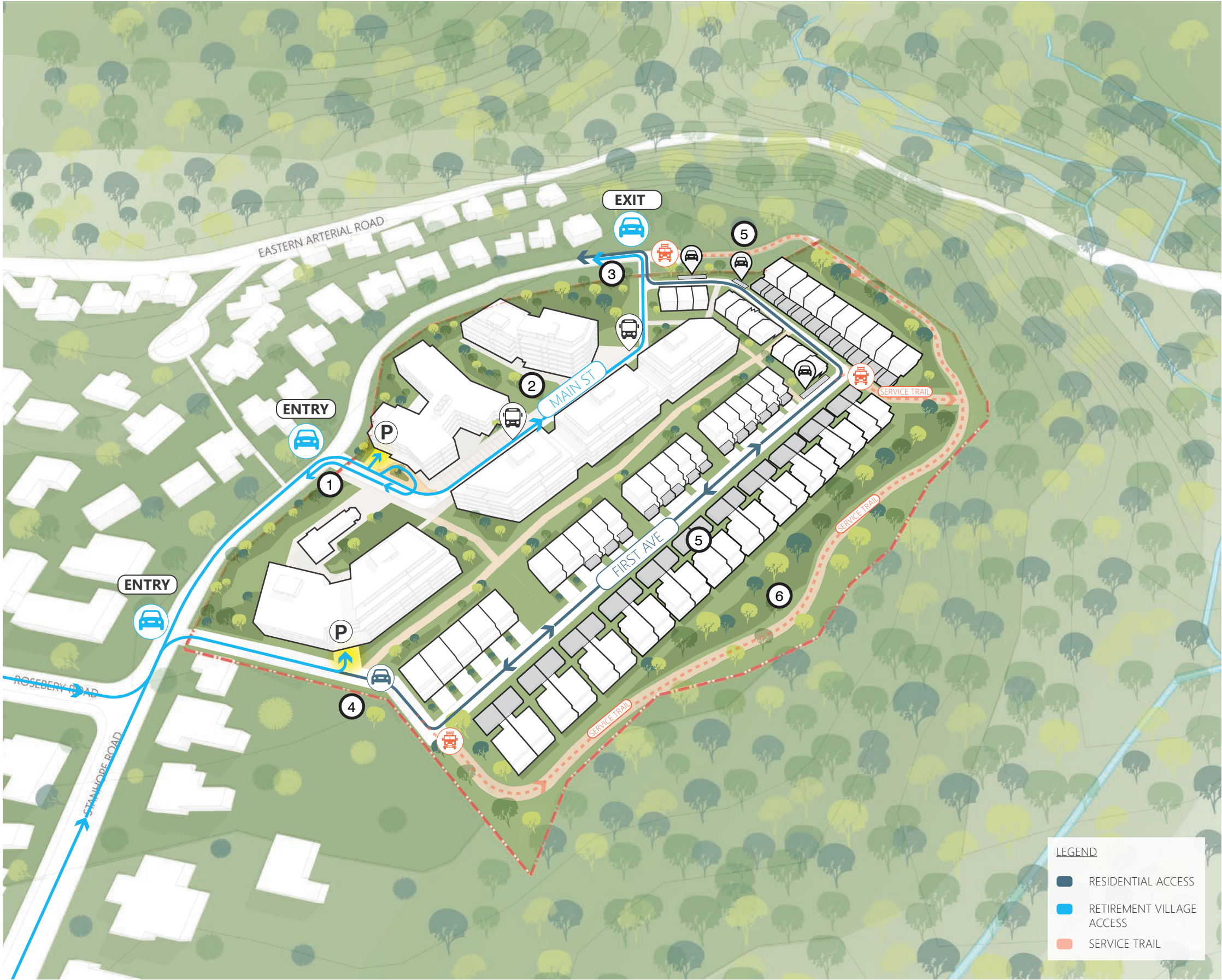


4 PROPOSED MASTER PLAN
MAIN STREET



4 PROPOSED MASTER PLAN

CIRCULATION - VEHICULAR



The Master Plan proposes an upgrade to the existing road network to simplify vehicular movement across the site, over a complete redesign of new streets. The proposed road network will function in principle as a series of loop roads, which serve the existing Headfort house and the new development.

Entry to the site at the north-western boundary is to be realigned to sit within the proposed building forms and the internal circulation of the retirement village simplified to a single 'Main Street', activated by a generous village and central community club that forms the heart of the village precinct. The new Main Street forms the central 'loop' that connects back to the end of Stanhope Road for the Retirement precinct. The renewed First Avenue services the proposed residential precinct and forms an outer circulation loop from which residents can access their townhouses.

The parking strategy aims to reduce excavation by utilising the existing topography and natural fall of the site to locate a basement below the proposed development. Basement parking access is located off the new Main Street for RACF residents, while on-grade parking access for the ILU buildings will be located off First Avenue

On-grade parking spaces and garages are provided for guests and residents of the residential precinct off of the realigned First Avenue loop road.

The existing Lourdes Avenue will become a service trail that forms a buffer between the surrounding bushland and the proposed masterplan. Its proximity to the bush makes it an ideal nature trail for precinct residents.

- The key features of the upgraded road network include:
- 1 An upgrade to the existing two-way entry off Stanhope Road and basement entry to RAC
 - 2 Creation of a road loop (via Main Street which is easily accessible by residents and capable of supporting bus services through the site.
 - 3 A new secondary vehicular entry from Stanhope Road (East)
 - 4 On-Grade carpark entry for ILU residents off First Avenue
 - 5 Provision for on-grade garages & visitor parking for townhouse residents on First Ave
 - 6 Conversion of existing Lourdes Ave to a unsealed service trail suitable for bushwalking and bushfire services.

4 PROPOSED MASTER PLAN

CIRCULATION - PEDESTRIAN



The master plan envisages to introduce an improved pedestrian network for the residents with better accessibility to the newly created community facilities and spaces, and therefore encouraging participation in village life.

The proposed master plan works with the existing topography of the site to establish two tiers of pedestrian movement which provide improved walk-ability for residents.

The upper tier of access is marked by the realigned Main Street. Both sides of this road will be re-graded to provide an improved walking gradient for residents and widened to accommodate dedicated footpaths. This will effectively link the Grotto Garden with the Village Green via the pedestrian footpaths along the village buildings. It creates a central activated link along all the ILU buildings and RACf are accessed.

Access between the lower sections of the site will also be improved with the redevelopment of the southern portion of the site and by introducing footpaths at either side of the new road network that is created by extending the realigned First Avenue eastwards through residential townhouses.

The key features of the pedestrian circulation strategy include:

- 1 Pedestrian created by the new Main Street allows for access to each ILU building along a centrally activated site link.
- 2 Lady of Lourdes Grotto and Village Green linked via Main Street
- 3 Communal areas addressing main street encourage pedestrian traffic and activation at the heart of the precinct.
- 4 Pedestrian link at townhouse precinct
- 5 Conversion of existing Lourdes Ave to a sealed service trail suitable for bushwalking and bushfire services

4 PROPOSED MASTER PLAN

LANDSCAPE MASTER PLAN



Strategy

The proposed masterplan is heavily informed by an approach that seeks to work with the existing landscape in terms of levels and landforms, vegetation, views and overall character. The landscape and communal spaces that form the new residential and retiremetn precincts can be categorised into the follwoing areas:

- 1 Main Street
- 2 Village Green
- 3 Green Spine
- 4 Active Green
- 5 Passive Green
- 6 Entry Landscape
- 7 Entry Landscape
- 8 Bushland Interface
- 9 Bushland Residential
- 10 Native Edge

4 PROPOSED MASTER PLAN

LANDSCAPE MASTER PLAN



- 1 New entry threshold landscape to Stanhope Road.
- 2 Headfort House Gardens.
New formal garden, pavilion for small events and meandering pathway provide access to Lady of the Lourdes Grotto.
- 3 Lady of the Lourdes Grotto.
New reflection garden adjacent to chapel.
Relocated statues and paved area to provide place of reflection for residents and visitors.
- 4 RAC drop-off
- 5 Paved village street activated with street trees, landscaping, movable pots and street furniture to bring people to the street.
- 6 The Village Green.
Open, flexible landscape for active and social activities including covered BBQ area, level lawn for group exercises and circuit track the daily walk.
- 7 Dementia Garden.
Sensory garden with walking loop, seating and elements that bring residents and family together.
- 8 RAC courtyard landscape
- 9 Terraced landscape in between buildings, provides pedestrian access through the new village and extended bushland views.
- 10 East-west pedestrian connection to private terraces entries. Rest points along pathway to invite residents to stop along their journey.
- 11 Retain existing trees and make good surrounding understorey planting.
- 12 Extended bushland views from townhouses.
- 13 Service trail.
- 14 Re-establish any disturbed bushland.
- 15 New road connection to Stanhope Road.

4 PROPOSED MASTER PLAN

MAIN STREET



Main Street Plan

Main Street

The new main street becomes the heart of the development; encouraging cycling, sitting, standing and walking activities based on a pedestrian focussed public domain.

Cars and people co-exist. The paved carriageway creates a shared ground plane experience with new street trees and well placed street furniture. These elements compress the perceived width of the street and slows motorists down. Street furniture, movable pots and planters create a friendly pedestrian environment and brings people to the street.

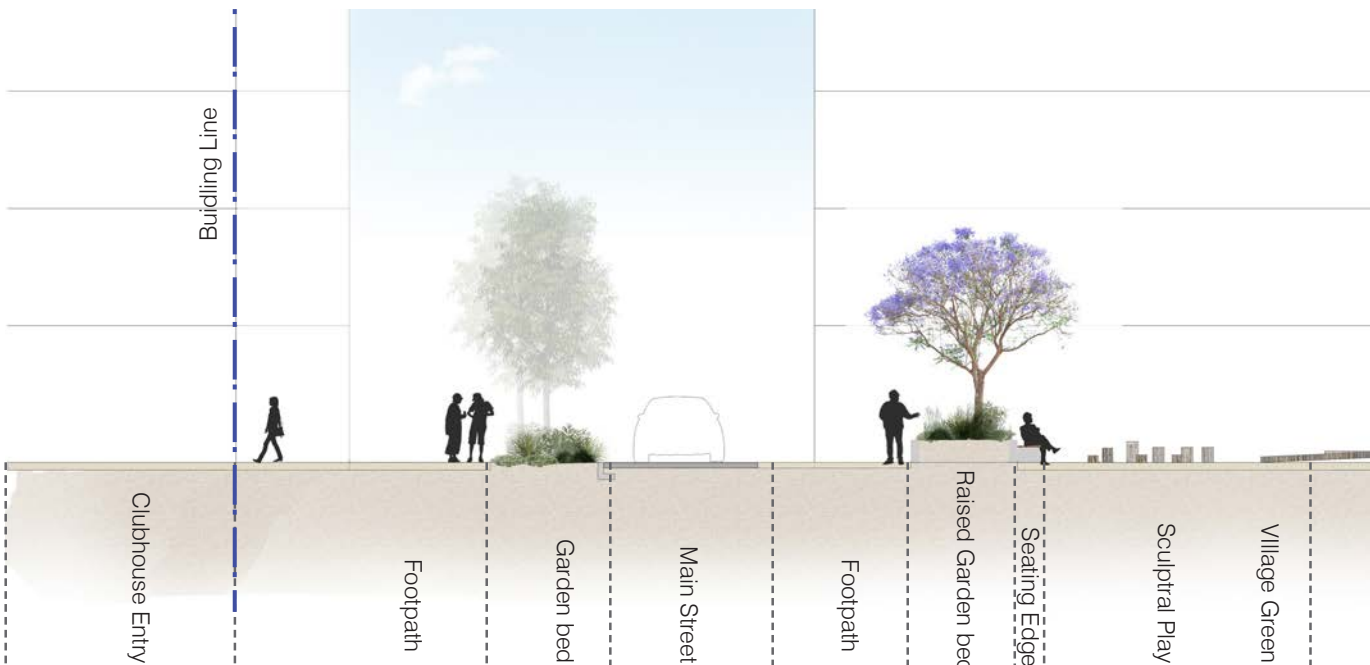
- 1 Shaded green verge
- 2 Pedestrian priority paving treatment
- 3 Feature tree to mark entry point to Village Green
- 4 Village Square (paved)
- 5 Raised Planter
- 6 Seating Edge



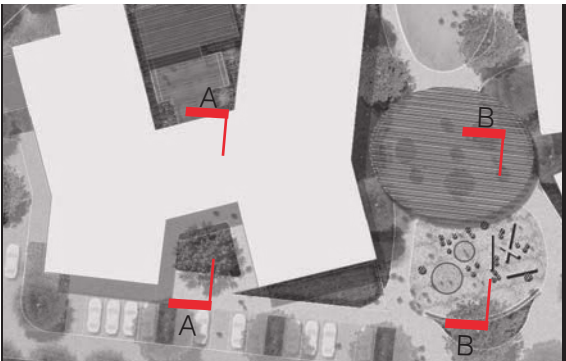
4 PROPOSED MASTER PLAN
MAIN STREET



Section A-A Main Street



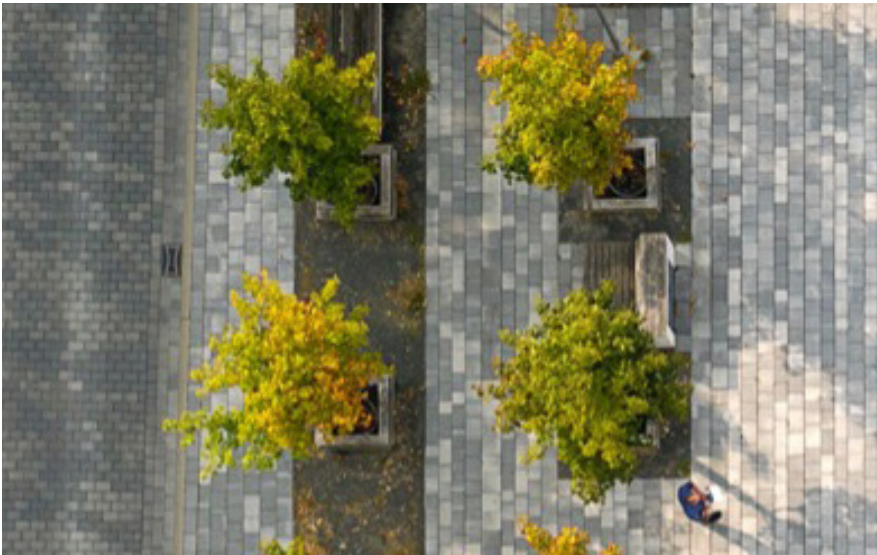
Section B-B Main Street to Village Green



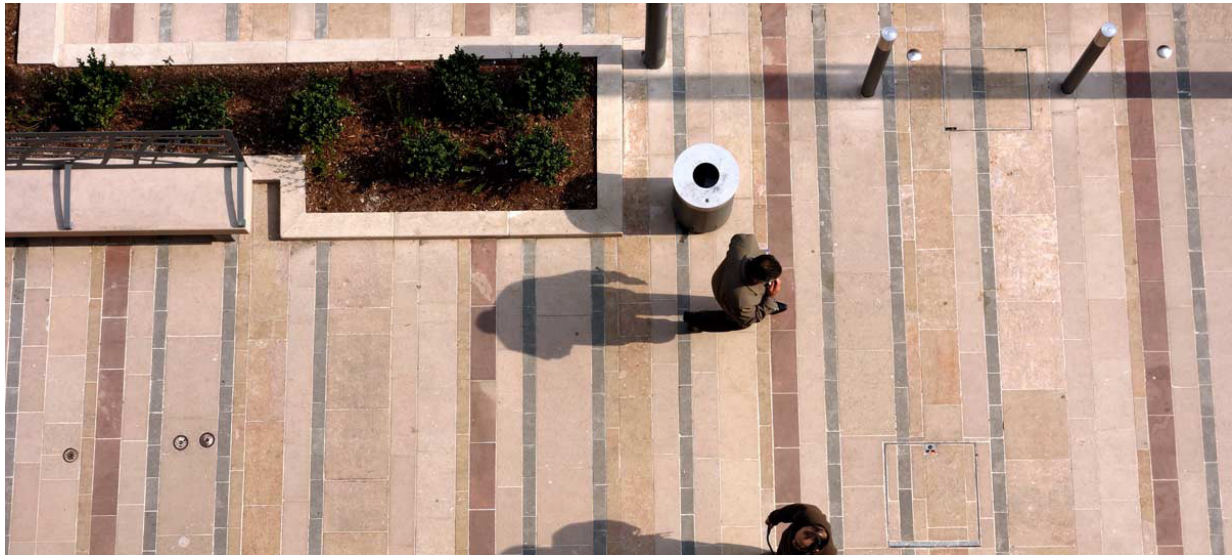
4 PROPOSED MASTER PLAN
MAIN STREET



Permeable surfaces



Street trees



Gardenbeds with integrated seating



Gradient paving patterns



Flush surface treatment



Green amenity to parking



Pedestrian priority shareway



Planting

4 PROPOSED MASTER PLAN

VILLAGE GREEN



Village Green Plan

LOURDES RETIREMENT VILLAGE, KILLARA

URBAN DESIGN REPORT TO SUPPORT PLANNING PROPOSAL

Village Green

The Village Green is the social heart of the village.
It provides a space for people to meet and gather.

A large raised planter with feature trees interfaces the Village Green to Main Street, this is met by paved area as informal square edged to the the north by a central timber canopy structure with seating and outdoor cooking facilities.

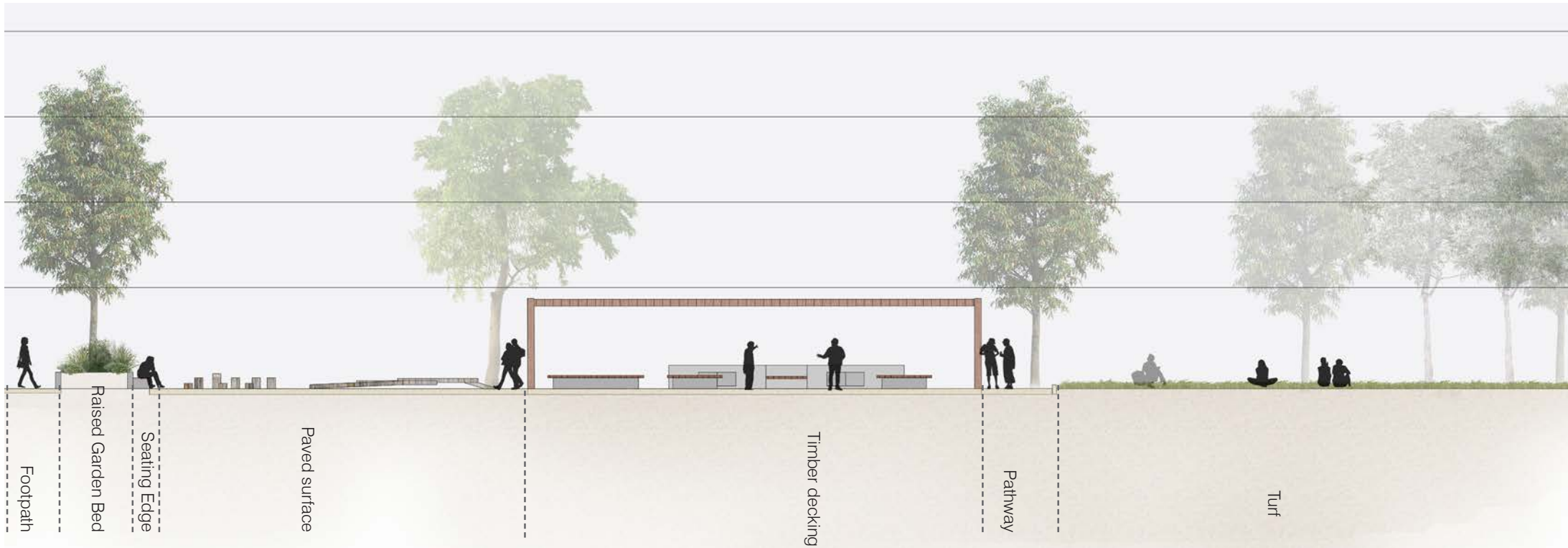
The central area of the Village Green features a large timber deck and north facing lawn for social gatherings, passive recreation and relaxation.

The Village Green is crowned with native planting in a raised bed, aligning with the native vegetation of the site, and framed by a meandering path.

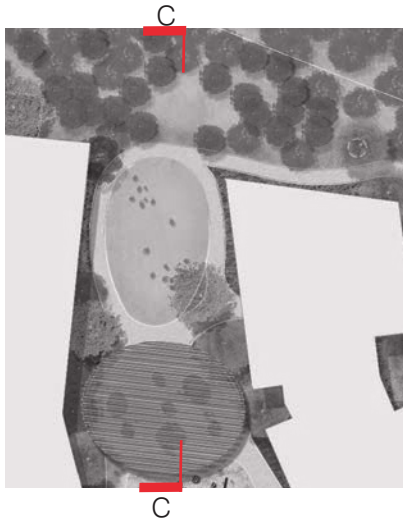
- 1 North-facing lawn
- 2 Sensory Garden – Plants with a focus on colour, texture and smell to evoke the memory
- 3 2m wide accessible path.
- 4 Social Terrace (Sheltered area with BBQ facilities, seating and clear views to lawn and play area)
- 5 Sunny seating spots
- 6 Sculptural play elements
- 7 Sand aggregate beds (seasonal water feature option).
- 8 Feature tree to mark entry point to Village Green



4 PROPOSED MASTER PLAN
VILLAGE GREEN



Section C-C Through Village Green



4 PROPOSED MASTER PLAN
VILLAGE GREEN



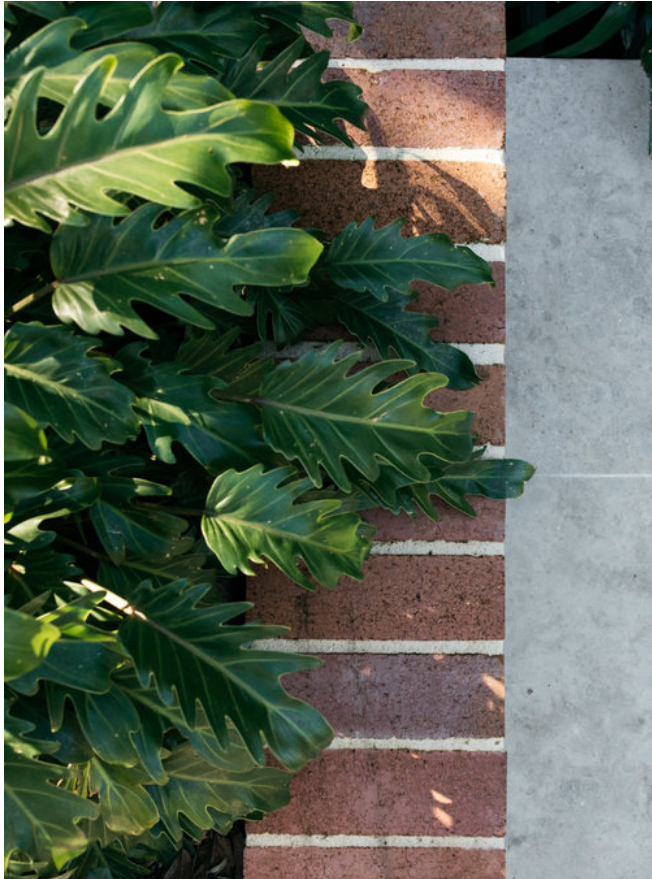
Timber shade canopy



Timber seating edge



Defined edges



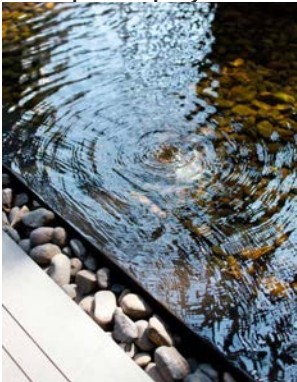
Defined edges



Sculptural play



Active space



Aggregate pool



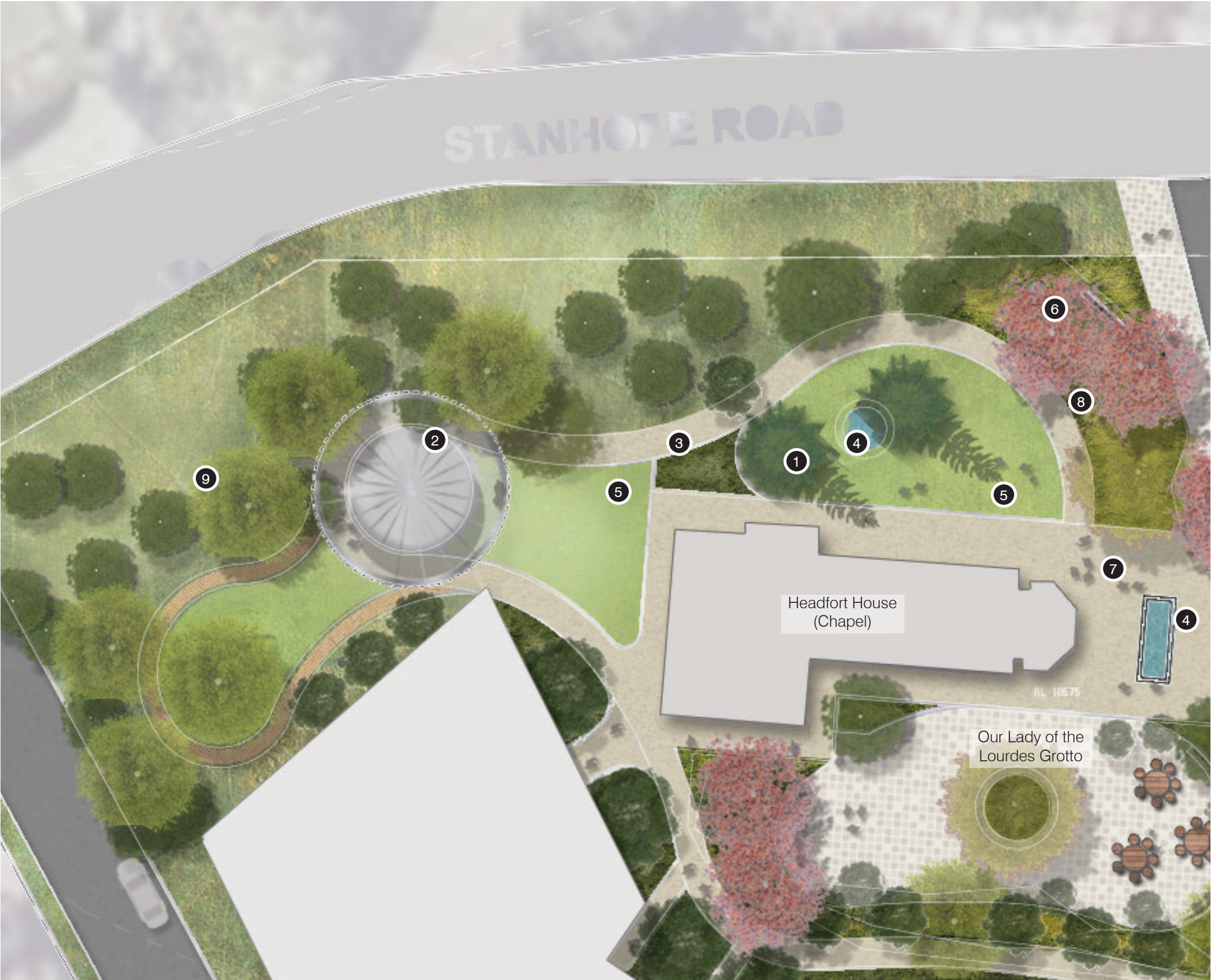
Paving treatment



Social lawn

4 PROPOSED MASTER PLAN

HEADFORT HOUSE GARDEN



Headfort House Garden

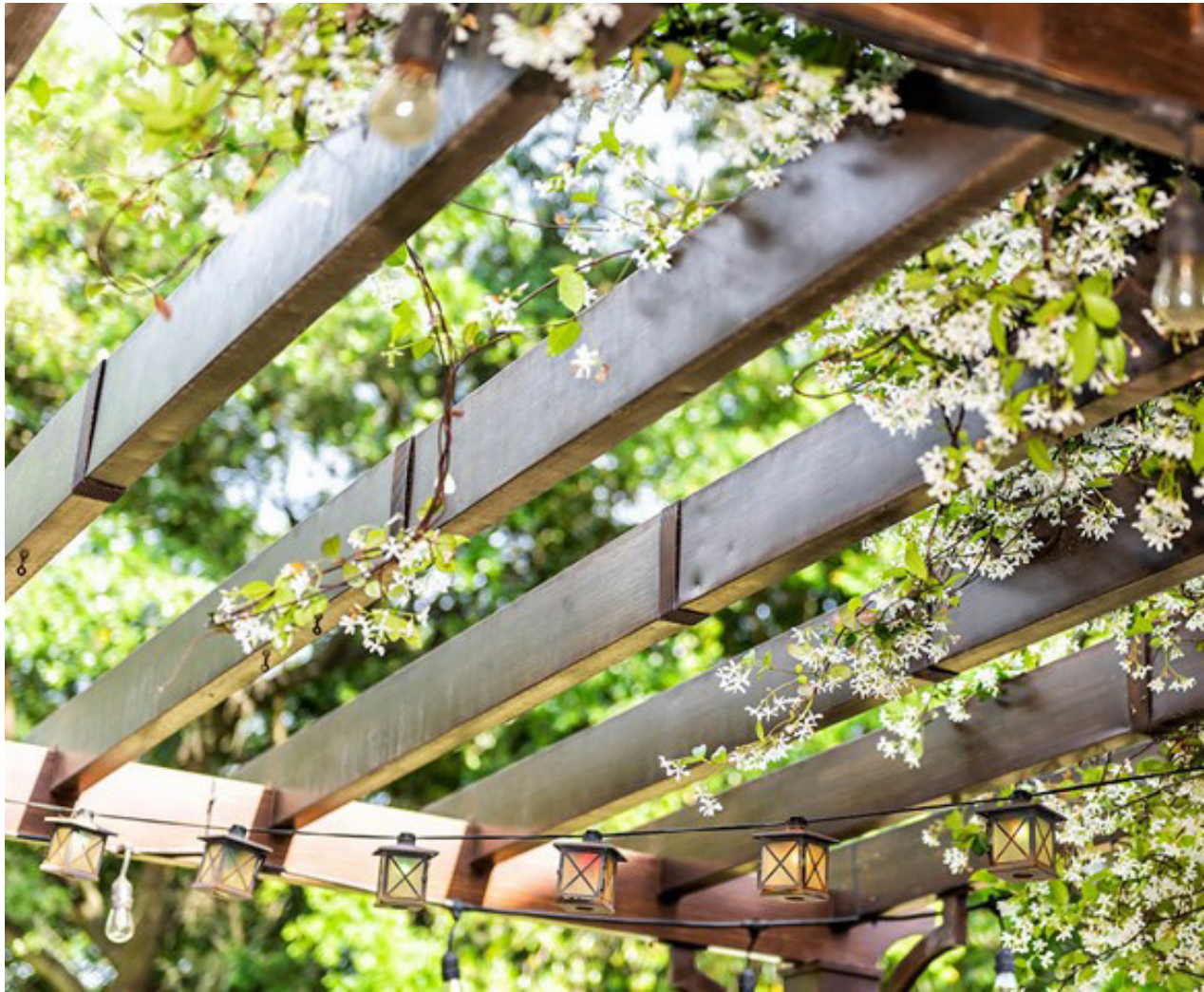
Located along Stanhope Road, the gardens at Headfort House offers a more passive outdoor setting for residents and visitors to gather. Its location commands great aspect from the street. Flowering gardens are amplified under the canopy of the existing trees, which provides necessary shade amenity. A meandering path through the gardens offers residents and visitors a more intimate place to have a cup of tea, away from the Village Green which lends itself to more active, open activities.

Bird attracting plants bring local fauna to the garden, with a gazebo to offer sheltered aspect of the gardens.

- 1 Mature trees including the two Norfolk pines, palm, magnolia to be retained in the existing garden.
- 2 Lightweight pavilion structure for small scale gatherings and events.
- 3 Meandering 1.8m wide path to encourage walking
- 4 Water feature
- 5 Open lawn for small group activities
- 6 Bird bath and bird attracting plants
- 7 Small paved forecourt area for intimate gatherings/events
- 8 Seating area under feature trees
- 9 Retain existing landscape edge and existing trees



4 PROPOSED MASTER PLAN
 HEADFORT HOUSE GARDEN



Timber shade canopy



Loose furniture



Seating for reflection



Seating edge



Lawn for informal gatherings



Water feature



Reflective Pool



Timber shade canopy

4 PROPOSED MASTER PLAN

OUR LADY OF THE LOURDES GROTTO



Our Lady of the Lourdes Grotto

The grotto is a well-loved, sunny spot of the existing village. In its new landscape setting, the Lady of the Lourdes is brought to life and sits astutely in the garden. Communal benches are located near the grotto where residents can sit and reflect in the sun or under the shade of the trees.

A new paved area with accents of coloured tiles provides interest to the space, alongside a water feature to provide a calming, serene aspect.

Movable pots with flowering plants change through the seasons, making this place an interesting place to come visit time and time again.

- 1 Bench seating for rest and reflection
- 2 Movable flowering pots provide seasonal interest
- 3 Feature paving to add colour and interest to courtyard
- 4 Citrus Grove
- 5 Relocated statues and new backdrop
- 6 Reflective pool water feature
- 7 Shaded seating for quiet reflection
- 8 1.8m wide pathway to Headfort House gardens.



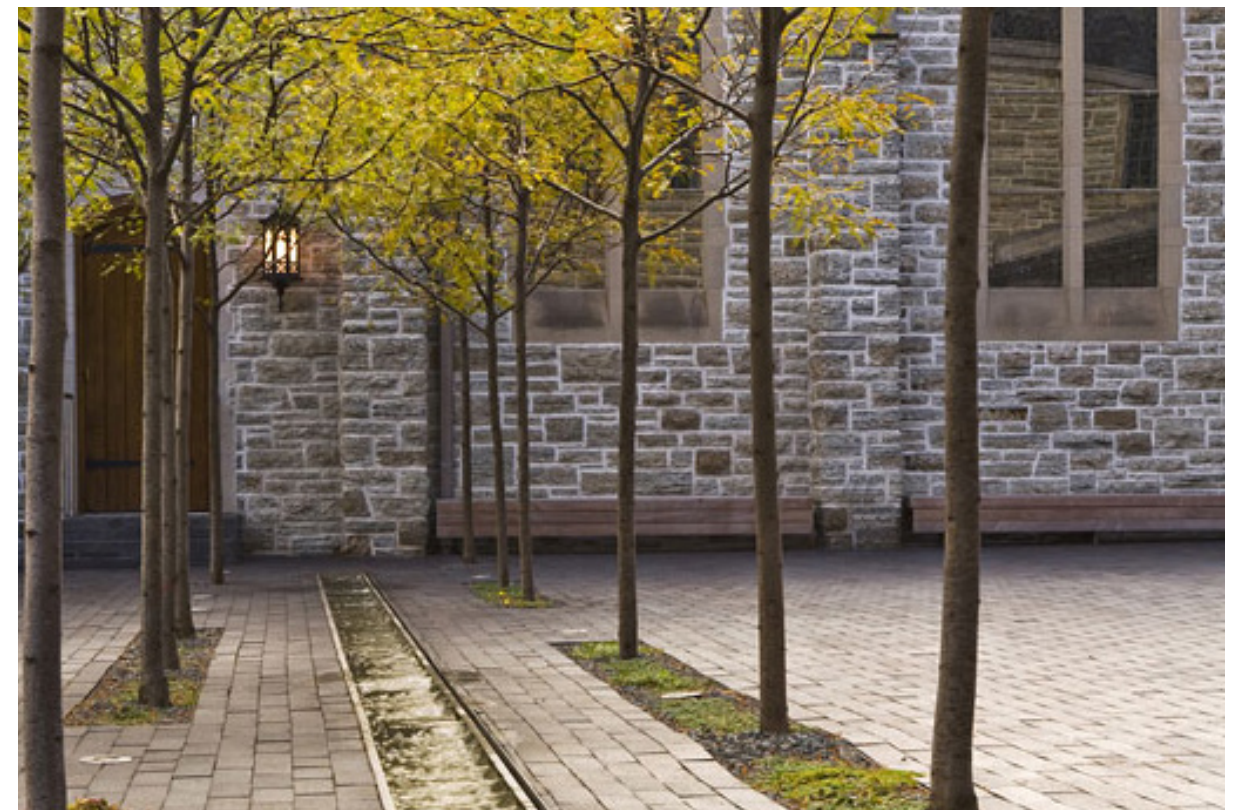
4 PROPOSED MASTER PLAN
LADY OF THE LOURDES GROTTO



Planting and movable pots



Shade planting



Soft material palette



Seasonal colour



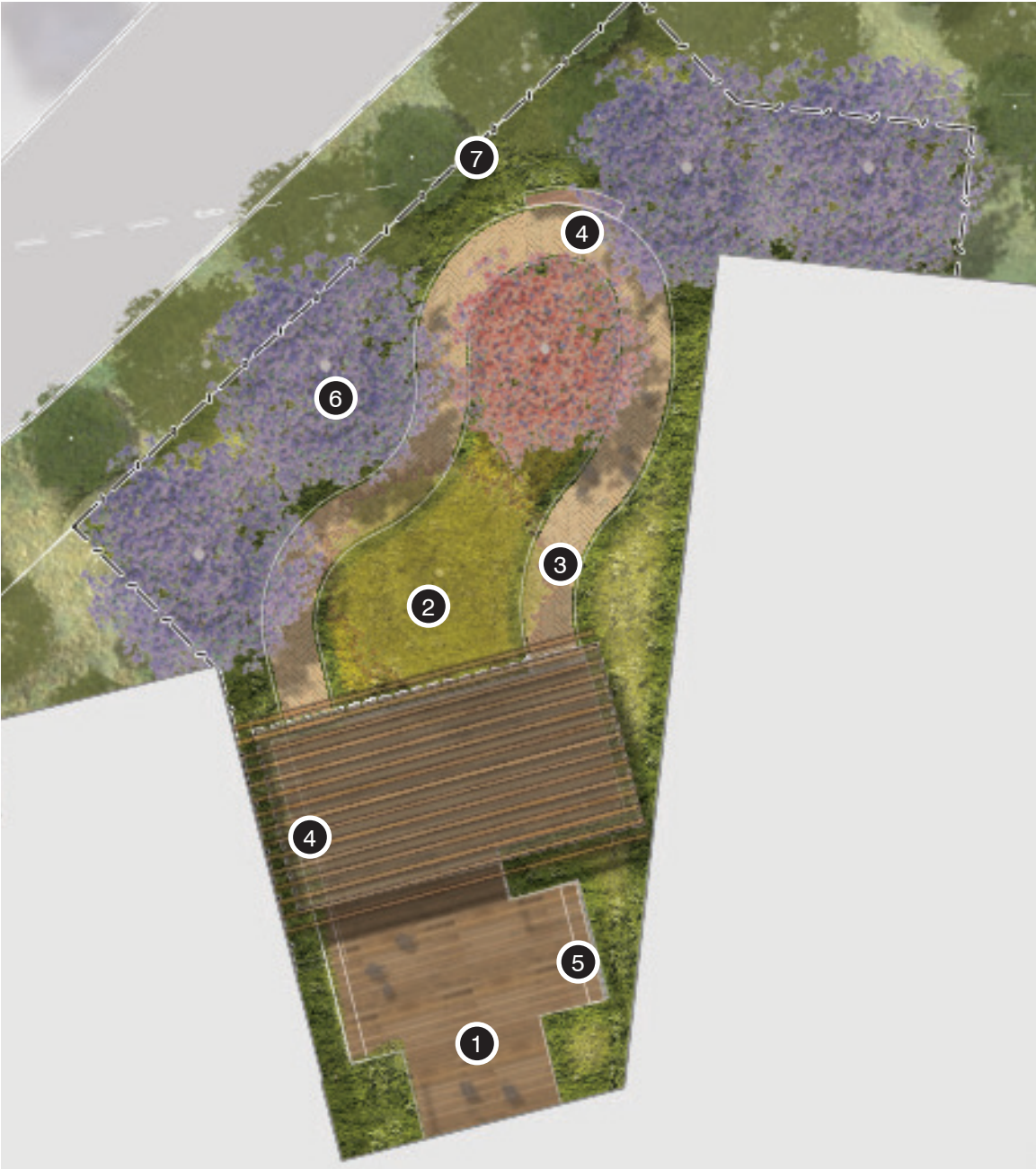
Water feature



Seating edge

4 PROPOSED MASTER PLAN

DEMENTIA GARDEN



Dementia Garden Plan

Dementia Garden

The dementia garden is an oasis to evoke fond memories and bring family and friends together.

A place to feel happy and safe.

Residents come here to soak up the sun and breathe fresh air. Communal seating is located along the path and in the sensory garden; smells and textures provide interest and stimulation of the senses.

A wide, looping walking path encourages the use of motor skills and increases levels of flexibility. Herbs and flowering plants are planted along the path for residents to pick and take back to their rooms.

- 1 North-facing deck with central pergola.
- 2 Sensory Garden – Plants with a focus on colour, texture and smell to evoke the memory
- 3 1800 wide loop track
- 4 Sheltered seating
- 5 Sunny seating spots
- 6 Deciduous trees
- 7 Fencing nestled within planting to provide security for dementia patients.



4 PROPOSED MASTER PLAN DEMENTIA GARDEN



Meandering path



Timber deck



Scented planting



Sunny seating spots



Sensory gardens with meandering path



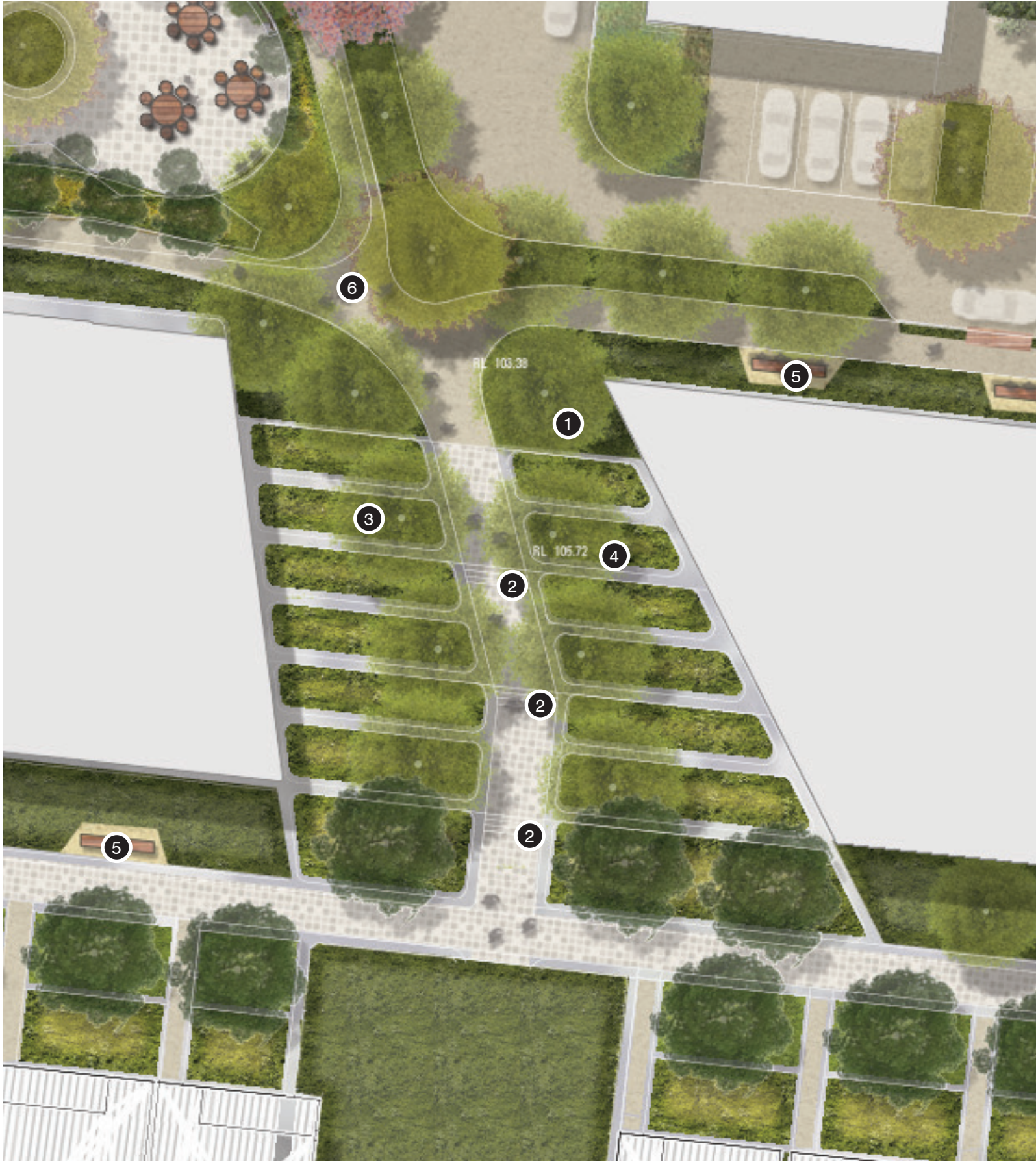
Textural treatments



Textural planting

4 PROPOSED MASTER PLAN

TERRACED LANDSCAPE



Terraced Landscape Plan

LOURDES RETIREMENT VILLAGE, KILLARA

URBAN DESIGN REPORT TO SUPPORT PLANNING PROPOSAL

Terraced Landscape

The terrace landscape forms the northern part of the green spine connecting north to south within the site.

- 1 On-grade mass planting
- 2 Stairs
- 3 Terraces to follow changing topography
- 4 Cascading plants
- 5 Seating
- 6 Pathway to Lady of the Lourdes Grotto



4 PROPOSED MASTER PLAN
TERRACED LANDSCAPE



Terraced Gardens



Retaining garden beds



Soft planting palette



Steppers and planting

5

ASSESSMENT

Visual Impact Assessment	64
Overshadowing Impact	79
Solar Access	81

5 ASSESSMENT

VISUAL IMPACT ASSESSMENT



Assessment

Plus Architecture has considered the visual impact of the potential resultant built form on the surrounding area. Views have been selected from the public domain based on our topographic assessment of the local area and from where the site is most visible.

Aims

This visual assessment method has addressed views from the public domain and from private properties.

The public domain views have been assessed in accordance with the planning principles set by the NSW Land and Environment Court in the case Rose Bay Marina Pty Ltd v Woollahra Municipal Council 2013/1046.

The visual impact assessment method for the public domain views acknowledges the following five step process of the Court planning principles:

- Identify the scope of the existing views from the public domain
- Identify the locations in the public domain from which the interrupted view is enjoyed
- Identify the extent of the obstruction at each relevant location
- Identify the intensity of public use of those locations
- Review any document that identifies the importance of the view to be assessed.

This report has not included a visitation to private properties and documentation of actual existing views.

Standards for photography

All individual photographs have been taken with a 35mm focal length lens format or equivalent.

This is the accepted standard of the New South Wales Land and Environment Court for approximating the normal human depth of field, so that the size of the image approximates the size of the object as seen by the eye from the same location.

Assessment methodology

Preparation of the masked outline overlays involved the following steps:

- Digital photographs were taken from each of the selected viewpoints in the direction of the proposed development;
- A computer generated 3D model of the proposed building was prepared;
- The 3D model was inserted into the photographs from the key vantage points using the same 35mm focal length;
- The precise RL of the location (plus 1.7m to represent eye height); and
- A mask is placed over the location of the 3d model, illustrating its extent in the view.

Disclaimer

All views are prepared with the information available and all effort has been made to accurately depict the proposal, the following are assumed information:

- RL points were extrapolated from a survey, not from surveyor’s precise location of the photographs; and
- LPI 2m contours used for the terrain for RL points of the photograph location.
- Photos were taken during winter



Visual Impact Assessment

The existing bush edge is one of the site’s most desirable assets. The development of the site will include improvements to allow for more pedestrian interaction with these areas. New perimeter paths, sitting and lookout points as well as exploring opportunities to link into local bush tracks will further enhance the villages connection with nature and access to more active pursuits. The impacts of the future development on views of the following sites have also been considered:

- ① Eastern Arterial Road - North
- ② Roseberry Rd + Kardella Lane
- ③ Stanhope Rd + Roseberry Rd
- ④ Stanhope Rd + Redgum Avenue
- ⑤ Swain Gardens
- ⑥ Stanhope Rd North
- ⑦ Stanhope Rd East
- ⑧ Slade Avenue
- ⑨ Seven Little Australians Park
- ⑩ Eastern Arterial Rd South
- ⑪ Archibold Rd + Tryon Rd
- ⑫ Lindfield Cricket Oval

LOCATION 1 - EASTERN ARTERIAL RD NORTH



Existing



Proposed

Description

This view is taken looking south along Eastern Arterial Road. This highly used street is topographically lower situated than the subject site and lined with trees. The view from the footpath includes a wall to private gardens.

Visual Impact Rating

The visual impact of potential future development is considered to be low, as its view will be obstructed by existing built form and vegetation. Due to the topographical elevation of the site, the scale of potential development will not be accessible.



LOCATION 2 - ROSEBERRY RD + KARDELLA LN



Existing



Proposed

Description

This view is taken at the intersection of Roseberry Road & Kardella Lane, approximately 200m North-West of the subject site. The viewpoint is located at about the same topographic height as the main entrance of the subject site. It comprises a local road with low-rise residential buildings with large setbacks from the street.

Visual Impact Rating

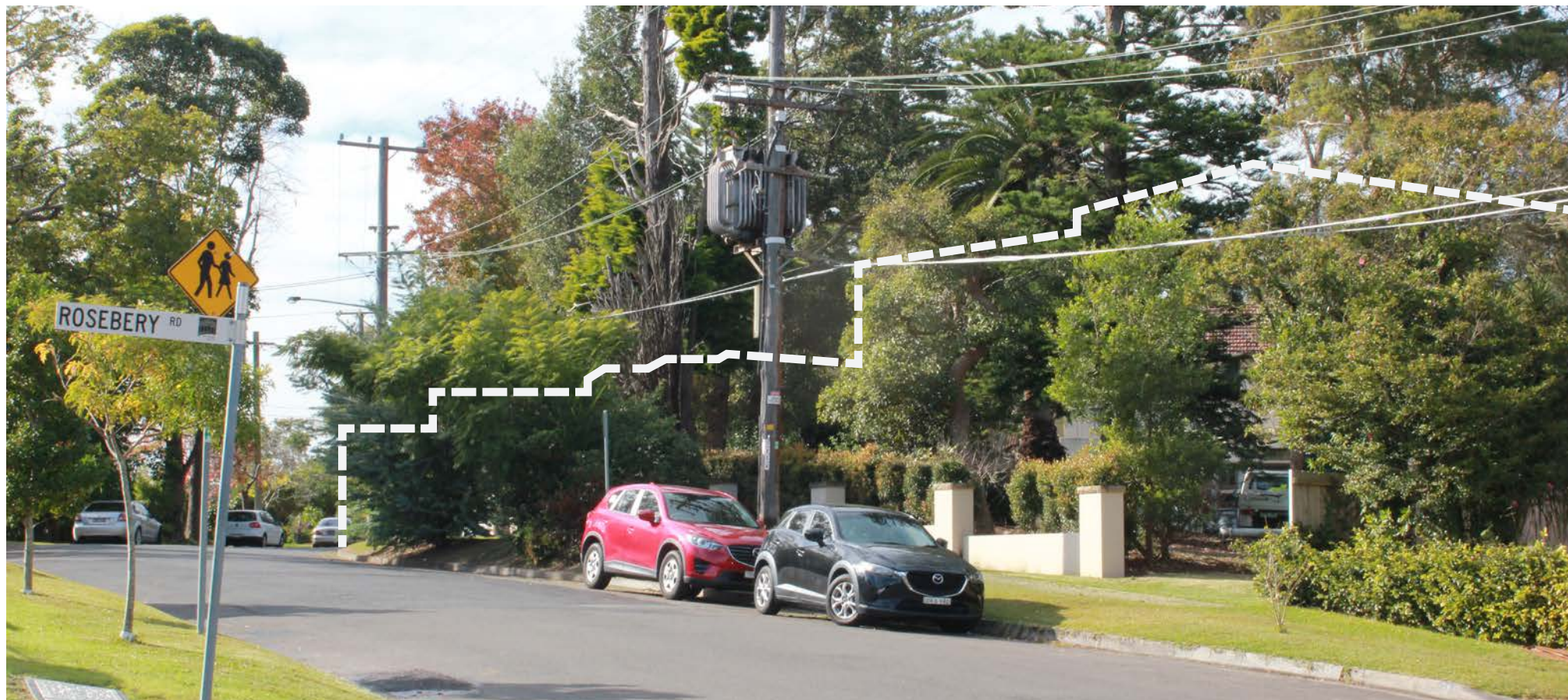
The visual impact of potential future development is considered to be nil, as proposed future development will be screened by residential buildings and dense vegetation along Roseberry Road.



LOCATION 3 - STANHOPE ROAD + ROSEBERRY ROAD



Existing



Proposed

Description

This view is taken from the corner of Stanhope Road looking east toward the subject site. The viewpoint allows a visual impact perspective from the descending topography of Stanhope road. It represents the view when approaching the site from the Western end of Stanhope Road..

Visual Impact Rating

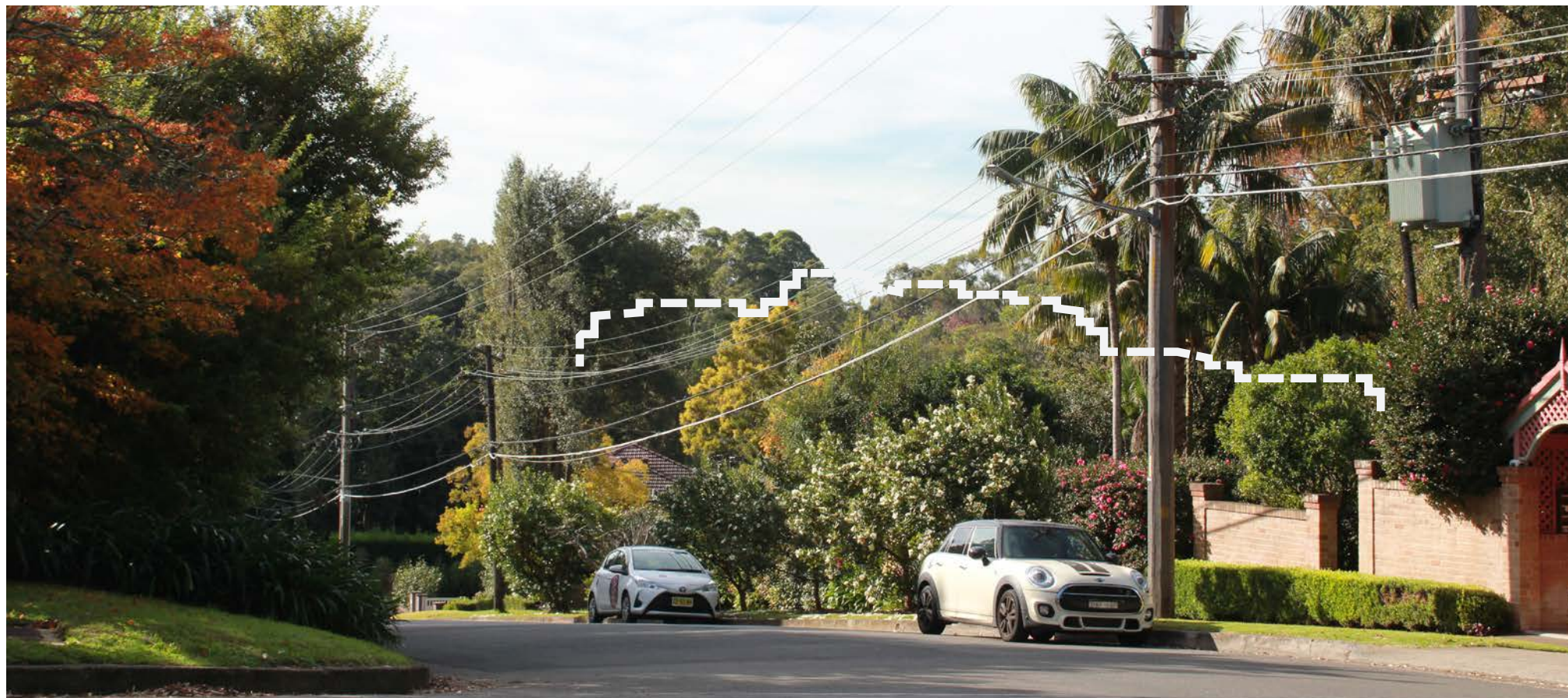
The visual impact of potential future development on views from the public domain are considered to be low, as the bulk and scale of the potential future development will be screened by the neighbouring buildings and mature vegetation. The sloping topography away from the site minimises the visual impact from the street.



LOCATION 4 - STANHOPE RD + REDGUM AVE



Existing



Proposed

Description

This view is taken from the intersection of Stanhope Road and Redgum Avenue. The view is located on a high point of Stanhope Road before the road descends towards the topographically lower level of the Swain Gardens and ascends again before reaching the subject site.

Visual Impact Rating

The visual impact of potential future development is negligible, as the bulk and scale of the potential future development is obscured by existing mature vegetation will obstruct the view of the proposed built form.



5 ASSESSMENT

LOCATION 5 - SWAIN GARDENS



Existing



Proposed

Description

This view is taken looking east from Swain gardens. The viewpoint is taken from an elevated lookout to the rear boundary of several properties which surround the gardens. Close to the creek, the topographic height of this viewpoint is considerably lower than the subject site. The view comprises primarily dense vegetation and tall trees. The bottom images represent eye level views whereas the top images represent a tilted view of looking up into the tree canopy as indication of the extent of vegetation surrounding the view point.

Visual Impact Rating

The visual impact of potential future development is considered to be nil. The dense tree canopy will obstruct views of potential development.



5 ASSESSMENT

LOCATION 6 - STANHOPE ROAD NORTH



Existing



Proposed

Description

This view is taken from the footpath in front of the private residence No.92 Stanhope Road looking South. The view comprises the existing age care facilities, largely screened by scrubs and bushes. The vegetation is planted on a slope ascending from Stanhope Road.

Visual Impact Rating

The visual impact of potential future development is considered to be low as potential future development does not exceed the height of existing built form. Additionally future development will be partially screened by the vegetation on the subject site.



5 ASSESSMENT

LOCATION 7 - STANHOPE ROAD EAST



Existing



Proposed

Description

This view is taken from the footpath in front of the private residence No.100 Stanhope Road looking west. The view comprises the existing built form on the subject site, largely screened by scrubs and bushes. The vegetation is planted on a slope ascending from Stanhope Road.

Visual Impact Rating

The visual impact of potential future development is considered to be low. Potential future development exceeds the height of existing built form by about two levels. However, the majority of future development will be screened by the vegetation on the subject site, reducing the perceived visual bulk of future buildings.



LOCATION 8 - SLADE AVE



Existing



Proposed

Description

This view is taken at the corner of Slade Avenue approximately 300m South of the subject site. The viewpoint is located on a topographically lower height as the subject site and shows low-rise residential buildings with dense vegetation of Seven Little Australians Park in the background.

Visual Impact Rating

The visual impact of potential future development is considered to be nil, as proposed future development will be screened by the existing built form and mature vegetation.

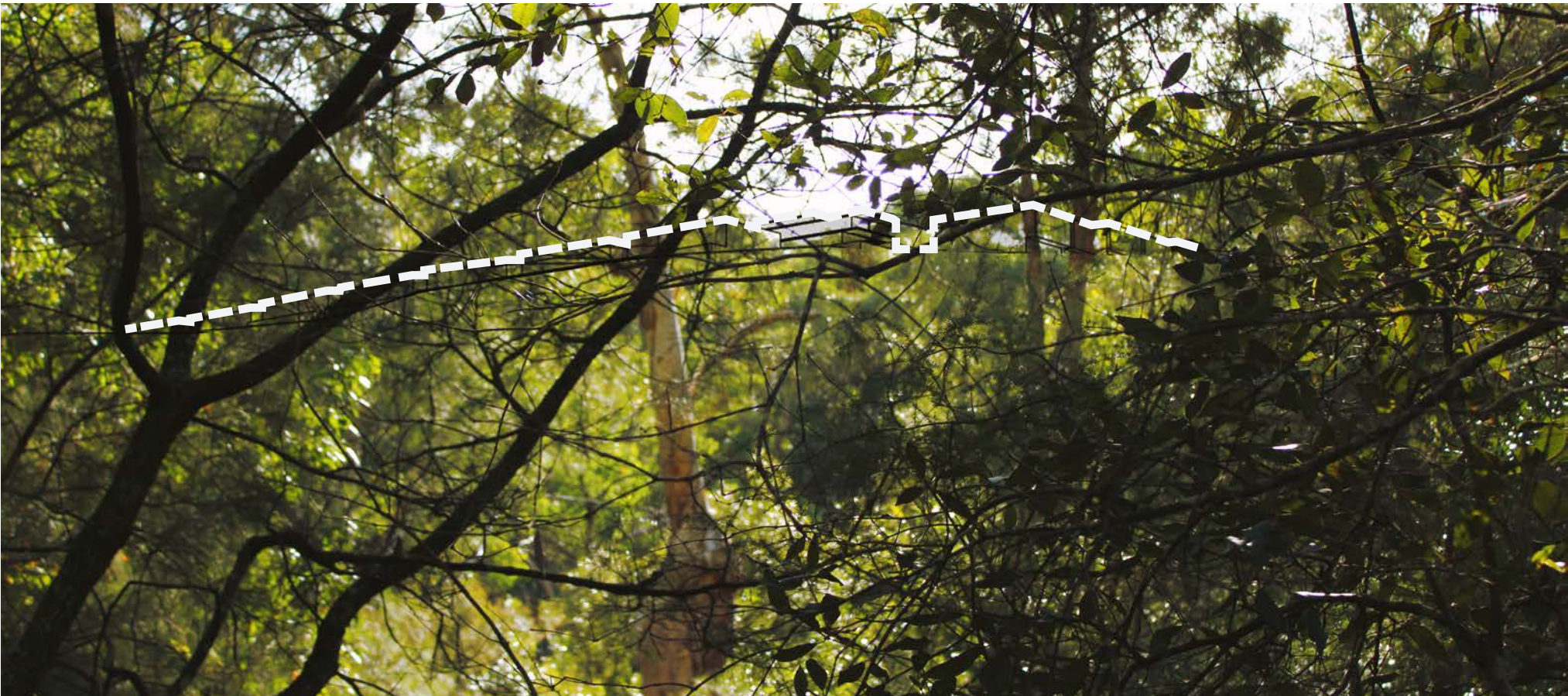


5 ASSESSMENT

LOCATION 9 - SEVEN LITTLE AUSTRALIANS PARK



Existing



Proposed

Description

This view is taken in the Seven Little Australians park where the walking tracks divide into north-south directions, next to Gordon Creek. The view comprises primarily dense vegetation and tall trees. The viewpoint is located on a considerably lower topographic height as the subject site. The adjacent bottom images represent eye level views, whereas the top images represent a tilted view of looking up into the tree canopy.

Visual Impact Rating

The visual impact of potential future development is considered to be nil. The dense tree canopy will obstruct views of potential development.



LOCATION 10 - EASTERN ARTERIAL ROAD SOUTH



Existing



Proposed

Description

This view is taken from the footpath along Eastern Arterial Road with the Seven Little Australians Park in the foreground. The view comprises primarily dense vegetation and tall trees on the descending slope adjacent to the road. The viewpoint is located on a lower topographic height as the subject site.

Visual Impact Rating

The visual impact of potential future development is considered to be nil as the subject site has an elevated topography and the dense tree canopy will obstruct views of potential development.



LOCATION 11 - ARCHIBOLD RD + TRYON RD



Existing



Proposed

Description

This view is taken looking north-east at the intersection of Archibold Road and Tryon Street. The view shows Eastern Arterial Road and the Seven Little Australians Park. The view comprises primarily dense vegetation and tall trees on the descending slope adjacent to the road. The viewpoint is located on a lower topographic height as the subject site.

Visual Impact Rating

The visual impact of potential future development is considered to be nil as the subject site has an elevated topography and the dense tree canopy will obstruct views of potential development.



5 ASSESSMENT

LOCATION 12 - LINDFIELD CRICKET OVAL



Existing



Proposed

Description

This view is taken looking north-west from Lindfield cricket club, approximately 550m south-east of the subject site. It shows the cricket field and Seven Little Australians Park canopy in the background. The viewpoint is located on almost the same topographic height as the subject site. Therefore, upper levels of existing built form on the subject site are seen in the background.

Visual Impact Rating

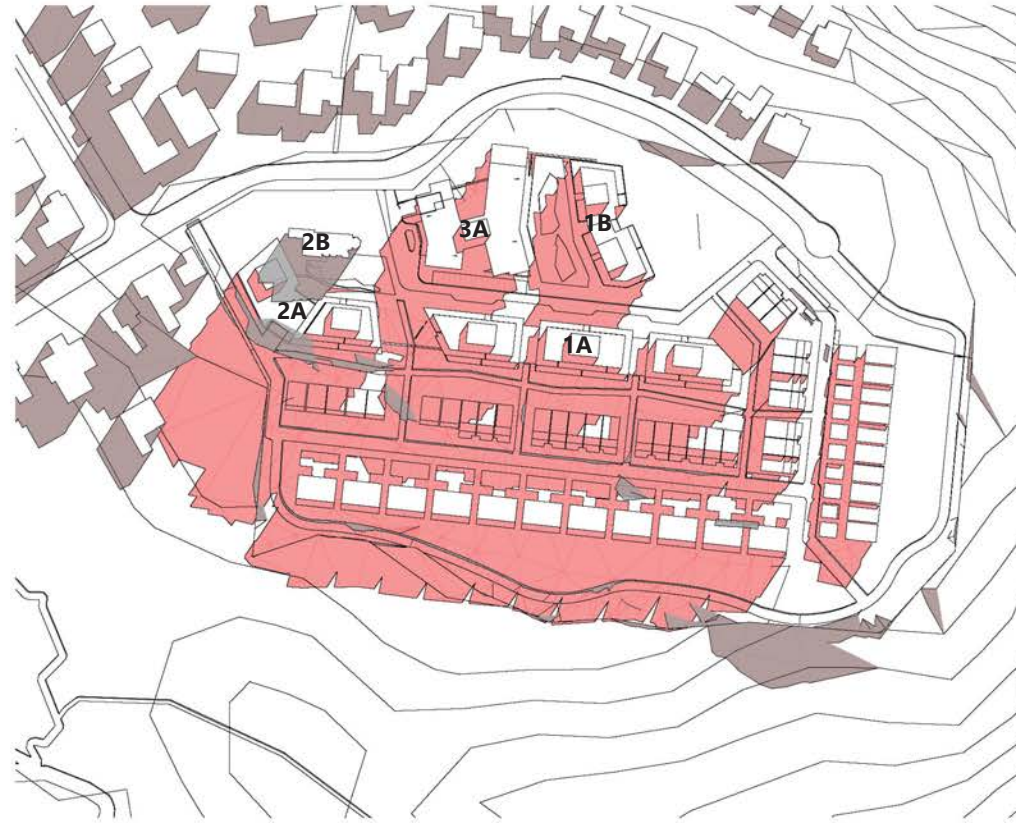
The visual impact of potential future development is considered to be low, as the subject site has an elevated topography from the Lindfield cricket club perspective, in addition to the existing visual obstruction by the existing built form and mature vegetation.



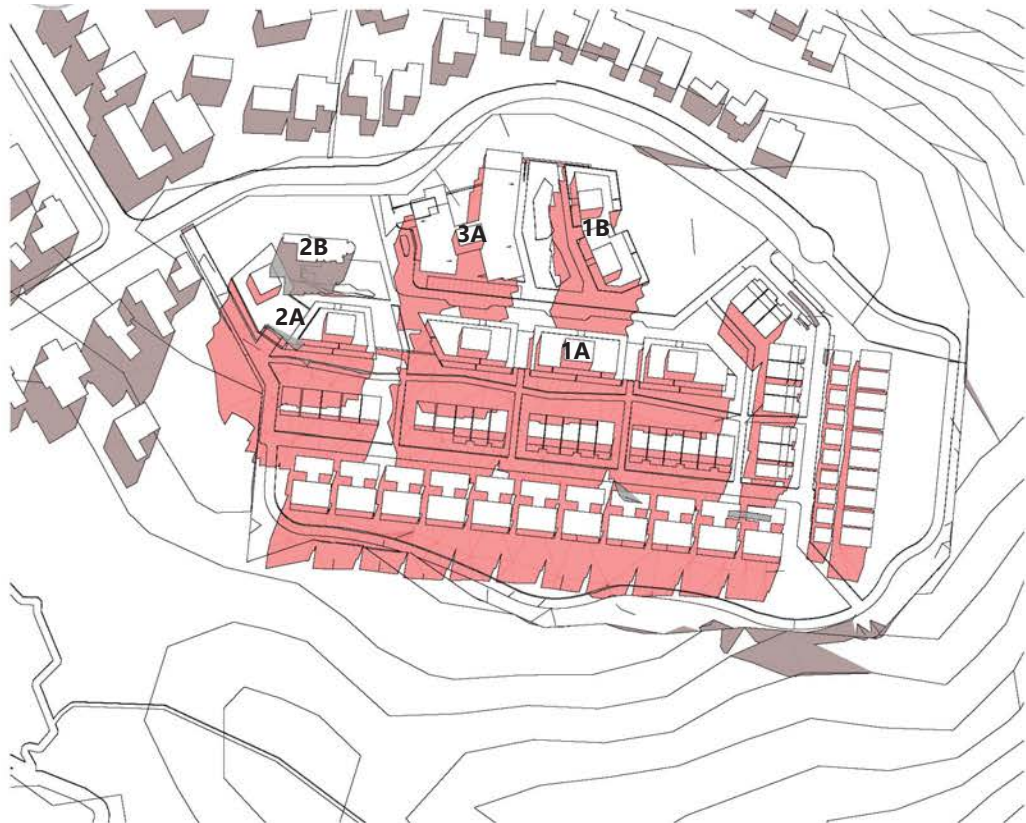
OVERSHADOWING ANALYSIS



21st June - 8AM



21st June - 9AM



21st June - 10AM



21st June - 11AM

Shadow Diagrams

Overshadowing impacts have been modelled for specific times of the day during the winter solstice. The modelling reveals little impact on the surrounding residential properties within the site. It should be noted that where these impacts occur they are limited to short periods of the day during the winter months only. Importantly, the areas affected are yard areas at the rear of the adjoining properties which are unlikely to be primary areas of open space and contain existing trees.

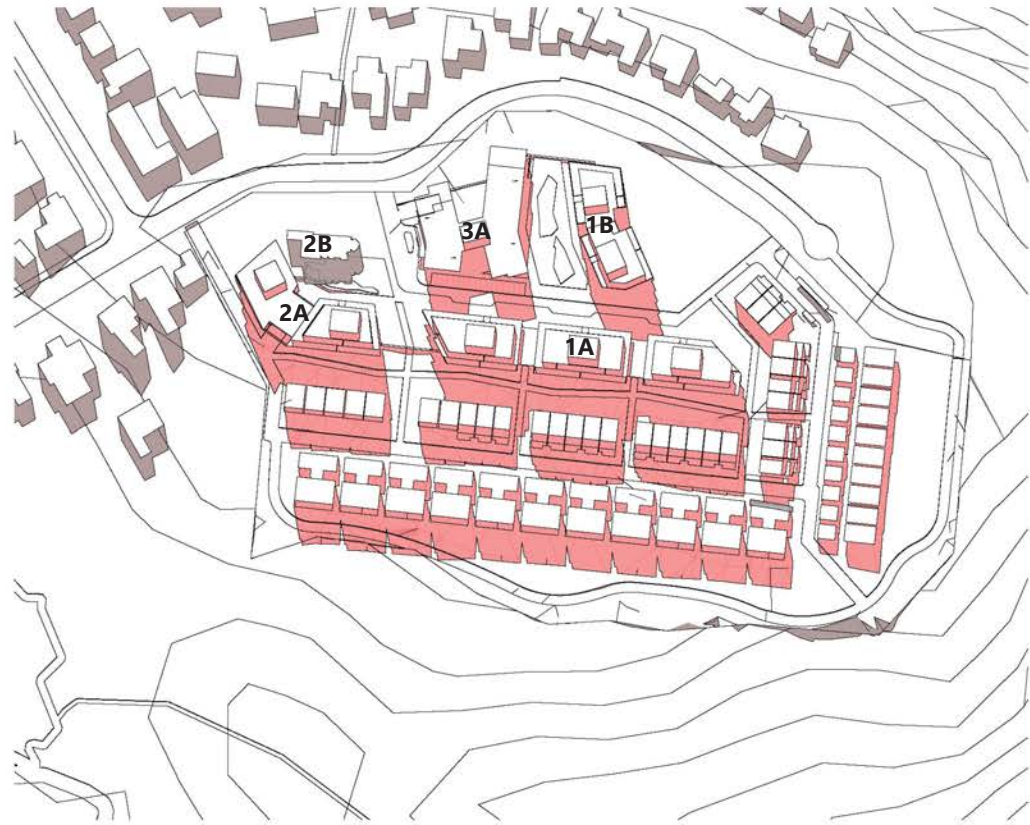
Within the site, the proposed new retirement village has been oriented such that the majority of open spaces will receive more than two hours of sunlight during the winter solstice. The majority of independent living units receive more than two hours of solar access between the hours of 9am-3pm.

Overshadowing occurs along the southern portion of the site from the taller independent living buildings at 1A and 2A over the lower scale residential townhouse precinct.

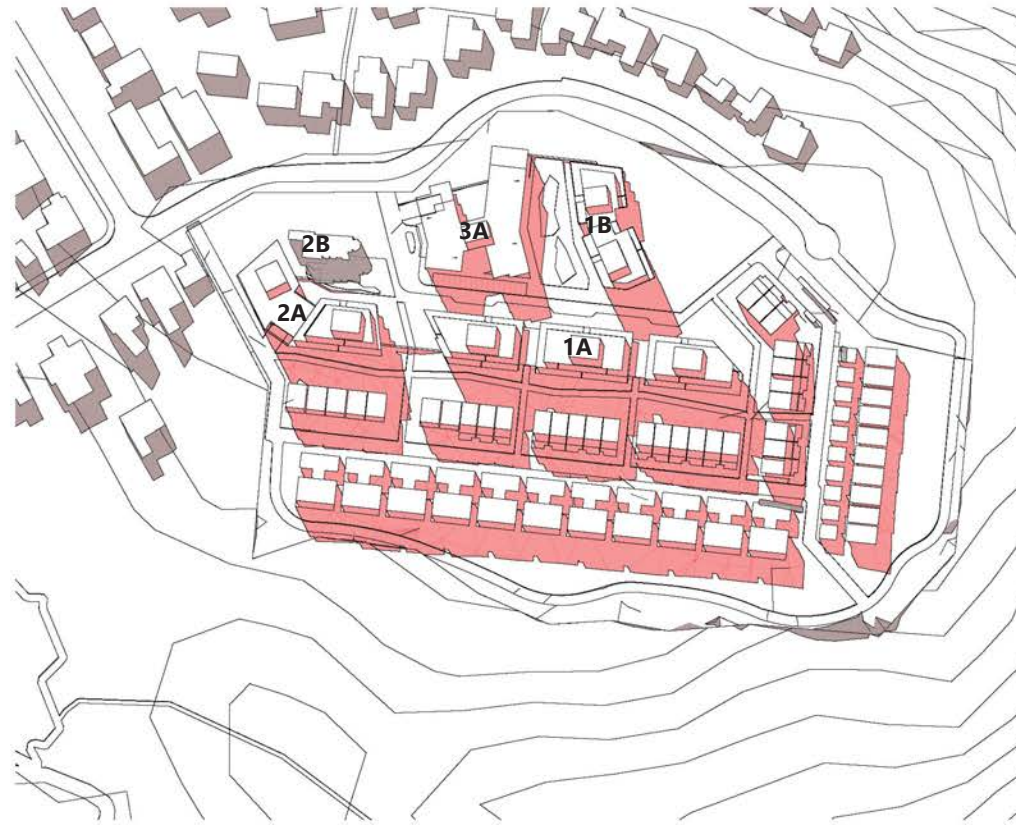
Legend

- Shadow cast by new development
- Shadow cast by existing context

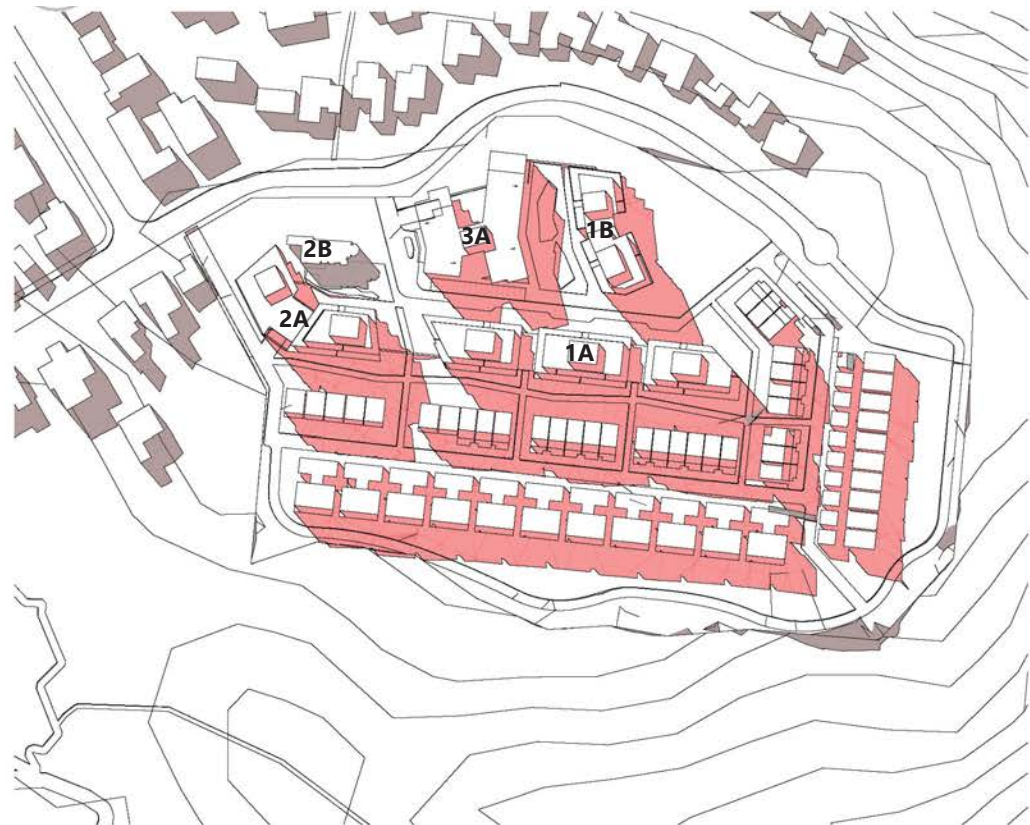
OVERSHADOWING ANALYSIS



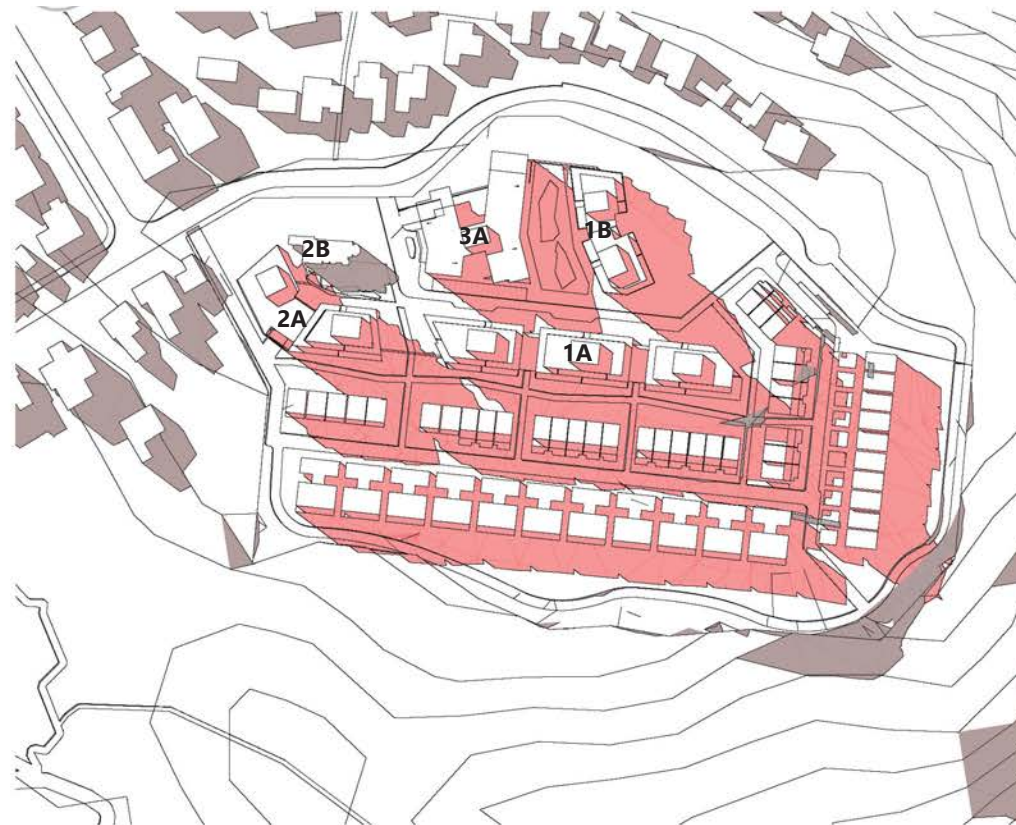
21st June - 12PM



21st June - 13PM



21st June - 14PM



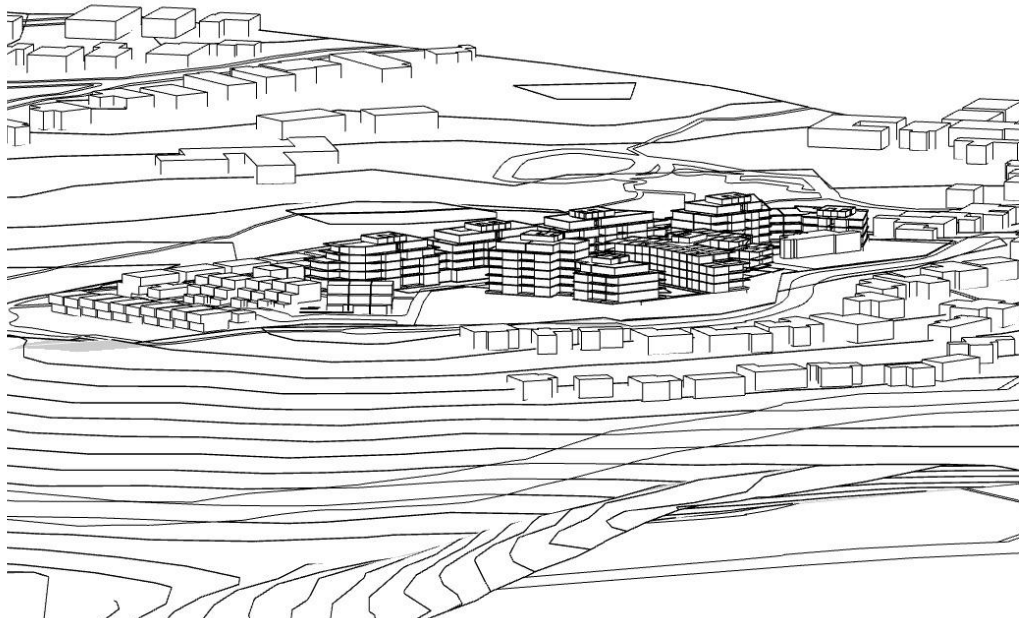
21st June - 15PM

Legend

- Shadow cast by new development
- Shadow cast by existing context

5 ASSESSMENT

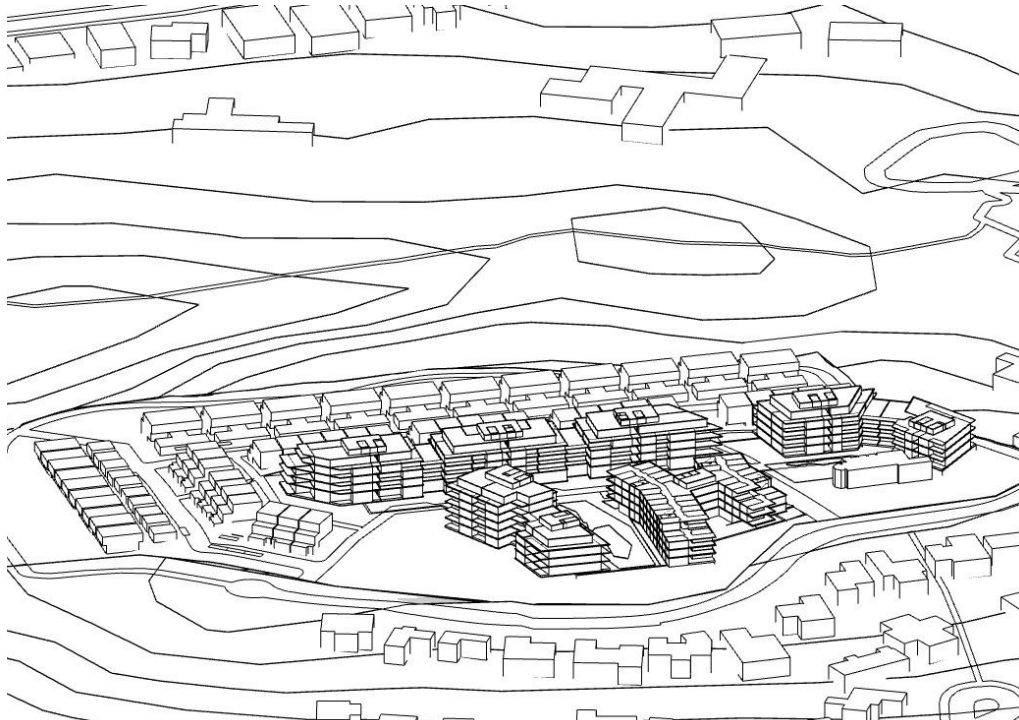
SOLAR ACCESS



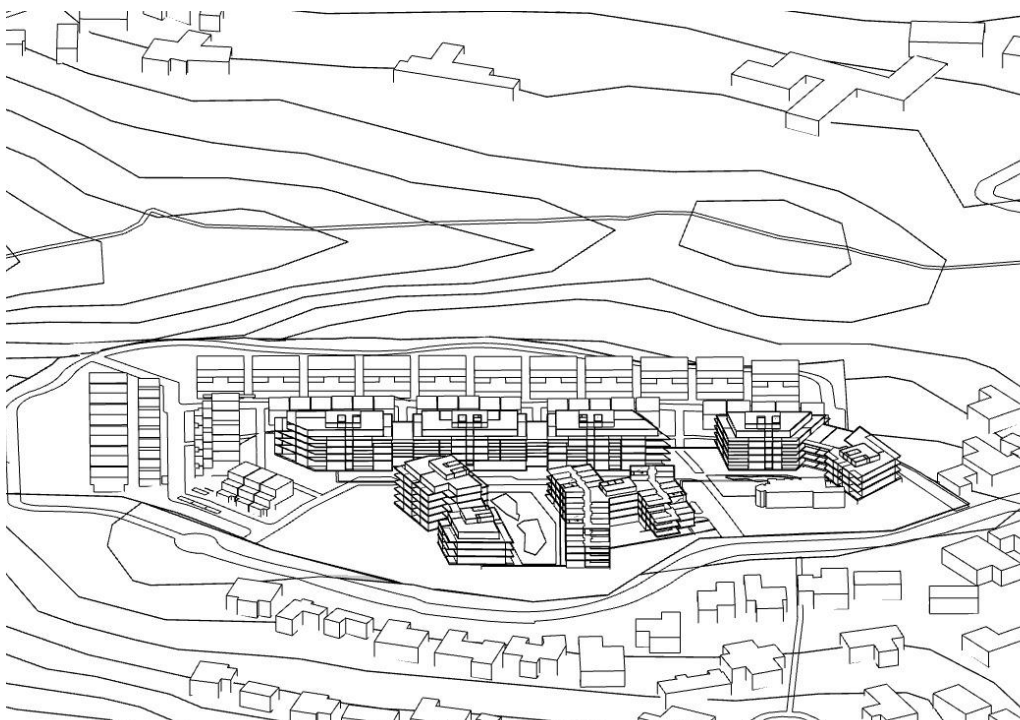
21st June - 8AM



21st June - 9AM



21st June - 10AM



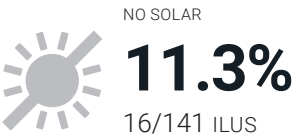
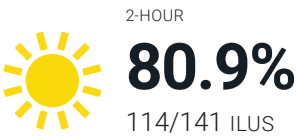
21st June - 11AM

Solar Access to Retirement Village

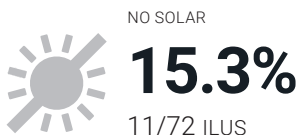
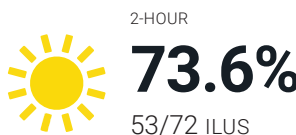
Daylight access to the indicative built form of the master plan proposal has been assessed for mid-winter (June 21) between the hours of 9.00am and 3.00pm.

The indicative built form in the proposed master plan is oriented to best suit the existing topography and the new communal open space for the site. Where possible the built form has been orientated to maximise solar access and achieve the required amount of sunlight (2 hours) required under the Apartment Design Guide. The high elevation of the site allows south-facing Independent living units to enjoy significant amenity through bushland views.

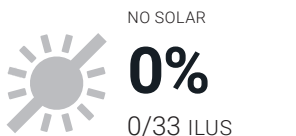
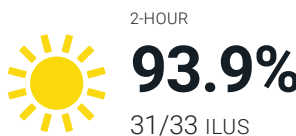
TOTAL
141 ILUS



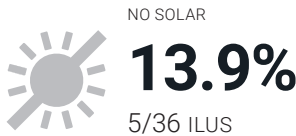
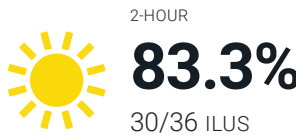
BLDG 1A
72 ILUS



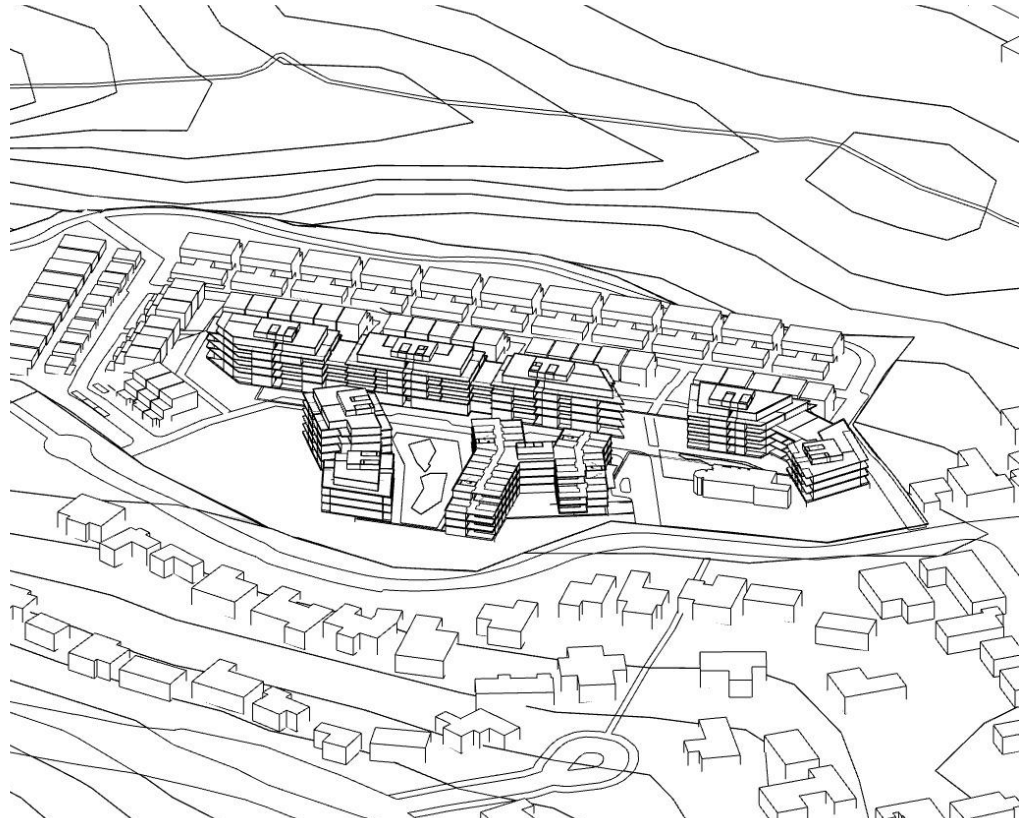
BLDG 1B
33 ILUS



BLDG 2A
36 ILUS



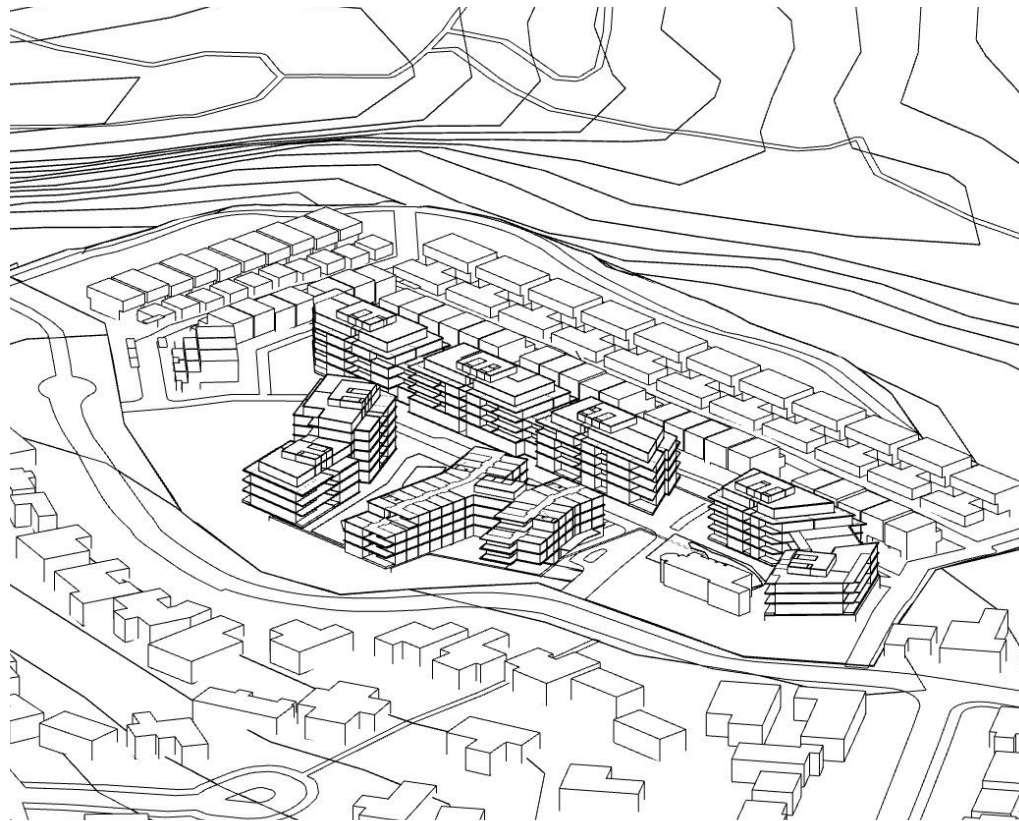
5 ASSESSMENT SOLAR ACCESS



21st June - 12PM



21st June - 13PM



21st June - 14PM



21st June - 15PM

Solar Access to Residential Precinct

Townhouses in the residential precinct generally enjoy high levels of solar amenity, though overshadowing occurs to dwellings immediately south of ILU building 2A. These units do not receive the required 3-hours of direct sunlight to living spaces (Ku-Ring-Gai DCP 2015 for multi-dwelling housing), but enjoy south-facing bushland views.

It is noted that some considerations in future detailed design phases would promote solar access to these townhouses. They include:

- Considered orientation of living spaces, their placement on upper levels of each townhouse
- Placement of living and communal spaces on above-ground storeys
- Skylights, provision of high-ceilings and window heads to allow deep sunlight penetration.

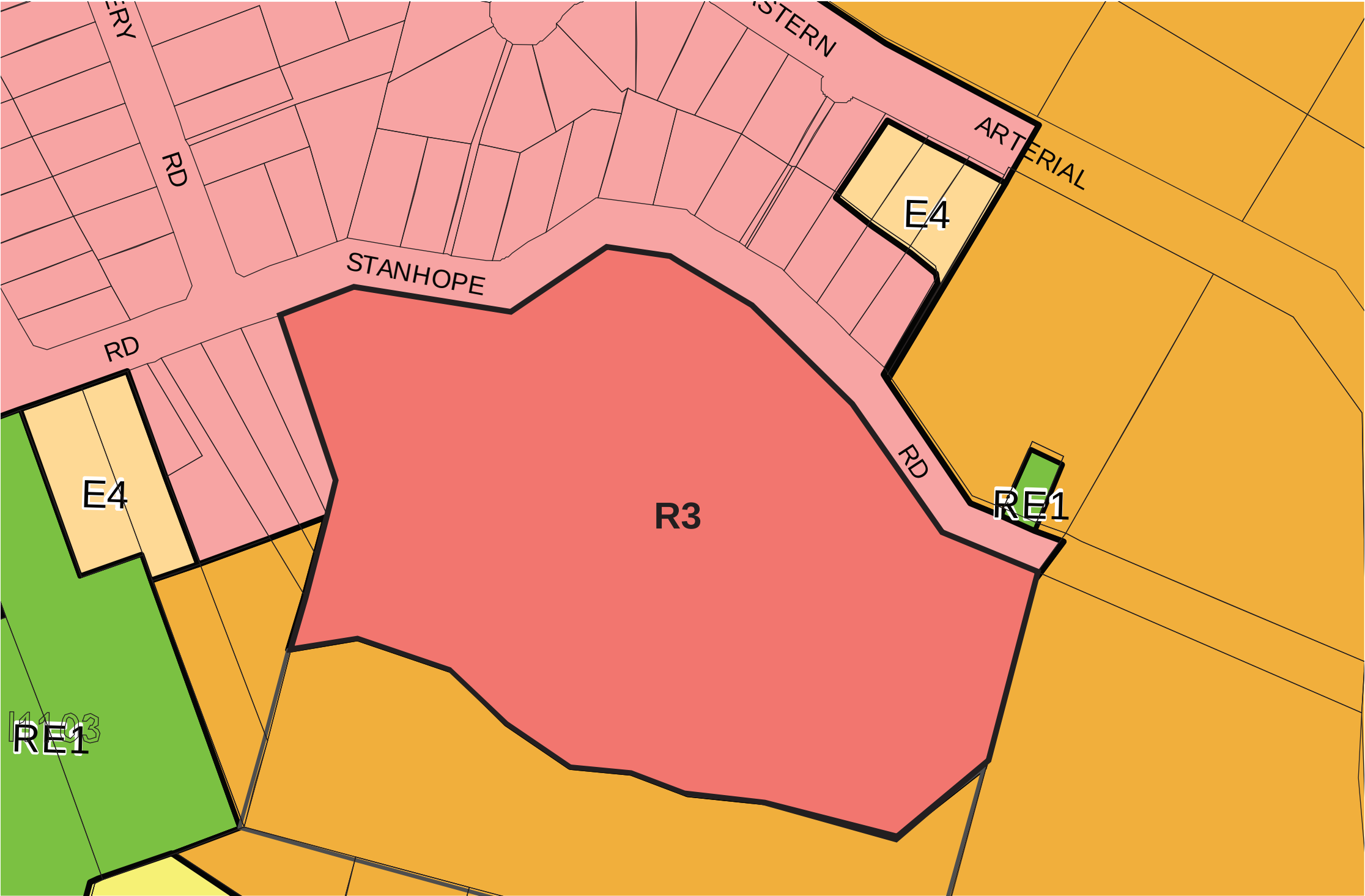
6

RECOMMENDATIONS

Proposed Planning Controls	84
Conclusion	86

6 RECOMMENDATIONS

PROPOSED PLANNING CONTROLS



Zoning

The current land use zone for the site under the Ku-ring-gai LEP 2015 is 'R2 Low Density Residential'. This zone prohibits the development of the site for Seniors Housing, except through the use of the SEPP (Housing for Seniors or People with a Disability) 2004. However, as 'residential flat buildings' are prohibited within the zone, pursuant to Clause 40 of the Seniors Housing SEPP the maximum building height is limited to 8 metres. This zone also prohibits multi-dwelling housing.

The development outcome as envisaged by this Master Plan would therefore require a rezoning to a residential land use zone that permits seniors housing and multi-dwelling housing. As such, to allow for the master plan development to occur which is considered to be an ideal outcome for the site, it is suggested that the site be zoned R3 Medium Density Residential.

Legend

B1	Neighbourhood Centre	R1	General Residential
B2	Local Centre	R2	Low Density Residential
B4	Mixed Use	R3	Medium Density Residential
B7	Business Park	R4	High Density Residential
E1	National Parks & Nature Reser	R5	Large Lot Residential
E2	Environmental Conservation	RE1	Public Recreation
E3	Environmental Management	RE2	Private Recreation
E4	Environmental Living	SP1	Special Activities
R1	General Residential	SP2	Infrastructure

6 RECOMMENDATIONS

PROPOSED PLANNING CONTROLS

Heights

The proposed height of buildings ranges from 3 to 6 storeys. It is proposed to amend the Ku-ring-gai LEP 2015 Height Map to reflect the Master Plan heights. This will result in a maximum building height of 9.5 for the medium density housing area and 11.5 metres to 22 metres for the seniors housing area as per the current master plan. This takes into consideration the maximum number of storeys proposed and the substantial slopes across the site and accommodates lift overruns where appropriate.

It should be noted that the proposed heights respond to the existing topography and do not have any significant visual impact on surrounding areas. The maximum development potential on the site will also be limited through the application of the FSR control.

The proposed maximum building height of 22 metres at the southern portion of building 1B is comprised of the following floor-to-floor heights:

- Ground-level entry loby & apartments at 3.6 Floor-to-Floor
- Independent Living and Serviced Apartments comprising five (5) storeys with a floor-to-floor height of 3.1 metres
- Plant and lift overrun: 3 metres.

This also allows for tolerance to respond to topography. It is noted that tolerance is provided in the proposed building height for the design resolution of the proposed roof form of the six storey building.

The proposed maximum building height of 20.5 metres at the centre of the site is comprised of the following floor-to-floor heights:

- Community Centre: One (1) Storey with a floor-to-floor height of 4.5m
- Independent Living and Serviced Apartments comprising four (4) storeys with a floor-to-floor height of 3.1 metres
- Plant and lift-overrun: 3 metres.

The maximum height amendments reflect buildings sited in such a way to create transitions between the surrounding area and taller development on the subject site. It should be noted that the proposed heights, although achieving a maximum of 22m at the tallest zone responds to the existing topography and do not have any significant visual impact on surrounding areas. The maximum development potential on the site will also be limited through the application of the FSR control.



Legend

J1	9	Q2	20.5	A1	0.2	K	0.85
J2	9.5	R	22	A2	0.24	N	1.0
L	11.5	S	24	A3	0.3	Q	1.3
N	14.5	T	26.5	A4	0.37	U	2.5
O	16	U	32.5	B	0.4	W	3.5
P	17.5	V	39.5	D	0.5		
Q1	20			G	0.65		
				I	0.75		
				J	0.8		



Legend

A1	0.2	J	0.8
A2	0.24	K	0.85
A3	0.3	N	1.0
A4	0.37	Q	1.3
B	0.4	U	2.5
D	0.5	W	3.5
G	0.65		
I	0.75		

FSR

The total gross floor area proposed under the Master Plan is:

- 20,772 sqm for the independent living units and associated community uses; and
- 5,153sqm for the residential aged care facility
- 11,1126sqm for the towhouse residential precinct at the southern part of the site.

This amounts to a floor space ratio of 0.7:1.

A maximum floor space ratio of 0.75:1 is recommended to be applied to this site.

DCP Amendment - Site specific provision

Because the site is in a sensitive landscape and heritage context, it is considered appropriate to develop a site specific DCP in parallel with the Planning Proposal to ensure more detail design outcomes are achieved at DA stage.

It is recommended that this be a site specific DCP which seeks to provide guidance for future development in the following key areas:

- Development objectives
- Land use distribution and indicative layout
- Setbacks
- Landscaping
- Street network and access arrangements



Summary

The master plan concept represents an opportunity for the renewal and reinvigoration of the site. This will allow for the updating of the northern part of the site and improved access to facilities and public domain improvements for those retained in the southern portion of the site.

Key benefits to be delivered by the proposal include:

- Rejuvenation of the existing building stock on the site to reinvigorate and support the seniors community through delivery of new modern buildings and community facilities;
- Retention of existing entrance with an improved landscape setting, with the chapel to also be retained with new community facilities.
- Retention of Headfort House.
- New village 'Main Street' which will form an activated central spine for the retirement village
- New Re-aligned 'First Ave' servicing the residential precinct
- Co-Location of Residential living precinct to the southern portion of the site to encourage socialisation and community wellbeing.
- New 'village green' which will form the focal point for events and flexible open space. This will be adjacent to a new community centre , with a range of village-wide facilities.
- Retention of existing trees along Stanhope Road.
- A new residential aged care facility (RACF).
- A terraced garden from Main Street leading southward toward the bushland.
- Existing Lourdes Avenue to be repurposed as a trail for fire services and bushwalking.

The proposal represents a genuine opportunity to develop a consistent master plan for the site which:

- Responds to the existing site constraints including topography, existing trees and streetscape character
- Allows for the provision of significant areas of public domain and community facilities for the future and retained residents;
- Provides housing for seniors in a diverse range of building typologies, providing housing choice;
- Responds to a wider need for Seniors Housing and Residential housing stock across Sydney, particularly, within the Ku-ring-gai area.



7

APPENDIX

Independent Living Unit Mix	90
Indicative Community Centre	91
Indicative Community Pool & Sauna	92
RACF Facility	93
Development Schedule	94

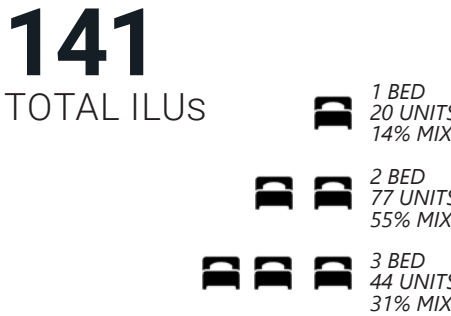
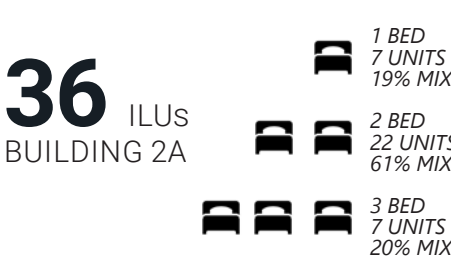
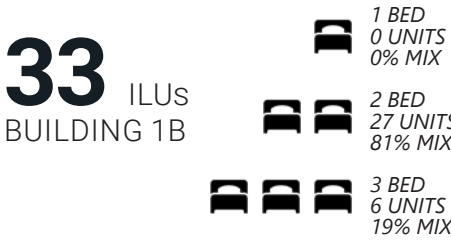
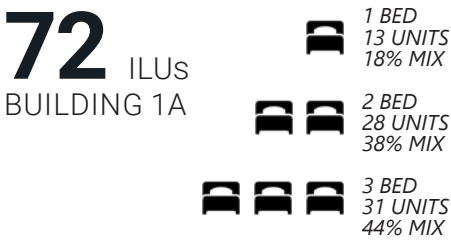
7 APPENDIX

INDEPENDENT LIVING UNITS



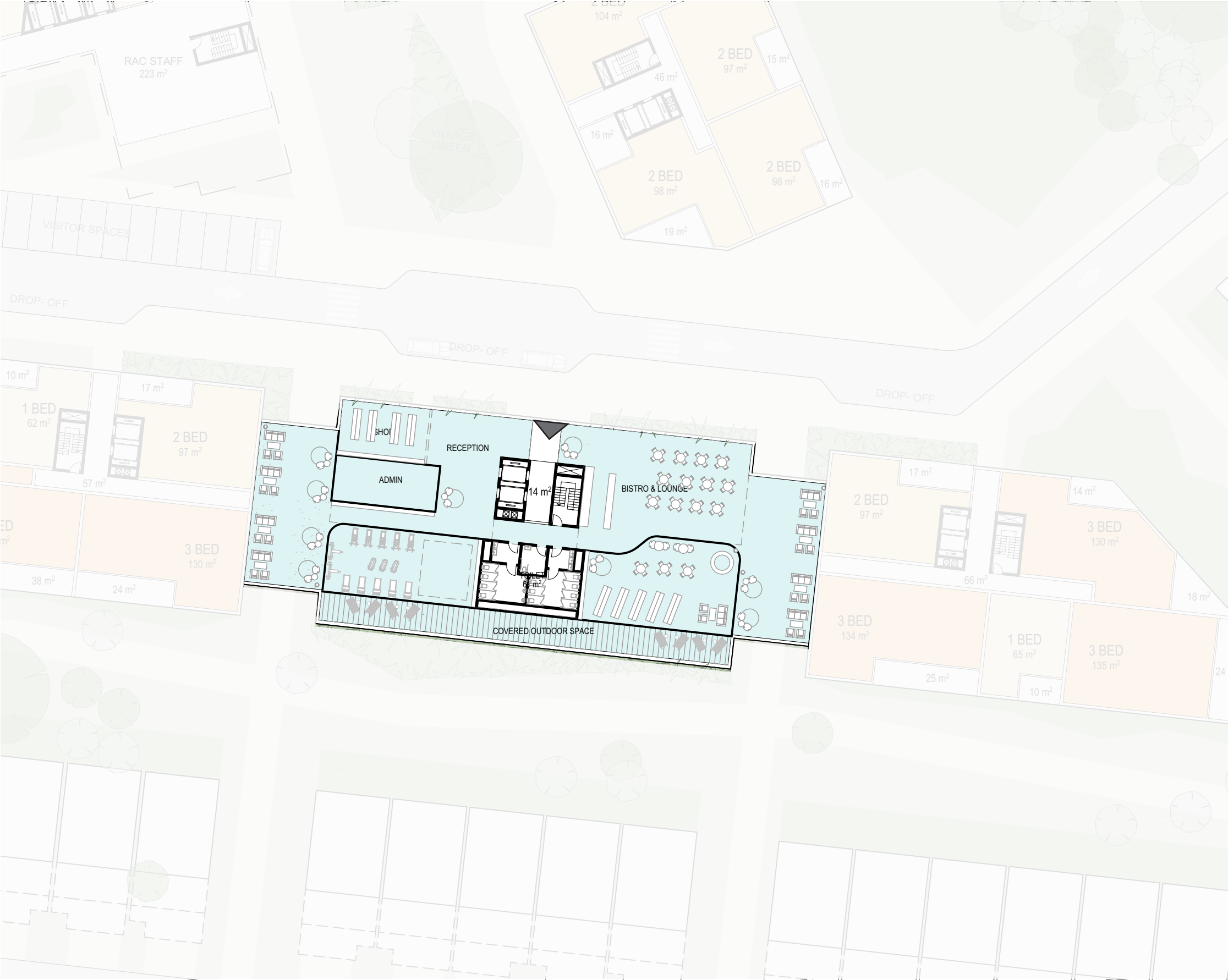
ILU Typologies

The bushland setting of the site presents an opportunity for the south-facing apartments to enjoy premium bush views. Combined with modern, relaxing & vibrant planning, they become desirable places to live. A focus on generous 2 and 3-bed apartments allows residents flexibility in the form of additional bedrooms, which could be used as space for reading, hobbies, home-office or storage.



7 APPENDIX

COMMUNITY CENTRE



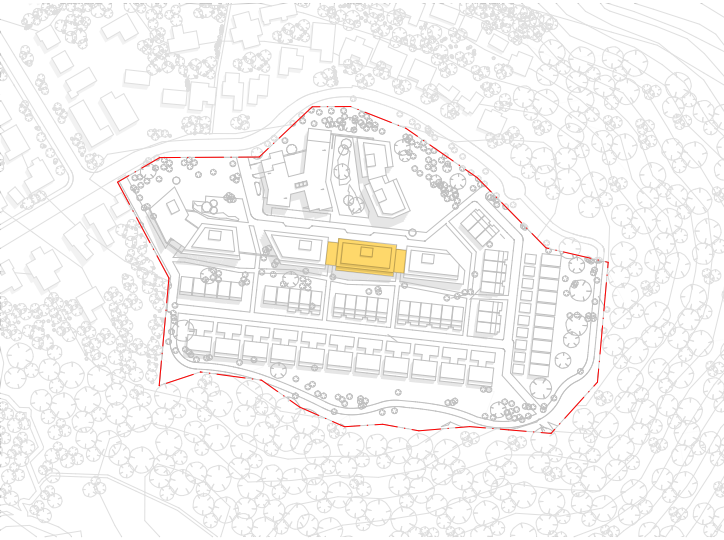
Community Offering

The final layout of the community centre will be agreed with residents as part of the consultation process to accurately understand their needs and requirements. The current layout is centrally positioned within Building 1A, giving it a presence to the village green and heart of the precinct. It is accessible by foot via the new Main Street and is envisaged to be the main drop-off and pickup point for visitors and guests.

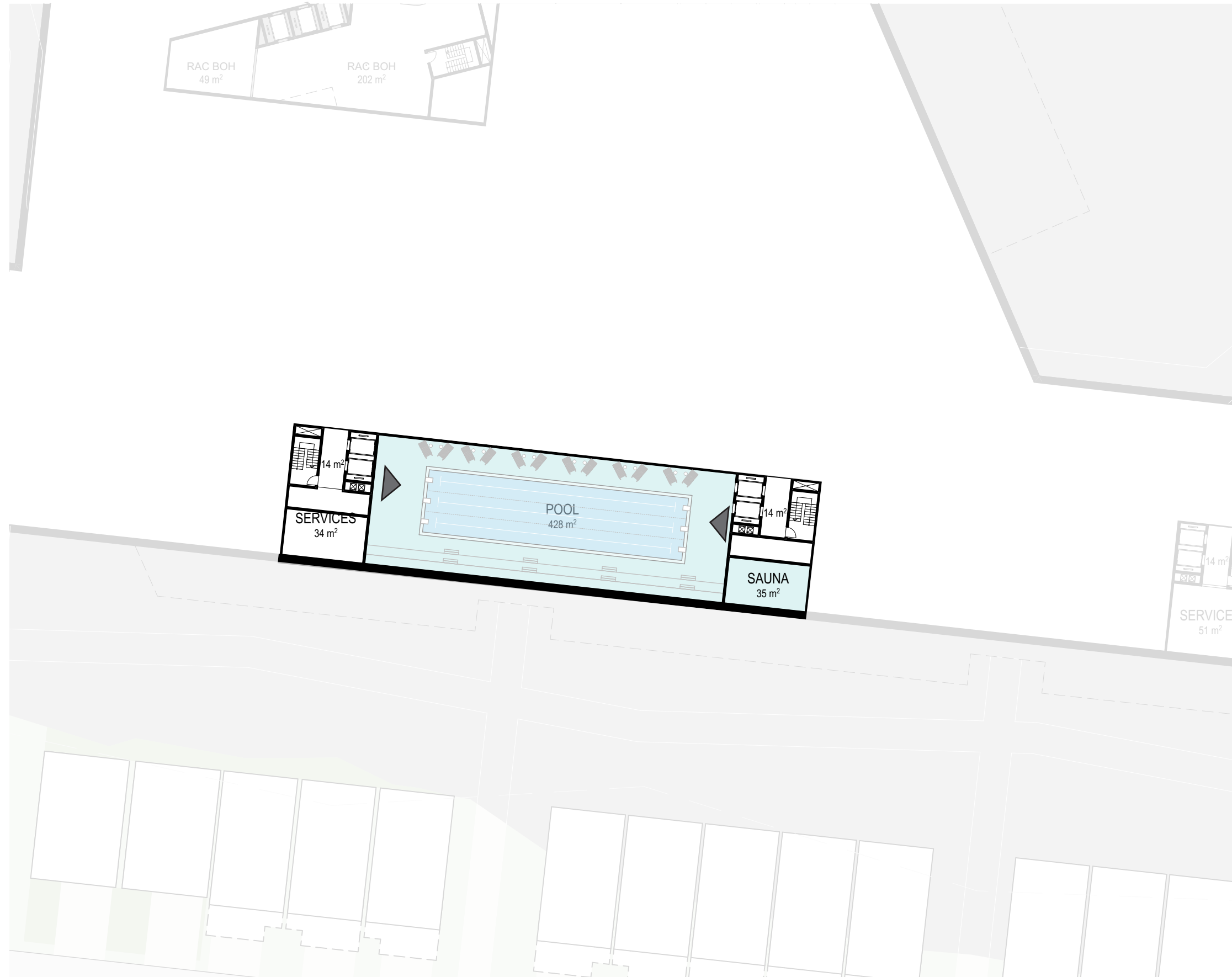
The plans currently show extensive lounge spaces that can be used as multi-function halls, a small convenience store and cafe. Provision for village amenity is considered with south-facing gym and library spaces that open out to a communal deck. These spaces enjoy expansive views of the bushland.

1400 m²
COMMUNAL SPACE

- MULTIPURPOSE SPACE
- LIBRARY
- CONVENIENCE SHOP
- LOUNGE AREAS
- DINING AREA
- GYM
- OUTDOOR DECK
- SWIMMING POOL
- SAUNA



COMMUNITY CENTRE - POOL & SAUNA



Pool & Sauna

The lower level of the community centre integrates an indoor pool, lounge area, gym and sauna facilities together in one convenient location and will be a key location for social activities. The facilities are easily accessible via the lifts from the community centre above or via the footpath network on First Avenue.

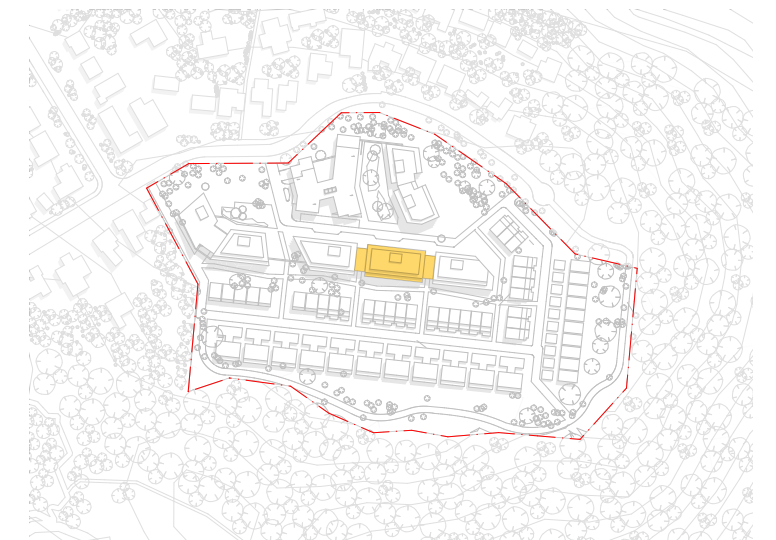
This lower level is accessible off First Avenue serves as the car park and loading dock level, located in behind the club facilities which front the street. The loading dock access is located to the east of the pool facility, while the vehicular entry for the car park is located to the west.

Final facilities are to be resolved as part of future detailed design Development Applications.

1400 m²

COMMUNAL SPACE

- | | |
|---|---|
|  MULTIPURPOSE SPACE |  GYM |
|  LIBRARY |  OUTDOOR DECK |
|  CONVENIENCE SHOP |  SWIMMING POOL |
|  LOUNGE AREAS |  SAUNA |
|  DINING AREA | |



7 APPENDIX RESIDENTIAL AGED CARE



Ground Floor

- Staff/Services
- RACF Entry & Porte Coche
- Multipurpose hall & communal services
- 14 residential rooms
- Enclosed private Dementia gardens



Level 1-2

- 35 residential suites between 2 households
- Lounge and dining areas
- North-facing communal balconies



Level 3

- Setback level to north
- 26 residential rooms between 2 households
- Lounge & dining areas
- North-Facing communal balconies
- North facing garden

Contemporary RAC Model

The new aged care facility consists of two distinct household of RAC suites which are structured around a central living/dining area and nurse station for residents.

Separate dedicated entrances are given to residents off the porte coche at Main Street and to staff/services off the one-way part of Main Street at the back of the building.

14 suites on ground floor are dedicated to people with dementia with direct access to dementia garden. Back of House services are located on basement carparking which is directly serviced by the loading dock dedicated to aged care facility.

110

 TOTAL SUITES


7 APPENDIX

DEVELOPMENT SCHEDULE

COMBINED 1A + 1B + 2A + 2B + 3A+TOWNHOUSES															
HEIGHT (mm)	FTF (mm)	LEVEL	G.B.A. (m ²)	G.F.A. (m ²)	N.S.A. (m ²)	No. of Car Space	ILUS					RACF SUITES	TOWN HOUSES	G.F.A. (m ²)	
							No of Units	STUDIO	1B	2B	3B			ILU	Communal
122200	3100	L5	376	330	307	0	2		0	0	2	0	0	330	0
119100	3100	L4	2242	2247	1761	0	15		0	7	8	0	0	1987	0
116000	3100	L3	4681	4473	2722	0	25		4	11	10	26	0	3052	0
112900	3100	L2	6134	5869	3690	0	36		6	22	8	35	0	4176	0
109800	3100	L1	6134	5869	3690	0	36		6	22	8	35	0	4176	0
106200	3600	GROUND	6787	6254	2843	17	27		4	15	8	14	3	3313	1167
103100	3100	LG1	14600	3968	3188	255			0	0	0	0	22	0	393
100000	3100	LG2	3013	2707	2447	0			0	0	0	0	14	0	
96900	3100	LG3	6022	5334	5074	0			0	0	0	0	24	0	
93800	3100	LG4	0	0	0	0								0	
TOTALS			49989	37051	25722	272	141	0	20	77	44	110	63	17034	1560

SITE AREA (APPROX.)		52906 m ²
FSR PROPOSED		0.70 :1

Car Rate	Visitor 1 per 4 Units	0.5	1	1.25	2	RACF	TH Visitor
Required	35	0	20	96	88	32	16
Total	287						

DEFINITIONS	
GFA	GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES: *THE AREA OF A MEZZANINE *HABITABLE ROOMS IN A BASEMENT OR ATTIC *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC BUT EXCLUDES: *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING) *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT) *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE
GBA	DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES
FLOOR EFFICIENCY	DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

Indicative Schedule of Yield

The proposed new development on the site will comprise a minimum of 141 new independent living and serviced apartment units.

A new residential aged care facility will be located in the north-west corner of the site which is included as part of the re-development of the site. This is included in the floor space calculation.

The built form on site ranges from 3 to 6 storeys in height and will have a combined floor space ratio for the site of 0.7:1 across the Residential and Retirement Precincts.

The following assumptions have been made for each dwelling type:

Independent living units (ILUs)

- Independent living unit GFA calculated at 80% efficiency, based on Building Envelope Area (BEA), based on dwelling sizes of 60m², 90m², 130m² for 1, 2 and 3 bedroom units respectively.
- GFA area excludes all car parking, plant, balcony and vertical circulation areas.
- Car parking spaces based on assumption of 1, 1.25, 2 spaces per 1, 2 and 3 bedroom units respectively
- Visitor Carparking based on a 1 per 4 dwelling rate

Residential aged care facility (RACF)

- Floor Space Ratio (FSR) calculation includes the RACF on site.

Town House Precinct

- GFA area excludes garage and car-parking areas
- Floor Space Ratio (FSR) calculation includes the Townhouses on site.

Suite 602, L6, 150 Karangahape Road
AUCKLAND 1010
New Zealand

Tel +64 9 281 3800
aucklan d@plusarchitecture.com.au

Ground Floor, 102 Adelaide Street
BRISBANE QLD 4000
Australia

Tel +61 7 3067 3599
brisbane@plusarchitecture.com.au

Level 1, 60 Cashel Street
CHRISTCHURCH 8013
New Zealand

Tel +64 3 337 9481
christchurch@plusarchitecture.com.au

Suite 5, 18 Tedder Avenue
MAIN BEACH QLD 4217
Australia

Tel +61 7 5610 1913
goldcoast@plusarchitecture.com.au

5/107 Elizabeth Street
MELBOURNE VIC 3004
Australia

Tel +61 3 8696 3999
melbourne@plusarchitecture.com.au

160 Beaufort Street
PERTH WA 6000
Australia

Tel +61 8 6500 6490
perth@plusarchitecture.com.au

Level 4, 222 Clarence Street
SYDNEY NSW 2000
Australia

Tel +61 2 8823 7000
sydney@plusarchitecture.com.au

NOMINATED ARCHITECT (NSW)

Amit Julka 10002,
Rido Pin 11286