

Lourdes Retirement Village



Stockland

Agenda

Planning Process

Key Considerations from previous meetings

Draft Masterplan

Timing

Next Steps



**“Lourdes is a Village in the trees,
a unique community, with a strong
village heart that blends the best
of urban living with a spectacular
bushland setting”**

Planning Process and Consultation



Masterplan Key Considerations – What we heard

Location of Key Buildings:

- Aged Care improvement
- Creation of a central Community Hub

Retention of Key Buildings

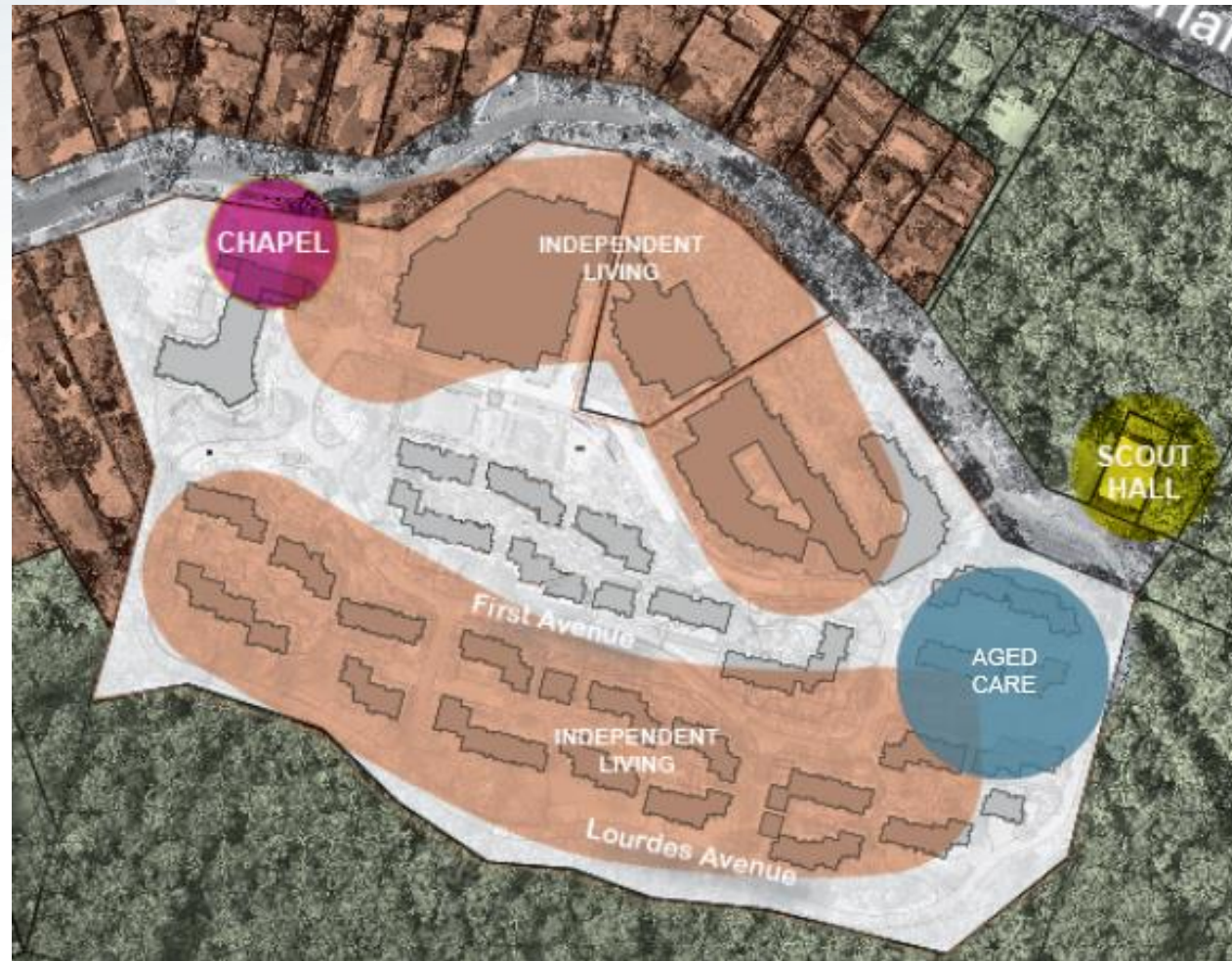
- Retain Chapel

Challenges to be overcome:

- Level access to homes
- Accessible garages and garbage bins
- Slope of the site

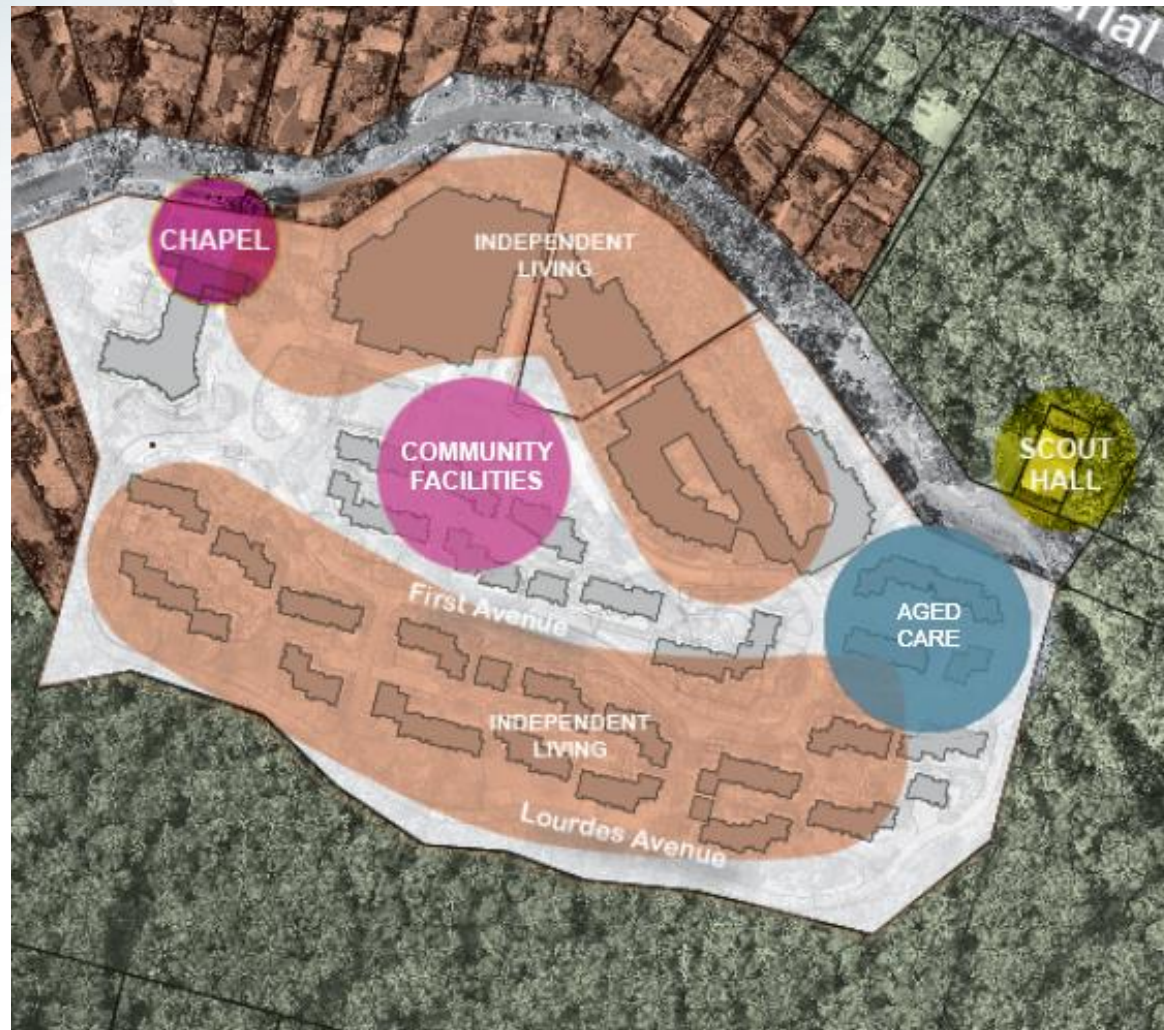


Aged Care Improvement



Preferred Option

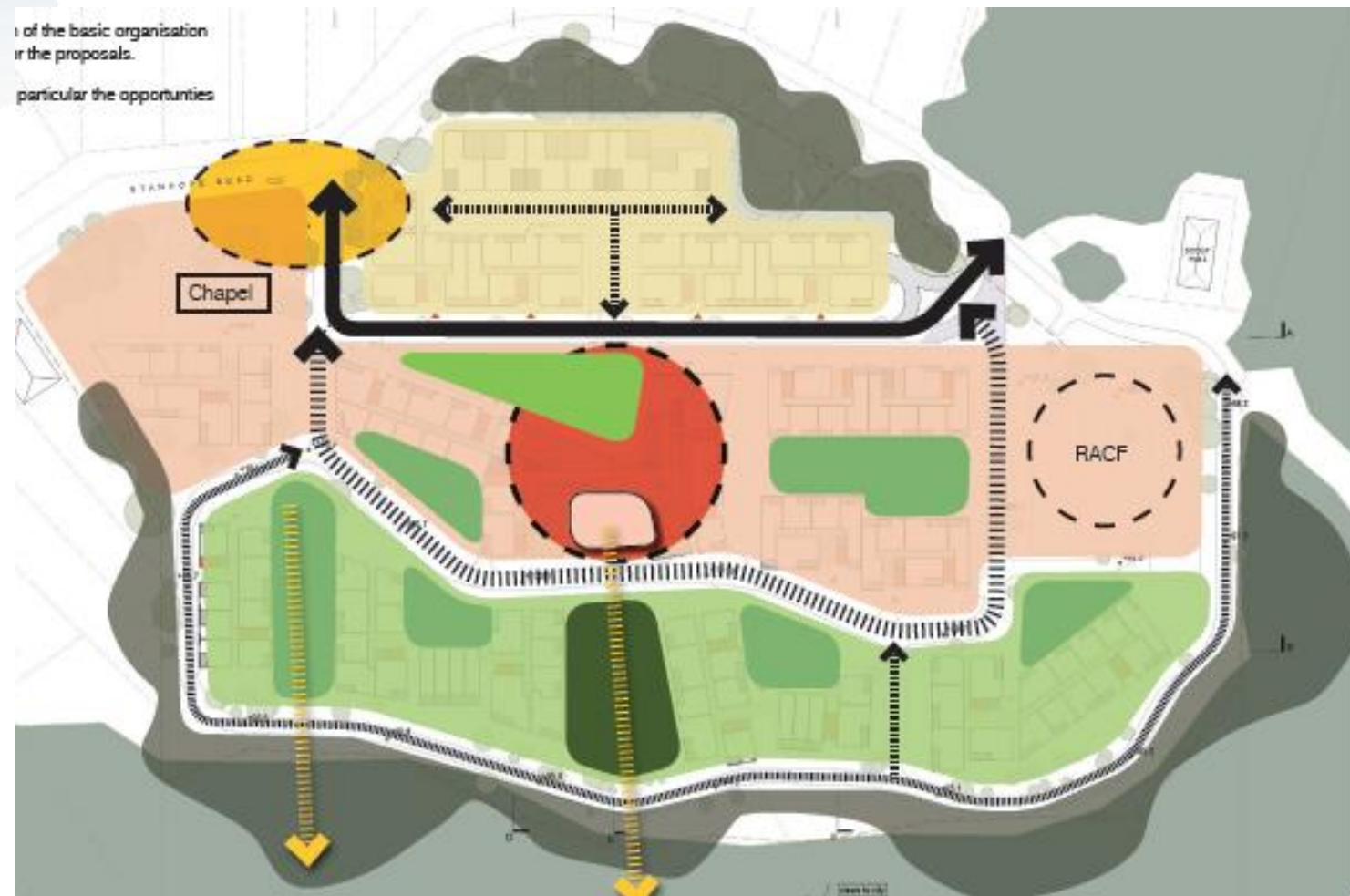
Creation of a Central Community Hub



Preferred Option

Masterplan Principles

- “Main” street
- Heights lower at entrance near Chapel and to the north perimeter and higher in the centre of the Village
- Retain mature trees in and around village
- Communal Gardens and green space



Creation of a Central Community Hub

- Pedestrian link between chapel and community centre/village green
- Drop off and arrival – be clear of where visitors are welcome
- Paved “Main” street
- Green space
- North facing outdoor dining for café
- Deck with view out to the bush



Draft

Bush View Terrace and Village Green



Retain Chapel

- Existing Mature trees and front lawn to be retained
- Chapel to be retained – extended
- New gathering space around the entrance of the Chapel



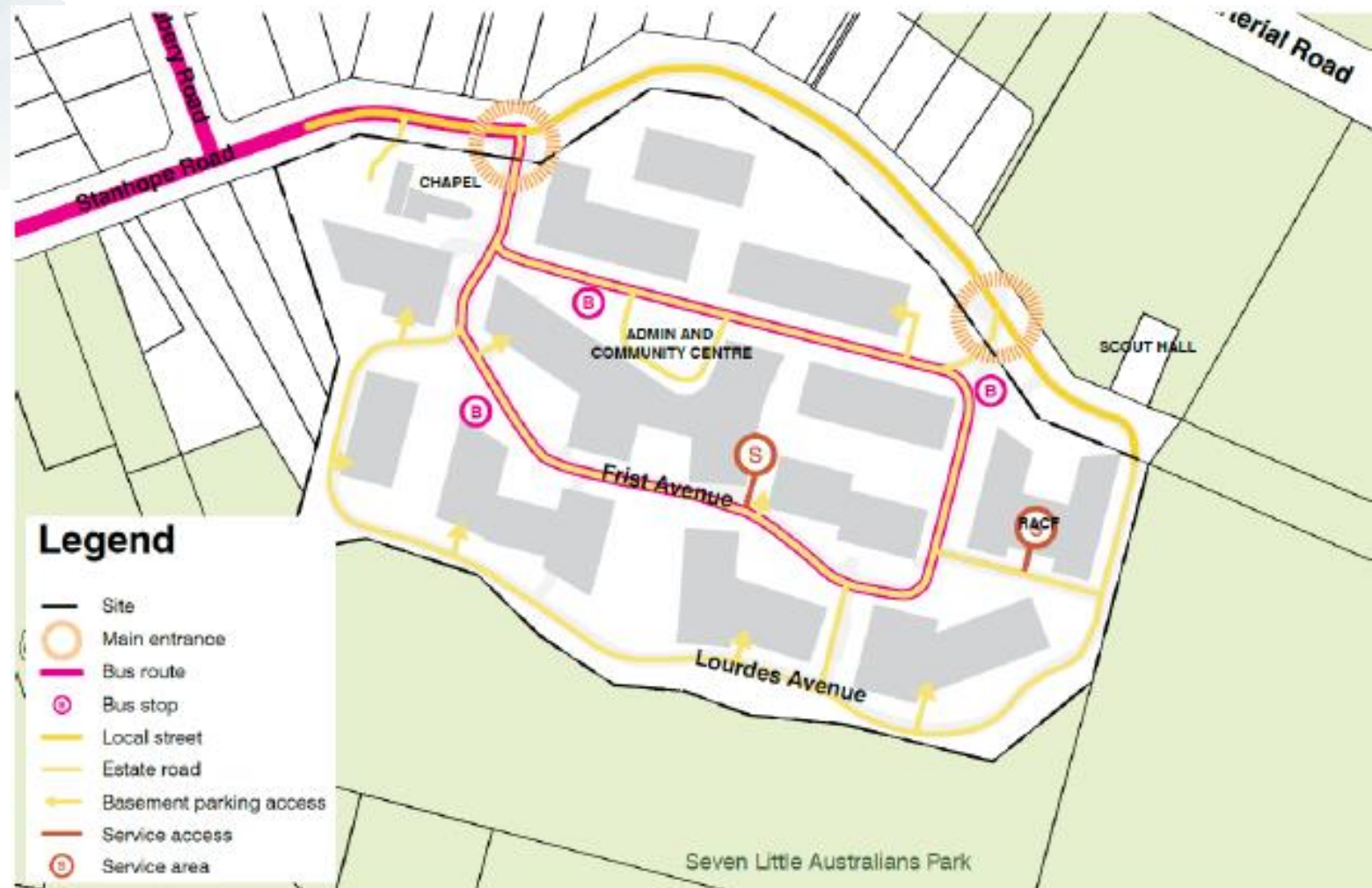
Illustrative Draft Masterplan – Key Principles

- Massing Diagram only
- 20-25 apartments per block for 2 lifts
- Basement and undercroft car parking
- Maximise sunlight to apartments and communal spaces



Traffic

- Service vehicles
- Visitor car parking
- Public Bus
- Aged Care



Local Context



7 Stanhope Road



60 Stanhope Road



65 Stanhope Road



75 Stanhope Road

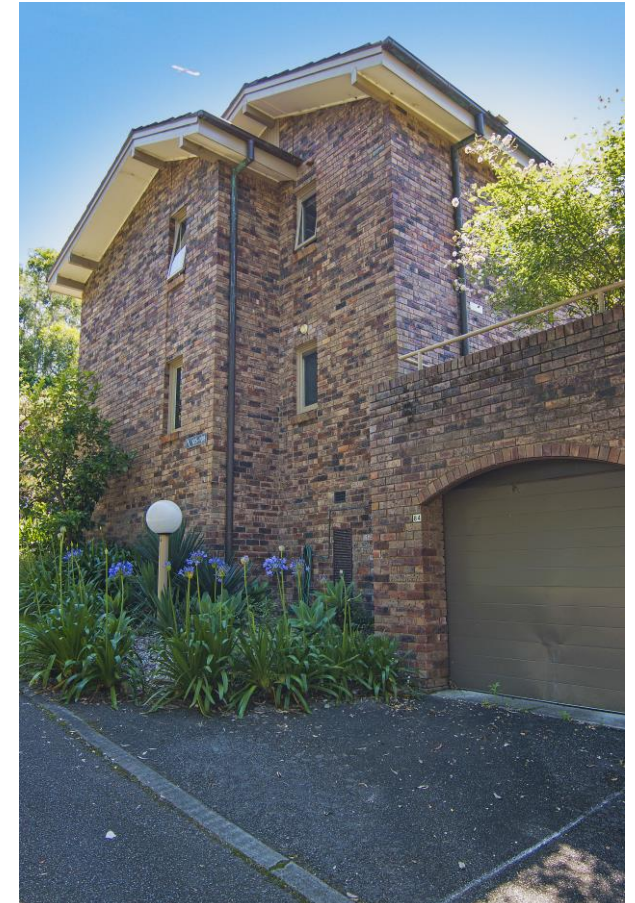


89 Stanhope Road

Proposed Look and Feel – Killara



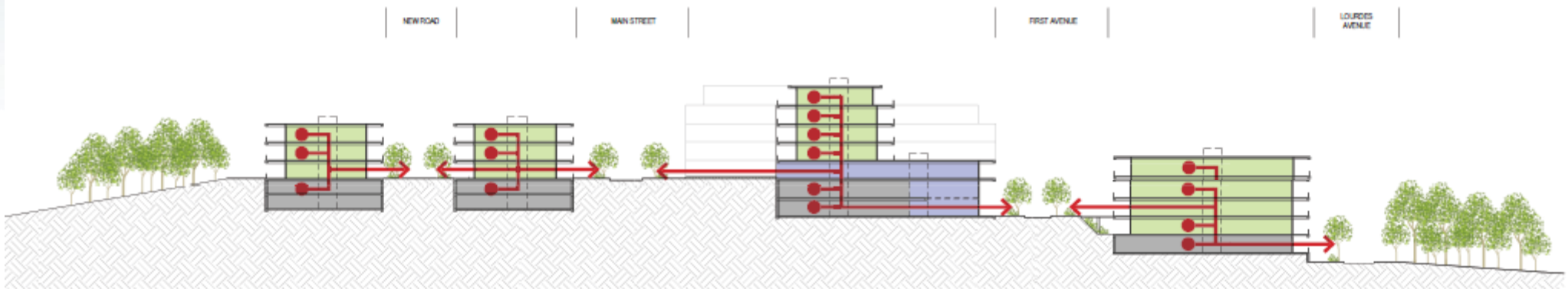
Current Heights in Village



Proposed Heights



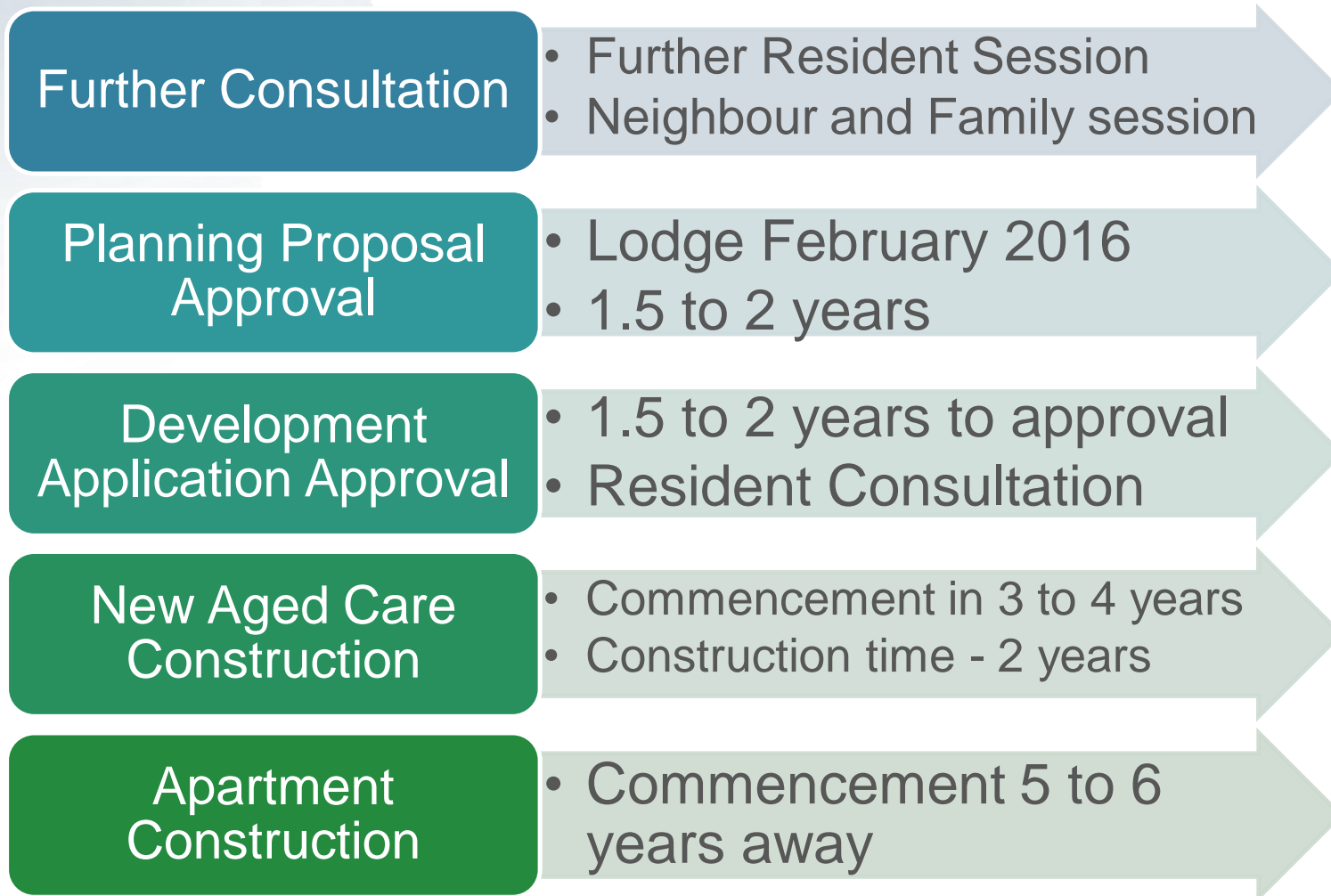
Slope of the site



Look and Feel - Internal



Timing



Next Steps...

Feedback today



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graph TD; A[Feedback today] --> B[Resident Session February 2016]; B --> C[Neighbour Session February 2016]; C --> D[Planning Proposal Submission end of Feb 2016];
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The diagram consists of four rectangular boxes arranged in a descending staircase pattern from top-left to bottom-right. The first box is blue, the second is teal, the third is dark green, and the fourth is a darker shade of green. Each box contains white text. Downward-pointing arrows connect the bottom-right corner of one box to the top-right corner of the next box below it.

Resident Session February
2016

Neighbour Session February
2016

Planning Proposal
Submission end of Feb 2016

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