



# LOURDES RETIREMENT VILLAGE 95 STANHOPE RD, KILLARA

URBAN DESIGN REPORT  
RESPONSE TO SUBMISSIONS

PREPARED FOR LEVANDE  
PLUS ARCHITECTURE

20/11/2023



# 1

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1 INTRODUCTION

# EXHIBITED MASTER PLAN



The exhibited master plan presented in the Planning Proposal report demonstrates a robust structure plan that carefully establishes land uses, public and private open spaces, facilities, site features and road networks based on a range of key design drivers that reflect the findings of a site analysis and provides improved community infrastructure that are already experiencing a decline in their useful life.

The master plan for Lourdes Retirement Village provides a new seniors housing development consisting of approximately 110 suites as well as approximately 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 approximately 63 townhouses with a separate road network and private amenities.

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 is to be retained under this Planning Proposal will continue to serve as a Chapel for the community.

INDICATIVE DWELLING YIELD

**141**   
INDEPENDENT LIVING UNITS

**110**   
RESIDENTIAL AGED CARE FACILITY BEDS

**63**   
TOWNHOUSES

- |                              |                          |
|------------------------------|--------------------------|
| 1 New Entry to Stanhope Road | 9 Terraced Landscape     |
| 2 Headfort House Gardens     | 10 Pedestrian Connection |
| 3 Lady of the Lourdes Grotto | 11 Landscape Mounding    |
| 4 RAC drop-off               | 12 Green Corridors       |
| 5 Main Street                | 13 Service Trail         |
| 6 The Village Green          | 14 Existing Landscape    |
| 7 Dementia Garden            | 15 NewRoad Connection    |
| 8 RAC Courtyard Landscape    |                          |



## PREVIOUSLY PROPOSED MASTER PLAN (20/12/22)



The master plan underwent significant amendment to address issues raised in response to the exhibition of the Planning Proposal. The key features of the updated master plan included:

- A reduction in the perceived scale of the proposal by accommodating the ILU programme within four smaller buildings, rather than three, increasing visual permeability and the potential for through-site links.
- A further reduction in building height from 4 storeys to 3 storeys for the building adjacent to the western boundary, minimising impacts on the adjoining neighbour.
- The introduction of variations in built form and height, length, architectural expression and upper level setbacks across the development that serve to increase solar amenity and reduce the visual presence of the proposal.
- The further integration of the proposal with the existing levels on site through the use of stepped building forms to ensure that the design is appropriately embedded within the landscape.
- The proposed principal entry into the basement carpark (including loading and servicing vehicle docks) moved to the eastern portion of the site to reduce any perceived impacts to the developments western neighbours.
- A proposed new road connection from Stanhope Road to the townhouse precinct, allowing for the creation of precincts within the development that have a greater sense of urban identity.
- The unique bushland setting serving as the inspiration of an evolved landscape design response.
- The identification through further resolution of the design to retain a greater number of existing trees.
- The articulation of massing envelopes to ensure buildings that are fine-grain and in their expression and materiality reflective of the residential context that they sit within.
- The use of apartments at the interface of the ILU carpark and the townhouses to minimise the visual impact of the basement carpark.
- More granular building expression at the interfaces of the townhouse precinct with the surrounding bushland by creating a staggered built form.
- The total floor space and indicative yield has not changed as a result of the amended master plan.

- |                              |                      |
|------------------------------|----------------------|
| 1 RAC drop-off               | 6 The Village Square |
| 2 Headfort House Gardens     | 7 ILU drop-off       |
| 3 Lady of the Lourdes Grotto | 8 The Village Green  |
| 4 Main Street                | 9 Green Corridors    |
| 5 Dementia Garden            | 10 Road Connections  |



## PREVIOUSLY PROPOSED MASTER PLAN (04/07/23)



In response to EHG submission (06/06/23), the master plan was further amended to increase the achievable tree retention.

The key features of the updated master plan include:

- The adjustment of the western road and the building adjacent to the road to increase retention of high value trees.
- The further realignment of the fire trail connection to the western road to minimise vegetation clearing and increase retained tree canopy.
- The use of more compact townhouse typologies at the interface of the fire trail located at the southwestern perimeter of the site to increase tree retention.
- The further adjustment of the ILU building adjacent to the northeast boundary facing Stanhope Road to retain more high value trees.

- |                              |                      |
|------------------------------|----------------------|
| 1 RAC drop-off               | 6 The Village Square |
| 2 Headfort House Gardens     | 7 ILU drop-off       |
| 3 Lady of the Lourdes Grotto | 8 The Village Green  |
| 4 Main Street                | 9 Green Corridors    |
| 5 Dementia Garden            | 10 Road Connections  |



1 INTRODUCTION

# UPDATED MASTER PLAN



- 1

RAC drop-off
- 2

Headfort House Gardens
- 3

Lady of the Lourdes Grotto
- 4

Main Street
- 5

Dementia Garden
- C2

Environmental Zone
- 6

The Village Square
- 7

ILU drop-off
- 8

The Village Green
- 9

Green Corridors
- 10

Road Connections

In response to EHG submission (August and November 2023), the master plan underwent further amendment to retain additional vegetation and increase the achievable tree canopy cover.

The key features of the amended master plan include:

- The introduction of generous street setbacks along Stanhope Road and further integration of the ILU building adjacent to the northeast boundary facing Stanhope Road with the existing levels on site to retain the cluster of high value trees along northern boundary of the site.
- The further realignment of the principal road connection from Stanhope Road to ILU precinct from north-east of the site (including entry into the basement carpark) to retain additional vegetation within the existing landscaped setting fronting Stanhope Road.
- The introduction of three ILU buildings in lieu of previously proposed ILU buildings B and C to shape buildings around landscaped pockets, creating natural relief between proposed built form while integrating through-site links with existing retained trees.
- The further realignment of the western road to the townhouse precinct and its connection to fire trail to minimise vegetation clearing and increase retained tree canopy.
- A reduction in number of proposed townhouses while using more compact townhouse typologies at the interface of the fire trail located at the southwestern perimeter of the site to minimise vegetation clearing and increase tree retention.

The amended master plan has resulted in a reduction in floor space from approx. 39,650sqm to approx. 38,600sqm and would result in the following approximate dwelling yield, noting that the dwelling yield for seniors housing is unchanged and can be achieved through changes to the dwelling mix.

INDICATIVE DWELLING YIELD

**141**   
INDEPENDENT LIVING UNITS

**110**   
RESIDENTIAL AGED CARE FACILITY BEDS

**59**   
TOWNHOUSES



1 INTRODUCTION

# CURRENT PLANNING CONTROLS

Existing Zoning Map



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

Existing Max. Building Height Map



- |               |                |
|---------------|----------------|
| <b>J1</b> 9   | <b>Q1</b> 20   |
| <b>J2</b> 9.5 | <b>Q2</b> 20.5 |
| <b>L</b> 11.5 | <b>T</b> 26.5  |
| <b>N</b> 14.5 | <b>U</b> 32.5  |
| <b>O</b> 16   | <b>V</b> 39.5  |
| <b>P</b> 17.5 |                |

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 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.

Existing Maximum Floor Space Ratio

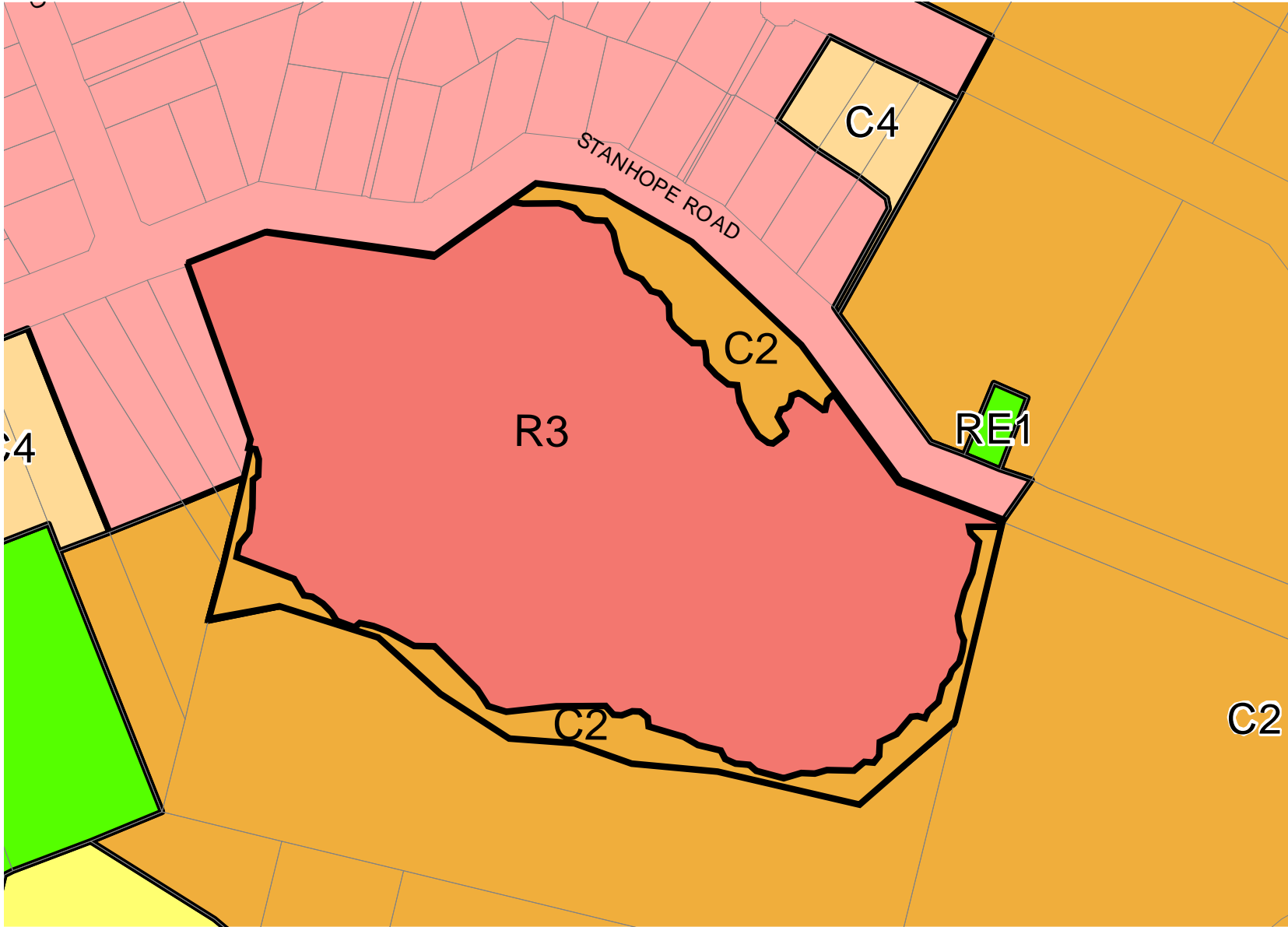


- |                |               |
|----------------|---------------|
| <b>A1</b> 0.2  | <b>J</b> 0.8  |
| <b>A2</b> 0.24 | <b>K</b> 0.85 |
| <b>A3</b> 0.3  | <b>N</b> 1.0  |
| <b>A4</b> 0.37 | <b>Q</b> 1.3  |
| <b>B</b> 0.4   | <b>U</b> 2.5  |
| <b>D</b> 0.5   | <b>W</b> 3.5  |
| <b>G</b> 0.65  |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



1 INTRODUCTION

# PROPOSED PLANNING CONTROLS - ZONING



Proposed Planning Controls

The exhibited Planning Proposal sought to rezone the entire site from R2 Low Density Residential to R3 Medium Density Residential.

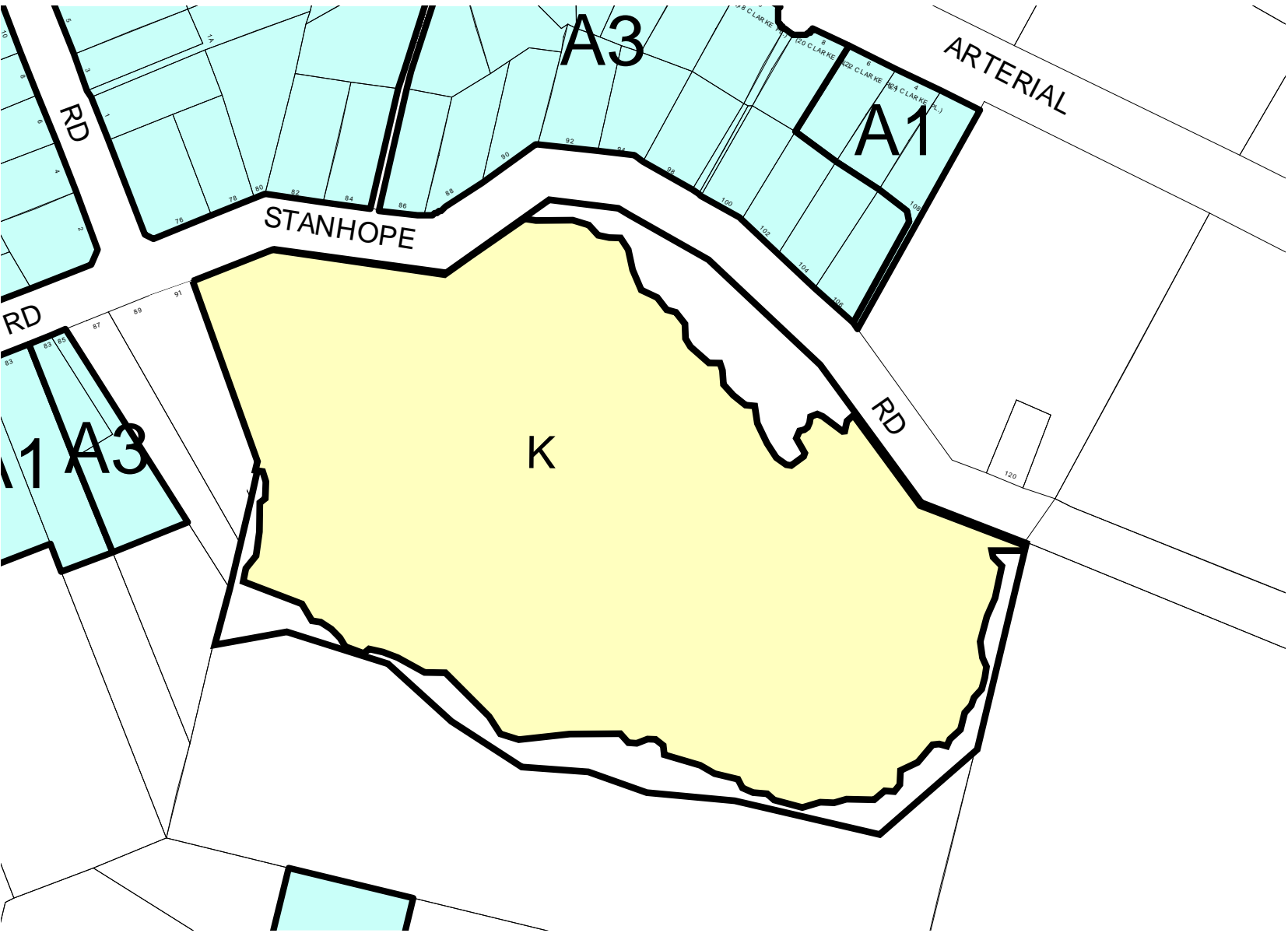
Following the exhibition this has been amended to zone significant vegetation on the peripheries of the site as C2 Environmental Conservation to ensure their ongoing protection and management for conservation purposes. This is consistent with the advice provided by the Department of Planning and Environment's, Environment and Heritage Group.

- |  |                                      |
|--|--------------------------------------|
| <b>B1</b> Neighbourhood Centre             | <b>C3</b> Environmental Management   |
| <b>B2</b> Local Centre                     | <b>C4</b> Environmental Living       |
| <b>B4</b> Mixed Use                        | <b>R1</b> General Residential        |
| <b>B5</b> Business Development             | <b>R2</b> Low Density Residential    |
| <b>B7</b> Business Park                    | <b>R3</b> Medium Density Residential |
| <b>C1</b> National Parks & Nature Reserves | <b>R4</b> High Density Residential   |
| <b>C2</b> Environmental Conservation       | <b>R5</b> Large Lot Residential      |



1 INTRODUCTION

# PROPOSED PLANNING CONTROLS - FSR



### Proposed Planning Controls

Throughout previous post exhibition responses, built form was relocated to avoid the significant retained vegetation which resulted in the reduction of overall FSR across the total site area of 52,906sqm from 0.75:1 to 0.73:1 to reflect the reduction of GFA under the master plan from 39,650sqm to 38,600sqm and reduction in townhouse yield from 63 to 59.

With the introduction of C2 zoning, which covers the significant retained vegetation, there is no impact to the built form and the yield remains consistent.

As a result of introducing the C2 zone, the FSR now applies to a smaller section of the site planned for R3 zoning (45,470 sqm), resulting in an FSR of 0.85:1.

Table 1 below provides a summary of the changes to the yield and LEP controls between exhibited and current Planning Proposal which now incorporates the introduction of C2 zone.

Table 1: Comparison of Yield and Planning Controls

	Exhibited Masterplan		Proposed Masterplan	
Zone	R3	C2	R3	C2
Yield				
RACF	110 Beds	N/A	110 Beds	-
Retirement Living (ILUs)	141 Units	N/A	141 Units	-
Townhouses	63 Townhouses	N/A	59 Townhouses	-
Total Site Area	52,906 m <sup>2</sup>		52,906 m <sup>2</sup>	
Zone Area	52,906 m <sup>2</sup>	N/A	45,470 m <sup>2</sup>	7,436 m <sup>2</sup>
Gross Floor Area	39,650 m <sup>2</sup>	N/A	38,600 m <sup>2</sup>	0 m <sup>2</sup>
FSR for Zone	0.75:1	N/A	0.85:1	N/A
Overall Site FSR	0.75:1		0.73:1	



1 INTRODUCTION

# PROPOSED PLANNING CONTROLS - 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		

## Proposed Planning Controls

The exhibited Planning Proposal identified proposed heights ranging from 9.5m to 22.

It is noted that the previous iteration of the Planning Proposal made minor changes to the extent of the height zones across the site to align with reconfigurations of the building footprints. The proposed height of buildings map has been further amended such that no maximum height of buildings control would apply to the C2 zone consistent with the adjacent C2 zoned areas.



# 2

## LANDSCAPE RESPONSE

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## 2 LANDSCAPE RESPONSE

# LOCAL CHARACTER



### LANDSCAPE CHARACTER

#### Swain Gardens + Gordon Creek + Lane Cove + Garigal National Park

Killara is located within the Lower East of Ku-ring-gai council area and is surrounded by vegetation corridors distinctive of Sydney's bushland. Within close vicinity to the site you have Swain Gardens, Seven Little Australians Park, Gordon Creek, Lane Cove National Park and Garigal National Park National Park.

Detached houses on large lots within garden settings feature heavily in the north of the Lower East. Complemented by mature well-planted streets, these areas are synonymous with the idea of the idyllic and leafy North Shore.



### URBAN CHARACTER

#### Killara Neighbourhood

Key characteristics of the Lower East Killara neighbourhood include:

- Streets running perpendicular to the Pacific Highway
- High amount of heritage items
- Consistent street layout reflecting the urban development of the early 1900's
- Large residential lots with considerable private open space
- Many houses with pools and tennis courts
- Archbold and Eastern Arterial roads bisect this area as a major traffic cartery
- Dense tree canopy
- Undulating topography that drops away quickly from the Pacific Highway to Middle Harbour
- Excellent areas of flora and fauna habitat



2 LANDSCAPE RESPONSE

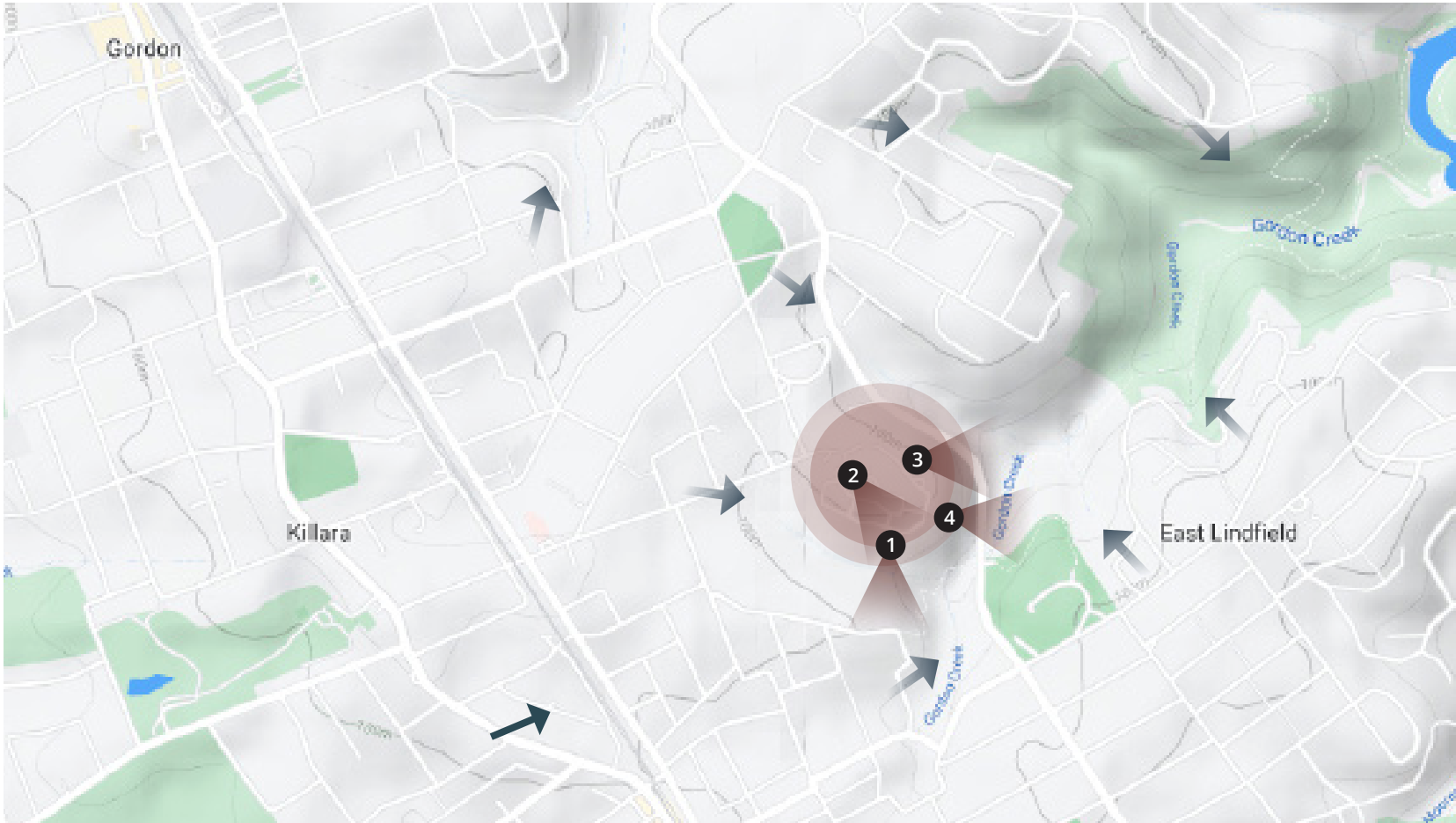
# GREENERY CONNECTIONS





2 LANDSCAPE RESPONSE

# TOPOGRAPHY & VIEWS



The site's topography is a defining characteristic which falls approximately 13 meters from the northern boundary with Stanhope Road to the southern boundary along Lourdes Avenue and the bushland edge. This level change and elevation provides valuable views of Chatswood and Sydney city skylines. Many existing roads and access paths are steep. Our design will make use of this challenge in creating safe access and movement for residents.

1 View of bushland to southern site boundary



2 View from First Avenue



3 View of embankment along Stanhope Avenue



4 Access road along eastern site boundary





2 LANDSCAPE RESPONSE  
LOCAL ANALYSIS

Solar Access



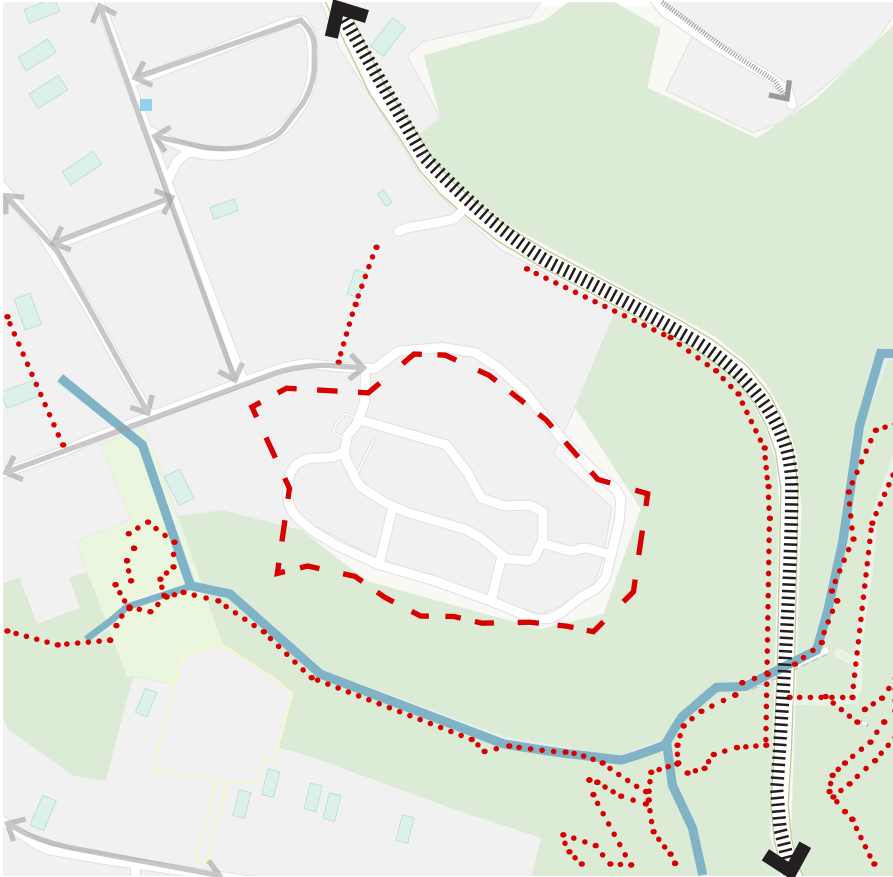
- KEY
- SUNRISE
  - SUNSET
  - SOLAR PATH
  - PREVAILING WINDS

Hydrology



- KEY
- 10M CONTOURS
  - WATER FLOW
  - WATER BODY

Circulation



- KEY
- WALKING TRAILS
  - WATER FLOW
  - WATER BODY



2 LANDSCAPE RESPONSE

# LANDSCAPE MASTER PLAN

- KEY
- 1 POCKET PARK OPPORTUNITY
  - 2 SHAREWAY
  - 3 VILLAGE HEART
  - 4 WALKING TRACK
  - 5 GREEN CORRIDORS WITH DRAINAGE SWALES
  - 6 GROTTO
  - 7 CENTRAL BUSH WALKING SPINE



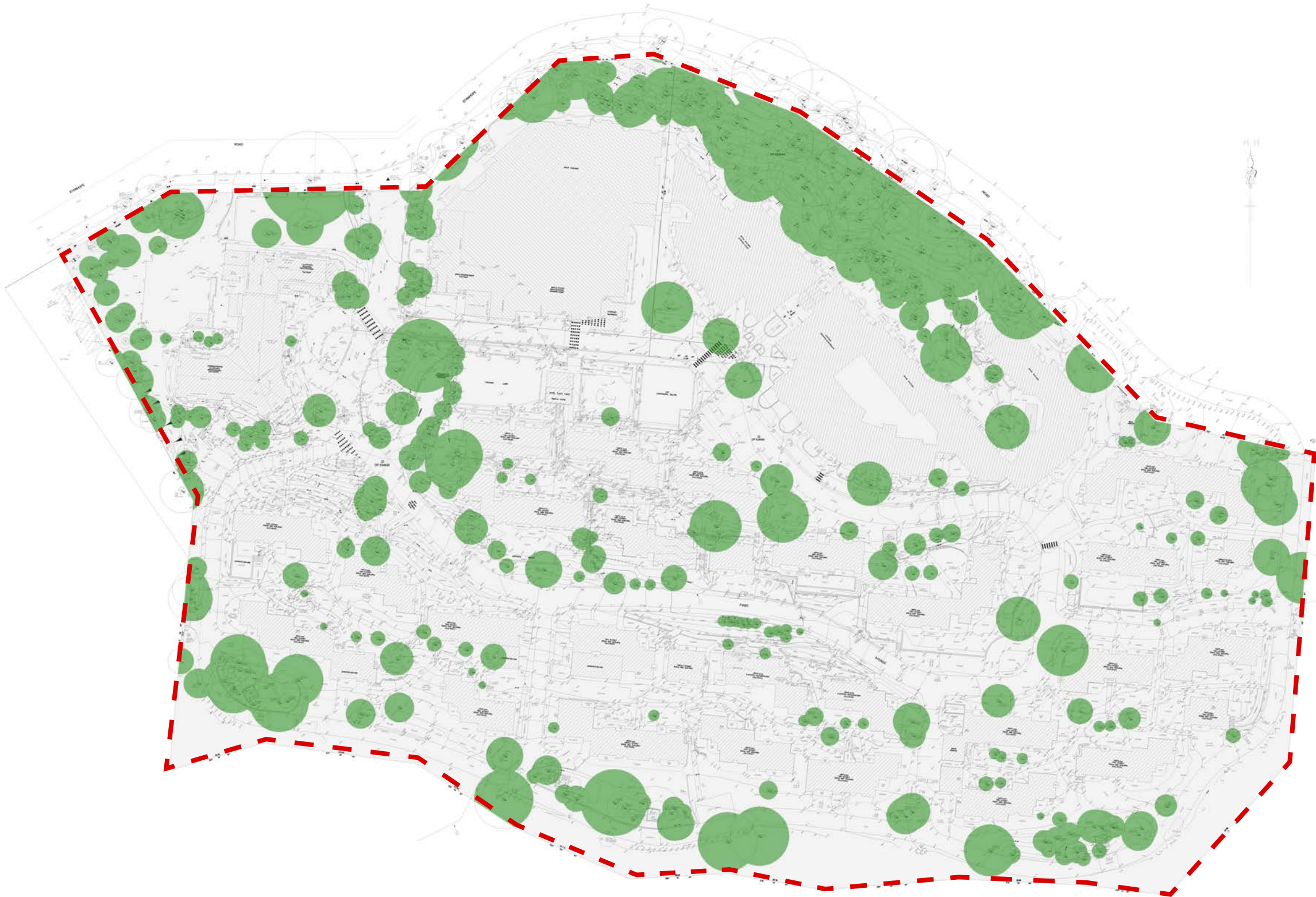


2 LANDSCAPE RESPONSE

# EXISTING TREE CANOPY

LEGEND






- TREE CANOPY AREA = 11,518m<sup>2</sup> (22% OF SITE)
- TOTAL SITE AREA = 52,906m<sup>2</sup>





2 LANDSCAPE RESPONSE

# PROPOSED TREE RETENTION: TREE CLASSIFICATION

-  TOTAL TREES REMOVED = 188
-  TOTAL TREES RETAINED = 191
-  ADDITIONAL TREES RETAINED = 27
-  ADDITIONAL RETAINED AA1 TREES = 4
-  ADDITIONAL RETAINED A1 TREES = 8

PREVIOUS PROPOSAL (23/07/04)

	IMPORTANCE (A/AA)	TOTAL TREES (Z/ZZ)	SUBTOTAL
TREES RETAINED	102	62	164
TREES REMOVED	62	153	215
		TOTAL	379

CURRENT PROPOSAL

	IMPORTANCE (A/AA)	TOTAL TREES (Z/ZZ)	SUBTOTAL
TREES RETAINED	114	77	191
TREES REMOVED	50	138	188
		TOTAL	379

ADDITIONAL RETAINED TREE SPECIES

- 109 - Melaleuca quinquenervia - Z1

- 112 - Melaleuca quinquenervia - Z1

- 113 - Melaleuca quinquenervia - Z1

- 120 - Jacaranda mimosifolia - Z9

- 244 - Angophora floribunda - AA1

- 252 - Syzygium paniculatum - A1

- 284 - Eucalyptus robusta - A1

- 286 - Eucalyptus robusta - A1

- 288 - Eucalyptus melliodora - A1

- 289 - Eucalyptus robusta - A1

- 290 - Allocasuarina torulosa - Z10

- 295 - Acacia baileyana - Z1

- 296 - Eucalyptus botryoides - A1

- 297 - Eucalyptus botryoides - A1

- 298 - Eucalyptus haemastoma - Z1

- 299 - Eucalyptus botryoides - Z1

- 300 - Eucalyptus botryoides - A1

- 302 - Casuarina cunninghamiana - Z1

- 303 - Casuarina cunninghamiana - Z1

- 304 - Elaeocarpus reticulatus - Z1

- 305 - Corymbia gummifera - ZZ4

- 321 - Eucalyptus microcorys - Z1

- 323 - Eucalyptus microcorys - AA1

- 326 - Eucalyptus pilularis - AA1

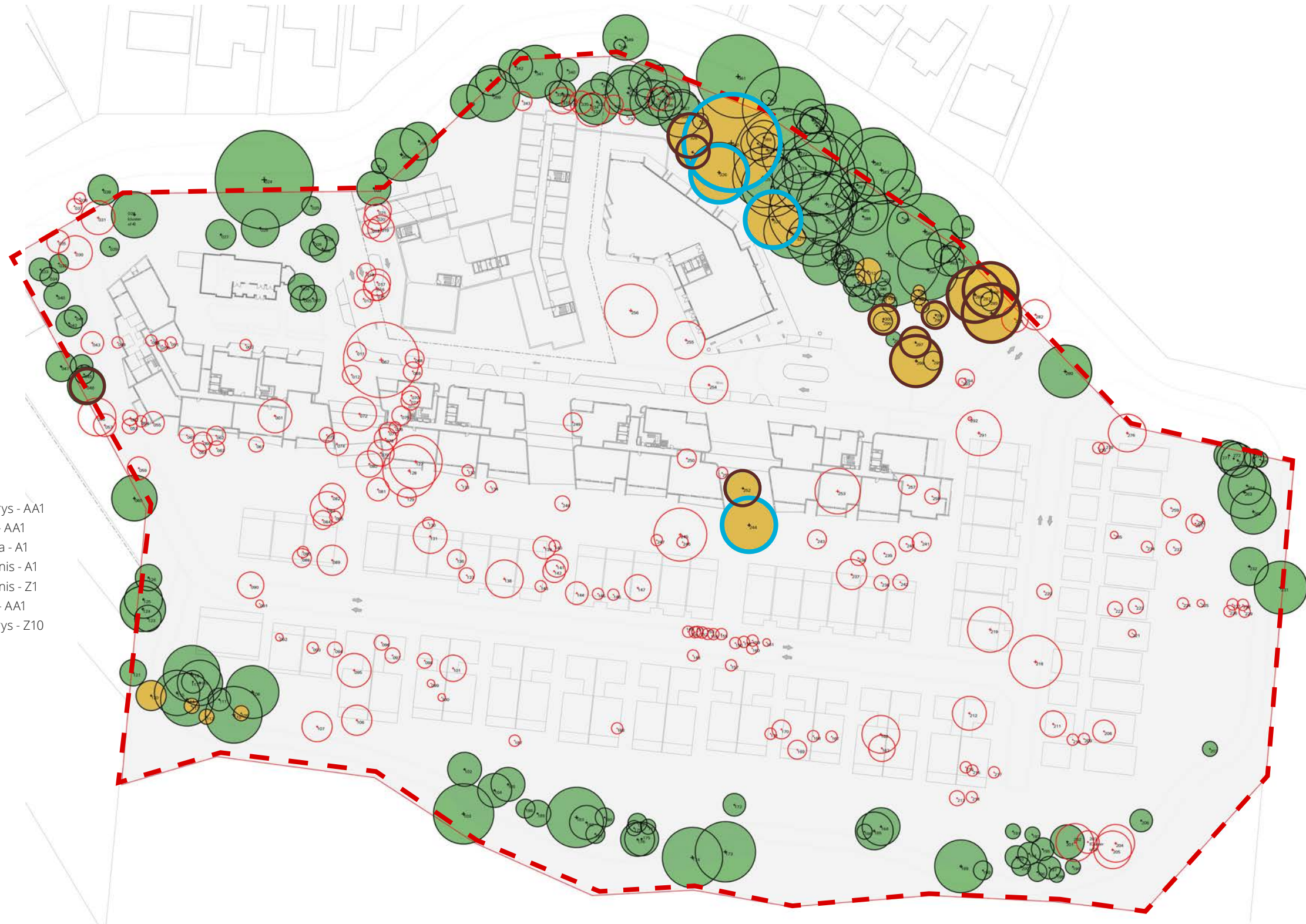
- 327 - Corymbia gummifera - A1

- 328 - Eucalyptus tereticornis - A1

- 359 - Eucalyptus tereticornis - Z1

- 360 - Eucalyptus pilularis - AA1

- 370 - Eucalyptus microcorys - Z10





2 LANDSCAPE RESPONSE  
PROPOSED TREES

LEGEND

- NATIVE TREES = 84
  - NATIVE FEATURE TREES = 83
  - NATIVE FEATURE TREES = 9
  - EXOTIC FEATURE TREES = 9
  - STREET TREES = 47
- 
- TOTAL TREES RETAINED = 191
  - TOTAL TREES PROPOSED = 232
- 
- TOTAL TREES = 423





# MATERIALITY

## **A practical and robust proposal of materials sympathetic with the natural surroundings and local ecotones of the Lourdes Development Site...**

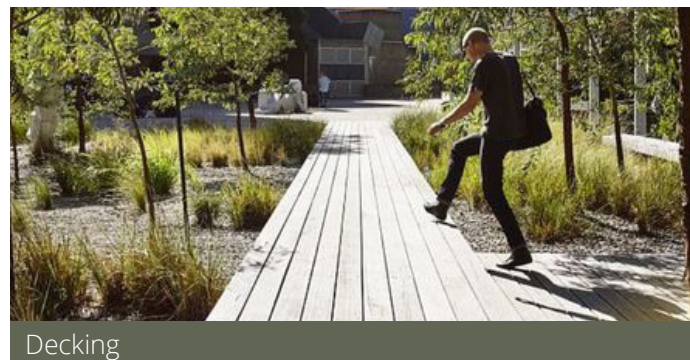
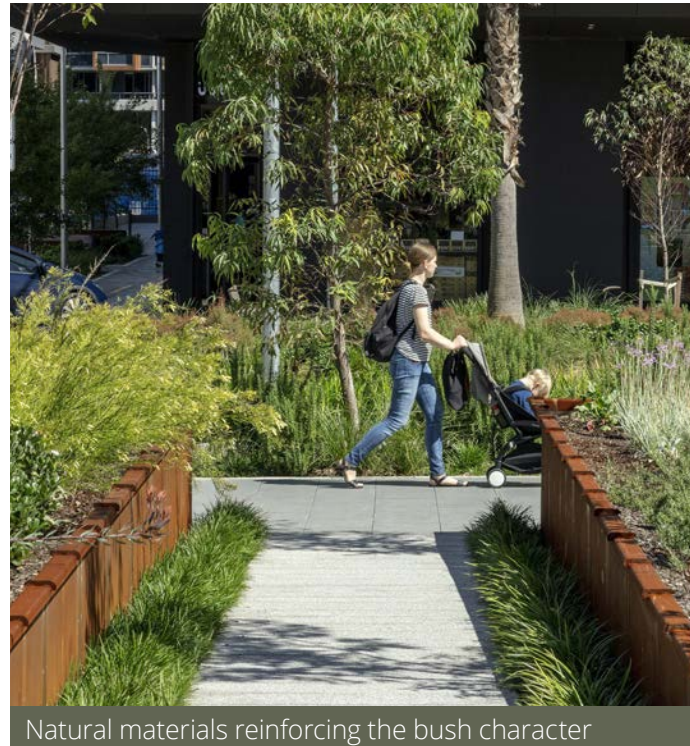
The materials strategy will curate a range of finishes which will express the unique characteristics of the Site. Priority will be given to materials of local provenance, visibly grounding the development in its connection to the surrounding bushland which defines the landscape character.

Feature finishes will be used to elevate key outdoor areas and provide definition to active and passive open spaces, and express a journey through a narrative of diverse and inter-connected web of landscape typologies.

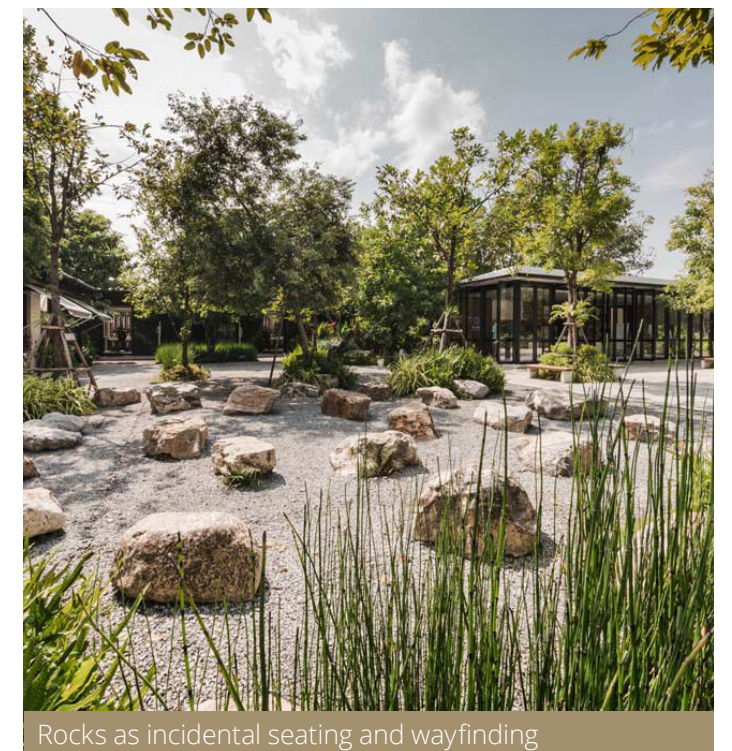
In addition, the materials and finishes will be:

- Locally sourced from Australia and sustainable
- Durable and age gracefully over time
- Low maintenance solutions that can also minimise waste and reduce carbon footprint where possible
- Where possible, have high Solar Reflectance Index (SRI) value and/or lighter coloured materials to mitigate heat island effect.
- Robust, self-finished materials
- Considered materials that are non-combustible and protect from bushfire threat

## SURFACES



## FURNITURE





## PLANTING

**Proposed plants that generate 'cooler' spaces, define areas, highlight views, create visual interest and provide shade...**

The site is surrounded by ecologically rich bushland. The landscape design will incorporate appropriate plant species and design where land is managed as an Asset Protection Zone (APZ). The APZ Planting Palette will aim to aid reduction of potential bush fire impacts in nominated zones.

The strategic distribution of the Architecture will enable landscaping to be spaced around and between building form, delivering:

- Easy to maintain soft landscaping
- Uncomplicated landform and landscape structure - native trees and open grassland
- Plants that require minimal water and will generate 'cooler' green spaces, which in turn assist in transforming the urban heat island effect
- Level grass areas for flexible use
- Use of tree planting to provide visual interest, define areas, highlight views and provide shade
- Utilisation of locally native species to reinforce key landscape character zones
- Utilisation of native species to support year-round comfort to outdoor spaces





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