

LEVANDE

Lourdes Retirement Village

DPIE meeting 18.01.2024

Thursday, 18 January 2024



Reason for Panel not supporting to proceed



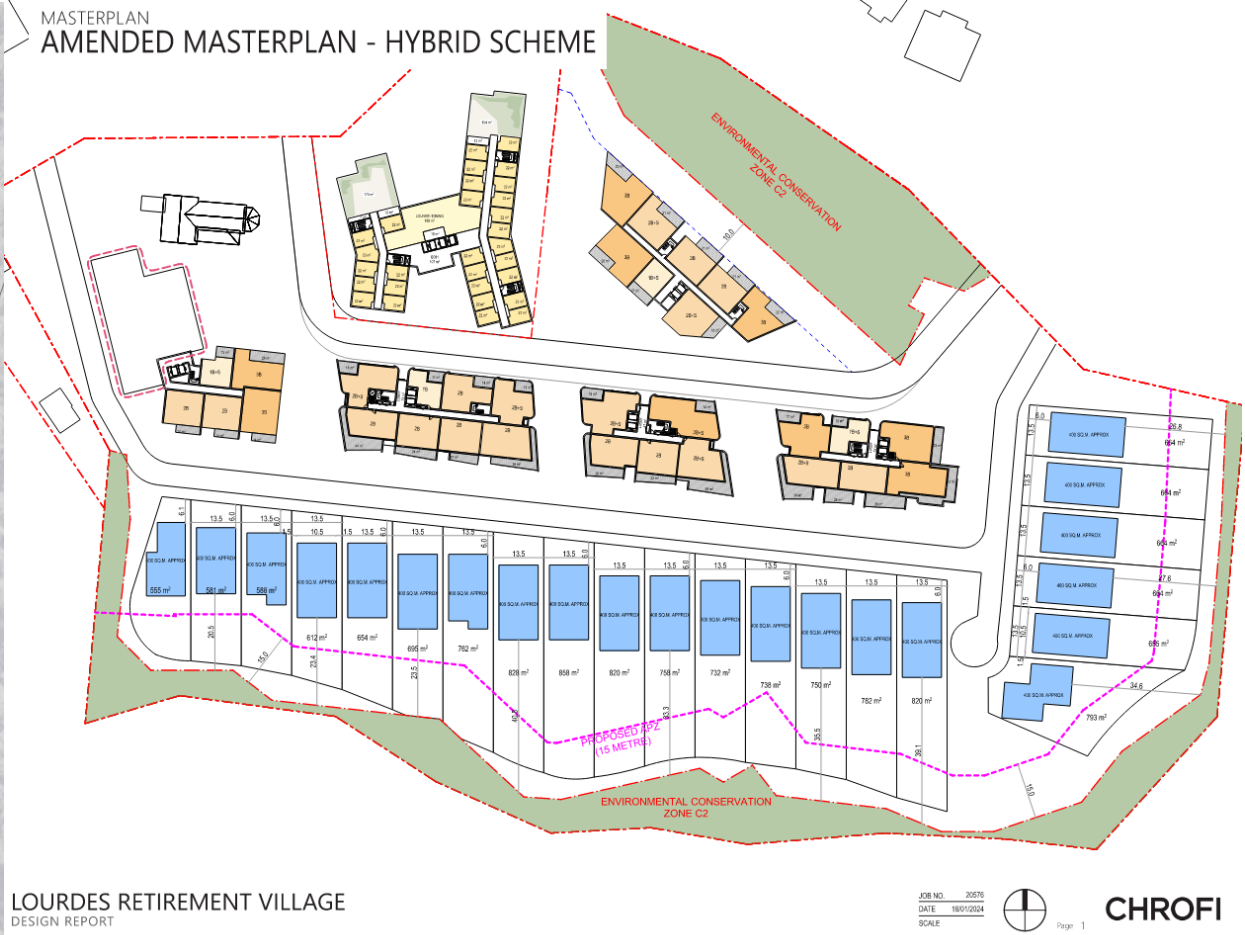
Key Issue	Proposed solution
Bushfire Risk and Density Distribution - Community submission	<ul style="list-style-type: none"> • ILU apartment building height reduction to the western edge portion • Townhouses removed and replaced with single dwellings (66% reduction) • Introduce 15m+ setback (council suggested) to function as additional APZ. This is an increased mitigation measure over and above RFS endorsed Bushfire Engineering Design Compliance Strategy • APZ Range between 15m to 37m, Ave. 28m • RFS guideline recognises Net Safety Improvement to pre-existing site condition
Panel concerned about townhouse occupants	<ul style="list-style-type: none"> • 59 Townhouses removed and replaced with 22 single dwellings. • Dwellings construction to comply with the Bushfire Engineering Design Compliance Strategy which is over and above RFS building code standards
Bushfire risk mitigation, fragile residents	<ul style="list-style-type: none"> • New increased additional APZ and reduction in density on perimeter bushfire risk
Panel unclear on Bushfire strategy versus APZ	<ul style="list-style-type: none"> • APZ introduced. This is in addition to proposed mitigations set out in the Bushfire Engineering Design Compliance • This is a precautionary approach by adopting both APZ& Bushfire Engineering Design
C2 zone would increase bushfire risk	<ul style="list-style-type: none"> • APZ introduced from C2 zone to Single Dwelling builtform • Potential consider C3 zone for APZ and/or site-specific provision.

Panel recommendations



Panel Recommendations	Proposed solution
1. Remove C2 zone from southern boundary and replace with APZ	<ul style="list-style-type: none">• APZ to be implemented. Potential C3 zone (APZ) and /or site-specific provision• Retained C2 and provided significant APZ – Ave. 28m
2. Change townhouses to single dwellings	<ul style="list-style-type: none">• 59 Townhouses removed and replaced with 22 single dwellings
3. Reposition density to provide transition to western neighbours	<ul style="list-style-type: none">• Removed upper floors to ILU apartment building portion to Western boundary to have 3 storey
4. Site specific DCP clause	<ul style="list-style-type: none">• Include clause in LEP requiring site specific DCP to address panel

Prior to proposed solution



Dwelling comparison



	Yield			
Dwelling	Existing Dwelling	Exhibited PP	Revised PP Dec-23	Masterplan Jan-24
Independent Living Units (ILU's)	108 ILU's 49 Serviced Apts: (20% 1 bed & 80% studios)	141 ILUs	141 ILUs	165 ILUs
RACF	83 Beds	110 Beds	110 Beds	110 Beds
Townhouses	-	63	59	-
Single dwellings	-	-	-	22
TOTAL DWELLINGS	240	314	310	297
	<u>FSR</u> <ul style="list-style-type: none"> • R2: 0.3:1 <u>GFA</u> <ul style="list-style-type: none"> • Total site GFA: 15,872 m2 	<u>FSR</u> <ul style="list-style-type: none"> • R3: 0.75:1 <u>GFA</u> <ul style="list-style-type: none"> • Total site GFA: 39,679 m2 	<u>FSR</u> <ul style="list-style-type: none"> • C2 zone: N/A • R3 zone: 0.85:1 <u>GFA</u> <ul style="list-style-type: none"> • Total site GFA: 38,650 m2 <ul style="list-style-type: none"> • Seniors living 70% • Residential 30% 	<u>FSR</u> <ul style="list-style-type: none"> • C2 zone: N/A • R3 zone: 1:1 (seniors living) • R2 zone: 0.47:1 (Single dwellings) <u>GFA</u> <ul style="list-style-type: none"> • Total site GFA: 37,650 m2 <ul style="list-style-type: none"> • Seniors living: 77% • Residential: 23%



LEVANDE LOURDES RETIREMENT VILLAGE
DESIGN REPORT

APZ & backyard of
dwelling housing