



Applicant

Vigor Master Pty Ltd

Developer

392 Galston Investment Pty Ltd

Proposal

Modifications to approved retirement village at 392 Galston Road
DA/484/2011/K

Site Location



SITE LOCATION & ANALYSIS



PROPOSED RETIREMENT VILLAGE

Table 1: Site Details Comparison

	APPROVED	PROPOSED
SITE AREA	4.05 Hectares	4.05 Hectares
NUMBER OF DWELLINGS	76	76
CAR SPACES	95	95
TOTAL INTERNAL FLOOR AREA (EXCLUDING GARAGES)	8,175 m ²	9,567 m ²
BUILDING SITE COVERAGE	10,568 m ²	11,336 m ²
ROADS AND DRIVEWAYS	5,452 m ²	5,775 m ²
TOTAL SITE COVERAGE	15,990 m ²	17,111 m ²
FSR	0.202:1	0.236:1

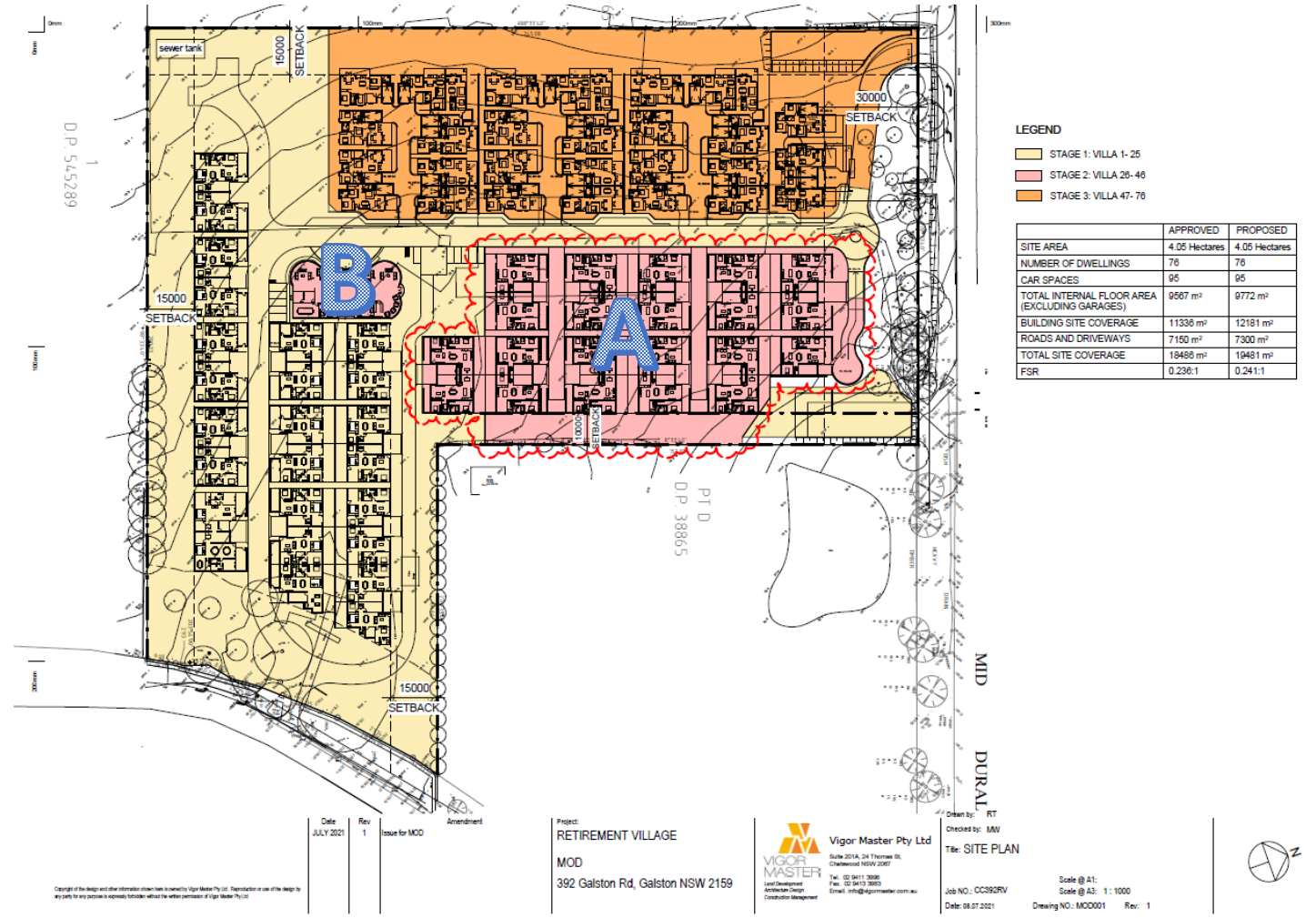
LEGEND

- STAGE 1 (Yellow)
- STAGE 2 (Pink)
- STAGE 3 (Orange)

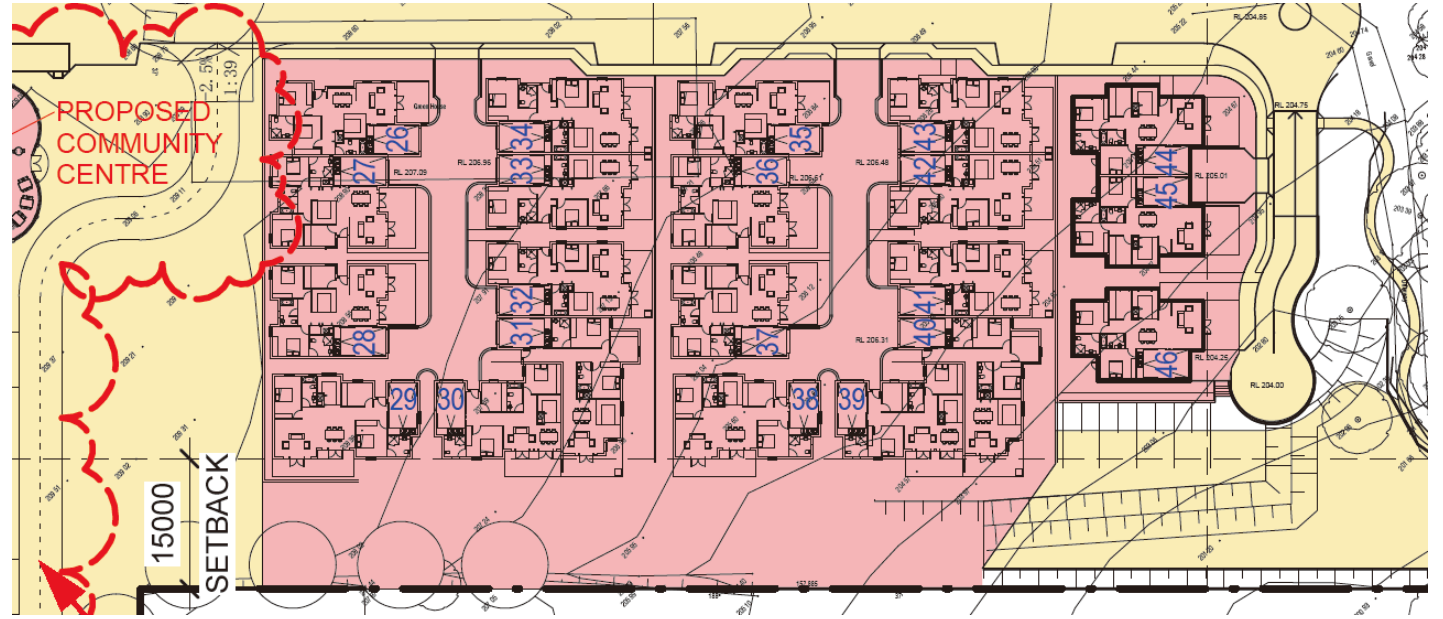
NOTES:

- Accessible Entry**
Every entry complies with clauses 4.3.1 and 4.3.2 of AS 4299
- Main Bedroom**
There is at least one bedroom within a self-contained dwelling has an area sufficient to accommodate a wardrobe and a queen-size bed with a clear area at least 1200mm wide at the foot of the bed, and 2 double general power outlet on the wall where the head of the bed is likely to be, and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and a potential illumination of at least 300 lux
- Ensuite**
Ensuite have an area that complies with AS 1428, and a slip-resistant floor surface, and a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, and a mirror, and a double general power outlet beside the mirror
- Surface Finishes**
All external paved areas have slip-resistant surfaces
- Door hardware**
Door handles and hardware for all doors comply with AS 4299
- Ancillary items**
All switches and power points comply with AS 4299
- Living room and dining room**
All living rooms and dining rooms have a circulation space and as set out in clause 4.7 of AS 4299. All living rooms and dining rooms have a telephone adjacent to general power outlet. All living rooms and dining rooms have a potential illumination level of at least 300 lux
- Kitchen**
All kitchen has a circulation space in accordance with 4.5.2 of AS 4299 and AS 1428.1. 'D' pull cupboard handles that are located towards the top of below-bench cupboard and towards the bottom of overhead cupboard
All kitchen has at least one general power outlet that is a double general power outlet within 300mm of the front of a work surface, and one of which is provided for a refrigerator to be easily accessible after the refrigerator is installed
- Laundry**
All dwellings have a laundry that has provision for the installation of an automatic washing machine, and has provision for the installation of a clothes dryer, and has a clear space in front of appliances of at least 1300mm, and has thermostatic mixing valves for all hot water outlets, and has a slip-resistant floor surface
- Storage**
All dwellings have a linen cupboard that is at least 600mm wide has adjustable shelving

Proposed Changes



Plan Comparison





Design Improvement

- To improve the internal accessibility and provide more circulation spaces
- To provide better privacy and larger backyard for each villa
- To make parking easier



Potential Impacts

○ Reduced Setback

The side setback to the eastern boundary adjoining No.390 Galston Road will be reduced from 15m to 10m. However, the impact to the adjoining site will not be increased significantly given the relocations of the private open spaces to the north and south of the villas. The approved design has six backyards (villas 29, 30, 31, 38, 39, 40) facing east and occupying the 15m wide side setback area.



Specialist reports and investigations

- Landscape
- Internal Civil Plan
- Traffic and Parking Assessment Report
- Access Report
- BASIX



Community Consultation and Exhibition

- Public notification period: 3 December 2021 to 17 December 2021