

Meeting Minutes

project	Lourdes Retirement Village		
author	Camille Lattouf		
meeting topic	Initial consultaiton with Council	date	27/10/15
location	Ku-ring-gai Council	time	2.00 pm

attendance

Alison McDonagh (Stockland)	AM	Y
Scott Gordon (Stockland)	SG	Y
Michael Harrison (Architectus)	MH	Y
Nick Bucktin (Architectus)	NB	Y
Camille Lattouf (Architectus)	CL	Y
Anthony Fabbro (Ku-ring-gai Council)	AF	Y
Craige Wyse (Ku-ring-gai Council)	CW	Y
Corie Swanepoel (Ku-ring-gai Council)	CS	Y

Architecture
Urban Design
Planning
Interior Architecture

1. AM introduced Stockland and provided an overview to Council staff of the site, occupancy and its operation. N/A

AM also provided an overview of the consultation undertaken with community residents, with Stockland seeking to understand what they currently think of the site. Key issues that arose:

- Topography makes accessibility on the site difficult
- Residents enjoy the site's bushland setting
- Location of car parking is a key issue. Residents would prefer parking directly beneath their dwelling with lift access between basements and dwellings.

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2. Architectus provided an overview of the site, its location, opportunities and constraints. N/A

3. Key comments from Council:

- The view impact assessment should consider views to the site from the south. Architectus to identify potential locations where the site may be visible from the south, including from the bushland area, and include analysis and assessment of the proposal from these points.
- UTS Ku-ring-gai Urban Design Guidelines identified as a good development outcome for bushland context. Architectus to review and identify opportunities for application of good precedents.
- Vegetation and tree plantings should be maximised, and removal of existing vegetation, particularly significant vegetation, should be minimised. Noted.

Architectus Group Pty Ltd
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Managing Director:
Nominated Architect:
Ray Brown
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project Lourdes Retirement Village

- Council noted that the Asset Protection Zone is to be accommodated on the subject site. Council recommended that bushfire consultant work with an ecologist to determine the appropriate interface with the bushland. Noted. To review against advice from Bushfire Consultant
- Council recommended meeting with the Rural Fire Service. Architectus to organise a meeting with the RFS to present Master Plan and seek their feedback. This should be once the Master Plan is discussed in consultation sessions with the community.
- Council asked for the current development's FSR. Architectus / Stockland to check and confirm.
- Council noted that the Nazareth House Retirement Village on Bobbin Head Road is also seeking to redevelop the site and is in a similar bushland setting. Architectus will monitor progress of this should information become available on redevelopment of this retirement village.