

CASE STUDY



Kedron Aged Care

Efficient development application & approval process

KEY DEVELOPMENT APPROVAL OUTCOMES THROUGH POWE APPROACH

- Previous submissions, over a 2.5 year period, had not realised a positive response from BCC
- Development application process reduced
- Previous submissions to BCC identified a maximum of two stories, to a height of 9.5 m above natural grade for the proposed development.
- Development approved with no submissions during its public advertising period

AT A GLANCE

- 120-bed Seniors Living Facility;
- Dedicated Dementia wing;
- Back-of-House (BOH) services;
- Review existing access from both Araluen and Kedron Road

TOWN PLANNING CHALLENGES

- The existing Aged Care facility had outgrown its current site,
- The existing building was too small and unfeasible to retain.
- To successfully redevelop the facility required expansion into the adjoining industrial-zoned site, triggering a mixed-zone Impact Assessable DA submission.
- The existing site has 15m level difference and existing excavated benching.

3D MODELLING FOR CLEAR CONSTRAINTS

Utilising our advanced 3D modelling capability, the POWE team modelled the existing site levels from the BCC site information and produced a 9.5m mesh offset from the existing site profile. This clearly defined the permissible building height envelope in 3D and in legible site sections.

BENEFITS

- POWE Architects' 3D modelled building envelope provided confidence and clear design direction up front.
- Generating legible site sections facilitated client input and simplified pre-lodgement meeting discussions and BCC review.
- These strategies took the DA preparation from two years to 6 months,
- Minor information requests received from submission.
- Development approved with standard conditions

Client

CPSM / Latitude

Status

Development Approved

Client Referee

Katrina Greaves, Latitude,
PH: +61 424 141 187

Trent Giles, Latitude,
PH: +61 418 745 540

