



DATE OF DECISION	8 September 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward and Brian Kirk
APOLOGIES	None
DECLARATIONS OF INTEREST	Martin Smith and Cheryl Sztatow declared a conflict of interest as they had been involved in Council's original evaluation of the proposal.

PLANNING PROPOSAL

PP-2021-4968 - Planning Proposal for Lourdes Retirement Village – 95-97 Stanhope Road, Killara

The revised Planning Proposal proposes to amend the Ku-ring-gai LEP 2015 as follows:

- Rezone the site from R2 (Low Density Residential) to R3 (Medium Density Residential).
- Amend maximum building heights from 9.5m to heights ranging from 9.5m to 22m
- **Table 1: Comparison of height limits**

Height control	Previous Planning Proposal Area (sqm)	Revised Planning Proposal Area (sqm)
9.5m	23,105	32,319
11.5m	3,989	362
14.5m	0	2,363
16.0m	0	4,885
20.5m	0	8,711
22.0m	10,757	3,884
24.0m	14,673	0

- Amend maximum FSR from 0.3:1 to 0.75:1.

The proposal facilitates a Concept Master Plan that includes:

- 141 independent living units (ILU).
- A residential aged care facility (RACF) with 110 beds.
- 1,400sqm of internal communal space.
- Medium density development of the southern portion of the site comprising of
- Approximately 63 townhouses.




PANEL DECISION – FORWARDING OF PLANNING PROPOSAL FOR GATEWAY DETERMINATION

As the Planning Proposal Authority, the Panel considered the revised planning proposal and resolved that it should continue to the Gateway Assessment stage under section 3.34 of the *Environmental Planning and Assessment Act 1979*, subject to:

- a) revision of the western driveway access arrangements to provide better amenity for neighbouring properties on the western boundary (including an appropriate landscaped buffer); and

- b) reduction in the area allocated to Height of Building R 22m and N 14.5M to better reflect the indicative layout plan.

The Panel's decision was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	