

Draft Site Specific Development Controls



Lourdes Retirement Village, Killara

Address: 95 Stanhope Road, Killara

Prepared on behalf of Levande

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Document control

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Project summary

Applicant	Levande
Applicant's address	Level 25, 133 Castlereagh Street, Sydney 2000, Australia
Land to be developed	95 Stanhope Road, Killara
Legal description	Lot 21 and Lot 22 in Deposited Plan 634645
Project description	Planning Proposal for seniors housing and medium density housing

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Background

Lourdes Village was initially constructed in 1983 and currently comprises 108 independent living units, 49 serviced apartments and an 83-bed aged care facility, as well as communal facilities. The existing housing is dated and has limited accessibility with many of the dwellings not having lift access and gradient of streets and pathways providing poor pedestrian connectivity. The dwellings are accessed via a network of narrow internal paths and stairways making pedestrian movement across the site difficult, with some streets too steep to walk. The building stock is aging, does not provide services and facilities that are competitive with market demand and does not comply with the requirements of the Housing SEPP 2021. To ensure the long term viability of the village and to continue to attract residents a major renewal of the housing and infrastructure is required.

Accordingly, a Planning Proposal was lodged with Ku-ring-gai Council in March 2018 which sought to renew the village.

A Gateway determination was issued by the Department of Planning and Environment on 10 May 2022, allowing the Planning Proposal to proceed to public exhibition, subject to a number of conditions which have been addressed in an updated Planning Proposal and in these draft Site Specific DCP controls.

The Planning Proposal was exhibited by the Department of Planning and Environment from 17 August 2022 to 27 September 2022.

A response to submission to the public exhibition was submitted in December 2022 and included a number of changes to the draft Site Specific DCP to address issues raised in the submissions. The Planning Proposal seeks to facilitate renewal of the site for a seniors housing development an aged care facility, independent living units and private townhouses by rezoning the site to R3 Medium Density Residential and amending the height and FSR controls that apply.

This draft site specific DCP sets out detailed development controls to guide future development within the site.

1 Introduction

1.1 Application

This DCP sets out controls for land known as the Lourdes Retirement Village at 95 Stanhope Road, Killara (Lot 21 and Lot 22 DP 634645) as shown in Figure 1.



Figure 1: Area of application

1.2 Purposes of this part

The purpose of this DCP is to establish site specific objectives and controls to support the Planning Proposal for the Lourdes Retirement Village. In doing so it provides a platform against which future development applications within the site will be assessed.

1.3 Relationship to other parts of the Ku-ring-gai DCP

The controls applicable to development of land within the Site are generally detailed in this DCP. This DCP should be read in conjunction with the following parts of the *Ku-ring-gai Development Control Plan 2021*.

- Part 2 Site analysis
- Part 12 Signage and advertising
- Part 15 Land contamination
- Part 18 Biodiversity controls
- Part 19 Heritage and conservation areas
- Part 22 General access and parking
- Part 23 General building design and sustainability
- Part 24 Water management.

All other parts of the *Ku-ring-gai Development Control Plan 2021* do not apply to the site.

Where there is an inconsistency between this Part and any other part of the *Ku-ring-gai Development Control Plan 2021*, This Part applies to the extent of the inconsistency.

The provisions of the Apartment Design Guide also apply to the Seniors Housing.

1.4 Development Objectives

- To renew the existing seniors housing to provide for contemporary, high quality accommodation and facilities with a high level of amenity and accessibility
- To provide Seniors Housing which meets the requirements of the State Environmental Planning Policy (Housing) 2021 and is designed in accordance with the Apartment Design Guide.
- To provide for increased supply of high quality seniors housing and medium density housing to meet growing demand
- To provide quality private communal facilities for the seniors housing community
- To provide areas of communal open space as part of the seniors housing development and the medium density housing development
- To provide for extensive landscaped areas to retain the landscape character of the site and provide for high quality outlooks
- To provide a new road layout that facilitates safe, convenient and legible access within the site and to the surrounding area
- To provide for a high level of connectivity and amenity for pedestrians
- To positively respond to the site features, including the bushland fringe and steep topography
- To positively respond to the surrounding low density residential built form context and minimise any amenity impacts on adjacent dwellings
- To allow for restoration and preservation of Headfort House
- To ensure bushfire hazards are appropriately managed.

2 Provisions

2.1 General provisions

Objectives

- 1) To ensure that development is consistent with the Development Objectives outlined in Section 1.4 of this DCP.

Controls

- 1) All development is to be undertaken generally in accordance with the Indicative Layout Plan at Figure 2 and the objectives and development controls set out in this DCP.
- 2) Where variation from the Indicative Layout Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Development Objectives set out in Section 1.4.

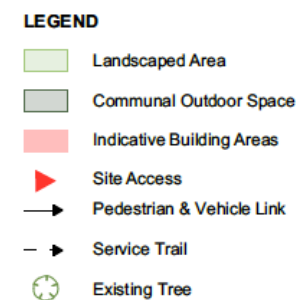


Figure 2: Indicative layout plan

2.2 Land use and site layout

Objectives

- 1) To renew the existing seniors housing development to accommodate a new seniors housing development and supporting facilities and new medium density housing
- 2) To provide for an appropriate distribution of building height and density across the site which minimises impacts on the surrounding area and provides a high level of amenity.

Controls

- 1) The renewal of the site is to accommodate the following uses generally as shown on the indicative layout plan comprising:
 - A residential care facility
 - Independent living units within buildings up to six storeys
 - A community centre for the seniors housing of a minimum 1,400sqm
 - Medium Density Housing which may include attached and semi-detached housing up to three storeys.

2.3 Built form and Setbacks

Objectives

- 1) To integrate new buildings with the adjoining and neighbouring buildings through appropriate landscape buffers and setbacks
- 2) To apply upper-level setbacks to the seniors housing which provide a transition to the surrounding low density residential areas and the maximise human scale at street level.

Controls

- 1) Seniors Housing buildings are to range in height from three to six storeys
- 2) The medium density housing development is to range from two to three storeys
- 3) A maximum site cover of 40% is to be achieved across the site
- 4) A variable landscaped setback to all buildings is to be provided to Stanhope Road as shown on the Site Setbacks Plan at Figure 3
- 5) A minimum setback of 10m is to be provided to all buildings from the side boundary with the single dwelling lot to the west of the site as shown on the Site Setbacks Plan at Figure 3
- 6) A minimum setback of 9m to all buildings is to be provided to the adjacent bushland as shown on the Site Setbacks Plan at Figure 3. The setback is to be provided as a landscaped buffer which provides a transition between the bushland and adjacent built form, subject to the APZ requirements of Planning for Bushfire Protection 2019.
- 7) Building separation distances for the seniors housing are to be consistent with the Apartment Design Guide.
- 8) Upper level setbacks are to be provided generally as shown at Figure 4.



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- Landscaped Street Setback
- 9m Bushland Setback
- 10m Side Setback
- Landscape Area

Figure 3: Site setbacks plan



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- Upper Level Setback Above 3 Storeys
- Upper Level Setback Above 4 Storeys
- Landscape Area

Figure 4: Upper-level setbacks plan

2.4 Building design

Objectives

- 1) To ensure that buildings have a high quality appearance and respond to the surrounding built form and the bushland character of the surrounding area.

Controls

- 1) Seniors Housing buildings are to have a maximum length of 65m, but where a building has a length greater than 30m, it is to be separated into at least 2 parts by a significant recess or projection.
- 2) All building facades are to be modulated and articulated with wall planes and architectural elements that vary in depth and reduce bulk and scale of the building.
- 3) Building elements, including awnings, balconies, entries, roof features and screening are designed to be integrated into the overall façade design and to contribute to the character and the quality of the building design.
- 4) Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.

- 5) The building materials and colours are to harmonise with the heritage and bushland character of the surrounding area, including Headfort House in its garden setting.

2.5 Built form controls – medium density housing

Objectives

- 1) To establish development controls for the medium density housing
- 2) To ensure appropriate built form and landscaping for the medium density housing
- 3) To deliver a high level of amenity for the medium density.

Controls

The controls for medium density housing lots are outlined in the table below.

Element	Control	
Front setback to internal roads (minimum)	<ul style="list-style-type: none"> • 2m to building façade line • 1m to articulation zone 	
Side setback (minimum)	Semi-detached dwellings: <ul style="list-style-type: none"> • 0m (side A) / 0.9m (side B) 	Attached dwellings <ul style="list-style-type: none"> • 0m on both sides
Length of zero lot line on boundary	28m	
Rear building setback (minimum) seniors housing interface	0m	
Rear building setback (minimum) to bushland interface	3m	
Corner lots secondary street setback (minimum)	2m	
Building height (maximum)	3 storeys	
Principal private open space (minimum)	Minimum 25sqm with minimum dimension of 5m.	
Garages and car parking	Maximum carport and garage door width not to exceed 3m (single) or 6m (double).	

2.6 Residential amenity

Objectives

- 1) To maximise solar access to dwellings, private open space and communal public open space within the site
- 2) To ensure that sufficient solar amenity is retained to adjoining residential uses
- 3) To protect visual privacy of adjacent residential dwellings.

Controls

- 1) Medium density housing is to be designed to receive a minimum of three hours direct sunlight to the living room and/or dining room between 9am and 3pm on the 21st of June. This may be achieved by locating living spaces at the upper levels and through provision of skylights and high ceiling windows.

- 2) For the medium density housing, 50% of the minimum required (25sqm) Principal Private Open Space should achieve 3 hours of sunlight between 9am and 3pm on the 21st of June. Where this is unable to be achieved a balcony with minimum size 15sqm with a minimum depth of 3m is to be provided above ground level which achieves 3 hours of solar access in midwinter.
- 3) Solar access to the Seniors Housing is to be in accordance with the Apartment Design Guide.
- 4) Three hours of direct sunlight between 9am and 3pm on 21st June is to be maintained to the living rooms, primary private open spaces and any communal open spaces on adjoining residential development.

Note: Where an adjoining property does not currently receive the required hours of solar access, the proposed building is to ensure that solar access to neighbours is not reduced by more than 20%.

- 5) Visual privacy to adjacent uses is to be achieved through a combination of:
 - Setbacks in accordance with the Site Setbacks Plan
 - Building layouts that minimise direct overlooking from apartments to adjacent dwellings and private open spaces
 - Screening devices to retain privacy for rooms and outdoor spaces where necessary.

2.7 Communal open space and landscaping

Objectives

- 1) To provide communal open space that offers social opportunities and quality outlook from apartments.
- 2) To maintain the bushland character of the area through provision of landscaped areas and through retention of trees.

Controls

- 1) Provide Communal Open Space and Landscaped Areas generally as shown in the Indicative Layout Plan at Figure 2.
- 2) Communal open space for the Seniors Housing development is to comply with the Apartment Design Guide
- 3) A minimum of 500sqm of Communal Open Space is to be provided for the medium density housing development.
- 4) At least 50% of the communal open space for the medium density housing development is to receive direct sunlight for at least three hours between 9am and 3pm at mid winter.
- 5) Deep soil planting is to achieve a minimum of 40% of the site area.
- 6) Existing trees within the site should be retained where possible.
- 7) Canopy tree planting and landscaping is to be maximised with a view to maintaining the existing level of canopy cover across the site, subject to the APZ requirements of Planning for Bushfire Protection 2019.
- 8) A range of tree sizes and shrubs are to be selected to ensure that vegetation softens the building form and creates a garden setting. At least 50% of all landscape plantings are to be locally occurring trees and are to be spread around the site, subject to the APZ requirements of Planning for Bushfire Protection 2019.

- 9) The planting of species listed in Council's Weed Management Policy will not be permitted.
- 10) Species used for planting directly adjacent to areas with significant vegetation or habitat should be of local provenance.
- 11) Landscape planting is to have consideration to the implications for bushfire hazard.

2.8 Access, movement and parking

Objectives

- 1) To replace the existing road network and provide for enhanced vehicular and pedestrian access through the site and to the surrounding area.
- 2) To provide for service access and loading which minimising impacts on residents within the site and the surrounding area.
- 3) To ensure the road network provides an appropriate level of access for bushfire protection.
- 4) To provide adequate off street parking to support the proposed uses
- 5) To provide appropriate infrastructure to accommodate a bus route through the site to connect to the surrounding area.

Controls

- 1) The road network and access arrangements are to be generally consistent with the Pedestrian and Vehicular Access Plan at Figure 5.
- 2) Loading and servicing for the residential aged care facility is to be located to minimise amenity impacts on residents within the development and in the surrounding areas.
- 3) Appropriate road widths and bus stops are to be provided to accommodate a bus route through the seniors housing development.
- 4) Car parking is to be provided in accordance with the rates outlined in the table below

Development type	Car parking rates
Medium Density Housing	<ul style="list-style-type: none"> • 1 bedroom unit: 1 space per unit • 2 bedroom unit: 1.5 spaces per unit • 3 bedroom unit: 2 spaces per unit • Visitor parking: 1 space per 4 units
Seniors Housing Independent Living Units	<ul style="list-style-type: none"> • Studio unit: 0.5 spaces per unit • 1 bedroom unit: 1 space per unit • 2 bedroom unit: 1.25 space per unit • 3 bedroom unit: 2 spaces per unit • Visitor parking: 1 space per 4 units
Residential Aged Care	The rates outlined in in Part 22 of the Ku-ring-gai Development Control Plan 2015.


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- | | |
|---------------------------|------------------------|
| Retirement Village Access | Landscaped Area |
| Residential Access | Communal Outdoor Space |
| Service Trail | |
| Indicative Site Access | |
| Indicative Carpark Entry | |
| Indicative Building Entry | |

Figure 5: Pedestrian and Vehicular Access Plan

2.9 Dwelling mix and accessibility

Objectives

- 1) To provide a mix of dwelling sizes to meet market demand
- 2) To provide a high level of accessibility within the site constraints

Controls

- 1) A range of dwelling sizes and a mix of types is to be provide as follows:
 - a) Independent Living Units – a mix of one, two, and three bedroom dwellings
 - b) Medium Density Housing Development – a mix of three and four bedroom units.
- 2) 30% of the medium density housing is to be designed to Silver Level under the Livable Housing Design Guidelines.

2.10 Topography and earthworks

Objectives

- 3) To respond to the topography of the site with built form stepping into the slope of the site

Controls

- 1) Proposed building footprints are to be located with consideration to the site topography and stepped into the slope of the site to minimise apparent height and bulk.
- 2) Buildings are to follow the topography of the site as indicatively shown in Figure 6.

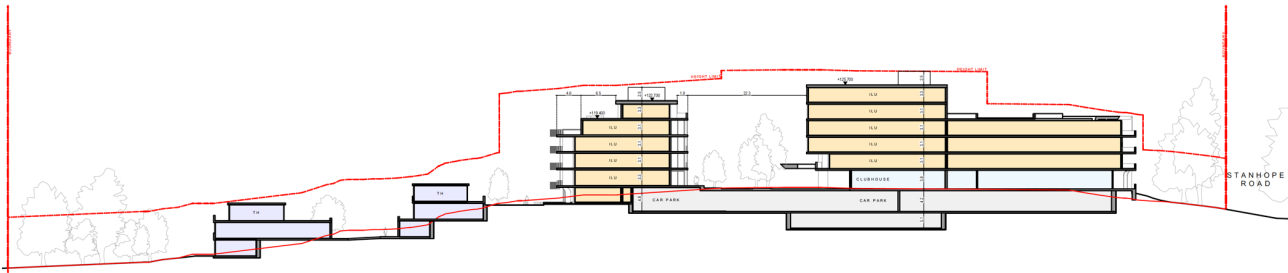


Figure 6: Site cross section

2.11 Bushfire management

Objectives

- 1) To provide for the protection of human life and minimise impacts on property from the threat of bushfire, while having due regard to development potential, site characteristics and protection of the environment.

Controls

- 1) Any future development must obtain a Bush Fire Safety Authority under s100B the *Rural Fires Act 1997*.

2.12 Heritage

Objectives

- 1) To ensure that future development responds to the heritage context.

Controls

- 2) As the site is located in the vicinity of heritage items, (I1103 and I1100) and the Crown Blocks Heritage Conservation Area (C22), any future development should allow for a transition between new building development and the natural bushland located to the east, south and west and character and setting of the HCA located to the north-west. Landscaping should also be included along the northern boundary as this is in keeping with the streetscape.
- 3) Proposed development should consider potential visual impacts and provide an appropriate curtilage and setting for the heritage item I1100 (Seven Little Australians Park). Detailed design of any future development should provide for a transition to the heritage item and not detract from the natural landscape and views from this item.
- 4) Development of the site is to provide for retention, repair and conservation of the historic building fabric of Headfort House and its garden setting.

2.13 Waste management

Objectives

- 1) To ensure waste is appropriately managed, stored and removed from the site.

Controls

- 1) Waste is to be managed in accordance with Section 23.7 of the Ku-ring-gai Development Control Plan 2015.
- 2) Waste storage for medium density housing it to be located within each individual lot and screened from view from the street and adjacent lots.