

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Objection to the Proposal

I am writing to request you disallow the proposed Stockland development at 95-97 Stanhope Rd Killara NSW 2071, in its entirety.

The proposed rezoning would allow construction of 63 townhouses as well as a large retirement village.

Both of these are totally out of character of the low density, residential environment that Stanhope Rd currently is.

It would be a gross over development and the existing street infrastructure could not in any way accommodate the huge increase in traffic.

Nor is Stanhope Rd set up to be able to cope with the construction of such a massive development. There are many families in the street, with young children and lots of children riding bikes, skate boarding and the like. It would be extremely dangerous & destructive to have large construction vehicles going up and down Stanhope Rd and the surrounding streets for years on end. The community fabric will

be destroyed.

The area also has a very high bush fire risk and is totally unsuited to such a large scale development.

The construction of the 63 townhouses is especially egregious, and totally out of keeping with Stanhope Rd and the surrounding streets and precincts, that are nearly all single block residential houses.

The best place for town houses is along the Pacific Highway, where most of this type of development is occurring, not in the cul de sac of a quiet, residential street.

Moreover, such a rezoning and development would most likely set a precedent for future onerous development.

Please reject the rezoning and development proposal.

Thanking you in advance,

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I submit that this development should not go ahead.

The development proposed is excessive, particularly in regards to amending height limits. The area is not located near any other high density or accessible transport or amenity.

Stanhope Road is predominantly a residential street with homes of significant heritage, architectural merit, and character that defines both the suburb and the North Shore.

The proposed development would substantially denigrate and destroy the visual character of the area, excessively increase traffic on residential streets and be inconsistent with land environment planning strategies to locate high density near transport access and corridors.

[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

submission

I am a local GP who visits Lourdes. I also live in Stanhope Rd, Killara. The proposed development backs on to extensive bushland (more than 50% of the perimeter backs on to bushland) with one dead end road in and one road out (one egress route). This development is proposed for an area that is already designated "bushfire prone land".

Should there be a bushfire, it would be extremely challenging to evacuate the many residents the proposed development would house, many of them very elderly and frail who would require assistance to evacuate, many likely in hospital beds, wheelchairs, or mobilising with walking frames.

It could be a major disaster waiting to happen with the risk of substantial loss of life should the worst-case scenario occur of a bushfire near the perimeter. I find it astonishing that a development was allowed when Lourdes was first built, given it's location within bushland, let alone the proposal for a very large scale redevelopment, given the nature of the development (multiple residences), the likely residents of the development, with their very high needs, frailty and reduced mobility and the risk of bushfires, .

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Please see uploaded file.

[REDACTED]

RESIDENTS COMMITTEE
LOURDES RETIREMENT VILLAGE

Re: 95-97 Stanhope Road, Killara, 2071 (Lourdes Retirement Village)
(PP-2022-658)

I am writing on behalf of the residents of Lourdes Retirement Village to bring to your attention the residents' objections to the above redevelopment. We hope you will give your due consideration to our concerns.

The residents reject the above Planning Proposal for the following reasons:

1. Overdevelopment of the site.
2. Reduced number of Independent Living Units (ILUs) for seniors.
3. Excessive heights of buildings.
4. Inadequate public infrastructure.
5. Loss of the "village" environment.

1. OVERDEVELOPMENT OF THE SITE

The rezoning would lead to the building of 63 townhouses as private market housing. The densely packed townhouses will replace existing units for seniors, gardens, and green space.

Because the townhouses are aimed at a younger population there is the potential to double the number of residents living on the site and more than double the number of cars. This is problematic for all the reasons outlined below.

Furthermore, the site is classified as bushfire prone. There is only a single public road, (Stanhope Rd), that connects to the site. That road becomes a dead-end at the eastern end of Lourdes Village. In the other direction, at Swain Gardens, the road narrows to little

more than a single lane. This will result in serious bottle necks in the event the village needs to be evacuated in emergencies.

2. REDUCED ACCOMODATION FOR SENIORS

Stockland is proposing 141 units for seniors. This is a reduction in the number of units currently available (108 ILUs and 49 Serviced Apartments). The proposed townhouses would take up a very significant portion of the land area of Lourdes Retirement Village.

The primary reason given for this redevelopment is to expand accommodation for seniors. Instead, the Retirement Village is restricted to less than half of its current area, containing fewer ILUs.

Lourdes currently offers a full range of retirement living, providing four grades of care, namely: Independent living units, serviced apartments, serviced apartments with nursing care and full residential aged care. The proposed village does not provide this full range of care. The redevelopment eliminates serviced apartments for senior living. Seniors that require this level of care would be forced to rely on hard to access In- Home care.

3. EXCESSIVE HEIGHTS OF BUILDINGS

The Planning Proposal is seeking to rezone the site to Medium Density Residential (R3) yet is proposing to build 5 and 6 storey buildings (up to 22m high) on the site which is located within a low-density residential setting. This will clearly set an undesirable precedent as well as detract from the quality and identity of the surrounding area.

The proposal claims (using photographs and modelling) that the undesirable impact of these high and large buildings will be reduced by setbacks and vegetation. These measures would not be sufficient to shield the immediate neighbourhood from the visual impact of these buildings.

The pandemic has demonstrated how difficult high-rise buildings can be during emergencies or evacuations. The problems can be

expected to be severe when the population is made up of Seniors with mobility and other health issues. Many Seniors are dependent on mobility devices that cannot be used on stairs. Emergencies would result in significant risks to residents and a need for a higher level of response by the fire Emergency Services or ambulance crews.

4. INADEQUATE PUBLIC INFRASTRUCTURE

The Plan is proposing a “residential precinct” with 63 townhouses. These townhouses have the potential to double the number of residents on the site. The townhouses are intended to be private market housing for a younger population. Consequently, the average number of occupants per townhouse can be expected to be considerably higher than the average number per ILU.

The site is not appropriate for this density of population due to its out of centre location with poor public infrastructure. Basic services and facilities such as supermarkets, medical centres and train services are not within a convenient walking distance. There is only one bus service which runs hourly off peak on weekdays, hourly all-day Saturday and two hourly on Sunday. Therefore, younger residents will likely be using cars to access jobs, basic services, and facilities.

This significant increase in traffic, during day and night, would increase risks to Senior residents walking the streets. Furthermore, it is proposed to have only one exit to the already inadequate Stanhope Road. Evacuation of Senior residents in the event of bushfire or other emergencies would be exacerbated by the likely congestion of private cars.

The Transport Assessment report included in the proposal is of doubtful veracity. Its assessment of traffic patterns and volume generated by 63 townhouses on this site is completely inadequate

5. THE LOSS OF THE “VILLAGE” ENVIRONMENT

The proposed Master Plan will accommodate Seniors in 4, 5 and 6 storey buildings. The footprint of the area designated as “retirement living” area is less than half the footprint of the current village. This

will totally change the “village” character and atmosphere of Lourdes.

For many current residents, it is this “village” ambience that made them choose to live in the Lourdes Retirement Village. Emphasis on personal security, living in a community with common interests and expectations, willingness to conform to village rules are all desired aspects of Retirement Village life. All this is likely to be lost in a community consisting of residents of all ages.

The Master Plan is changing the product that Stockland (now Levande) promoted and sold to residents; the product that current residents chose and paid for.

Residents are agreeable to an upgrading of the village. However, the introduction of an excessive number of townhouses is reducing the quality and quantity of retirement accommodation for seniors that could otherwise be delivered on this site.

We urge you to consider our concerns that the proposal is unnecessarily reducing the footprint of the Lourdes retirement village to accommodate the townhouses.

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I strongly object to the Lourdes Retirement Village Planning Proposal. It will be a blight on the green, leafy nature of our area and cause untold traffic issues and destruction of precious wildlife, both during construction and ongoing after completion.

- destruction of environment - this area is home to many species of native wildlife, flora and fauna. We often see wallabies, bandicoots, kangaroos, possums, bower birds and many other animals. Echidnas are also seen in the area. Not only will the construction disturb / kill many animals but the ongoing size and nature of the development will result in a complete destruction of habitat. The animals will never return. Increased traffic and human habitation will further erode the environment and increase road fatalities of wildlife.

- Size is out of character with the surrounding neighbourhood in the extreme - architecturally, these buildings are massively higher than any surrounding development

- Increased traffic to the area - not only is pollution and noise a concern, but the very nature of a family neighbourhood where kids can play outside will be diminished.

- erosion of the tree canopy and the vast effects of this from climate change to loss of habitat for birds, mammals and insects

- precedent for further development in otherwise green spaces jeopardises our green

future even more

- noise issues of increased traffic /ambulances etc to an area that has always been residential

- destruction of key types of fauna that are found in smaller and smaller areas of Sydney

In summary, the destruction of native flora and fauna, increased traffic in the area and size of the development mean the development should not go ahead as is currently proposed. It is irresponsible to have such a large development in an area home to so much wildlife on the edge of a family suburban area.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

As, a resident of Lourdes Retirement Village, I completely Object to the redevelopment of our village for the following reasons:

*The owners and managers of Lourdes have proven to be incapable of providing the basic maintenance of Lourdes so I feel they should not to be granted approval of a major redevelopment of our wonderful and essential retirement and aged care village.

*The proposed plan will reduce our aged care village site by half and the rest of the site will be private housing as a means to maximise profit of the land value for the owners, rather than upholding the retirement village excellence that we expect at Lourdes.

*The proposal is for many more stories instead of low level housing that we chose to live in, forcing us to use lifts that invariably break down, leaving many residents stranded, We will be at the mercy of Lourdes management to address these problems and they have shown they do not respond to our needs quickly enough.

*The addition of private housing exposes the retirement residents to potential traffic danger, instead of the restricted vehicle speed and frequency that Lourdes now enjoys. Also reducing our overall security and peace and quiet that we expected, living among people at the same stage in our lives.

*The redevelopment process will destroy my quality of life, forcing me to live in a

dangerous, noisy, toxic construction zone for an extended period of time.

*There are too many occupants in the new plan and not enough access roads, in case of emergency evacuation.

*This proposal does not meet bushfire safety requirements.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I am opposed to this re-zoning and related redevelopment for reasons set out.

I am a nearby resident to Lourdes Village, a (retired) non-practicing architect, living at [REDACTED] and I will be affected by any proposals to re-zone and redevelop Lourdes Village. I believe that the proposed is a substantial redevelopment which is out of character, with the neighbourhood generally and in particular with the nearby heritage conservation neighbourhood.

The present village is an attractive and well designed village mostly of 2 storey character sitting well into the natural slopes and landscape on this highish point in Stanhope Road. It currently generates a reasonable amount of service traffic as well as residents traffic.

1. It is an overdevelopment of the site in a low density and nearby heritage conservation residential area;
2. The re-zoning would enable creation of a high activity community hub to the detriment of local residents.
3. Development that is up to 6 storeys in height and of the massing and bulk proposed would be visually unsightly, and is inappropriate in the lower density residential area, it is out of character with the neighborhood and adjoining heritage conservation areas, and particularly inappropriate within a bushfire zone with the natural bush slopes to adjacent gullies sloping up from the Eastern Arterial Road and

from the adjoining gullies The townhouse rows are designed so they take most of potential fire. ;

4. In the event of bush fire there would be significant risk to the residents of Lourdes Village, many of whom are infirm, as well its staff, and local householders. Although this risk exists at present, it will increase with a greater mass of buildings including row townhousing facing potention fire risk, together with the increasingly more catastrophic fires of the foreseeable future ;

5. A substantial increase in village residents and consequential increased staff and service traffic will increase traffic hazards and traffic noise on the steep sections of Stanhope Road, particularly through the narrow roadway between no. 74 and the Swain Garden, and between 74 and 95 Stanhope Road. The proposed new western entry/exit is close to the existing awkward Rosebery / Stanhope road intersection and will introduce its own hazards;

6. The increase in traffic will also impact on pedestrian movement up Stanhope Road as formed pedestrian footpaths do not exist between 75 Stanhope and Rosebery Road;

7. Such a size redevelopment will require significant contract/construction traffic down the narrow Stanhope Road over a period of some years.

5 – 7 above will have a significant effect on the quiet enjoyment of our and our various neighbors properties and which we have had over the past 75 years.

I believe that the proposed re-zoning is not necessary and is inappropriate. It and the consequent redevelopment should be rejected.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

This planning proposal is going to destroy the characters and properties of the entire street that the whole suburb of Killara will be affected negatively as well.

Stanhope Road is known throughout the entire North Shore for the tall trees that line its path and the quiet and peaceful life of its inhabitants. People who live in or visit this street always have a positive feeling about the life here. The current traffic volume on this streets is not heavy, the residents living here can walk on the streets safely, and the children here do not have to be afraid of too many safety issues. This makes this street one of the most child-friendly streets in the entire North Shore.

However everything will be changed if this planning proposal goes through. Not only the residents around the site will suffer from the huge and endless noise during the construction, the in and out of tucks and heavy vehicles would impose a tremendous safety hazard on the residents including kids in the area. After completion, the population of the area will increase dramatically that the traffic on stanhope road will become heavier and would never go back to what it is now.

As a resident myself together with all other 6 family members who live close to the site, we strongly disagree with this planning proposal. We might not be able to list all the negative effects this proposal gonna bring to our life, but we are 100% sure that no one is going to benefit from it except the capital who proposed it. They are going to make tons of money but the whole community around it is paying for them. It is simply NOT FAIR !!

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

This proposal should ensure that no neighbouring properties amenity or potential roof top solar power generation is impacted by the increased building height controls at Lourdes.

On-site visitor and employee parking provision is not mentioned in the planning proposal. Is this an omission or will there be an increase in street parking?

The increase in residents and staff at the proposed the Lourdes facility will need safe access to the facility. There are no footpaths on either side of Stanhope Rd between Redgum Ave and Rosebury Rd, so staff arriving by train currently walk on the road, as do local residents. This is dangerous and the pedestrian traffic will only increase with this proposal. It is also a busy bus route which adds to this risk.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

This submission is also on behalf of my mother [REDACTED] - who is [REDACTED] and is currently a resident in a spacious two-bedroom independent living unit at Lourdes and, apart from the massive disruption hanging over her head, is very happy with her life at Lourdes.

[REDACTED]

[REDACTED]

I OBJECT TO THE PROPOSED DEVELOPMENT: PP-2022-658

LOURDES RETIREMENT VILLAGE – 95 STANHOPE ROAD, KILLARA

I write on behalf of my mother, [REDACTED] a current resident at Lourdes, and on my own behalf. We **OBJECT** to the proposed demolition and construction at Lourdes Retirement Village, for the following reasons:

1. The proposed development **REDUCES** the number of non-RACF dwellings on the site by 10%, rather than providing an increase as is suggested by the developers;
2. The proposed development **ELIMINATES** serviced apartments entirely from the site — many residents have consistently sought assurances that serviced apartments would continue to be available and that they would be able to “age in place.” The proposed development does not meet this requirement. The availability of serviced apartments at this site was a key factor in our decision to buy in to Lourdes in the first place;
3. The proposed development seeks to increase the number of independent living units by 30% (but, as noted above, with a 100% reduction in the number of serviced apartments) and to place those ILUs on an area which is some **60% LESS** than the area currently given over to independent living units; put another way - the 108 independent living units currently occupy 66% of the total site **but the development proposal is that 141 independent living units should occupy JUST 26% of the same site;**
4. The proposed development is **manifestly inconsistent** with the area in which it is located;
5. The proposed development aims to shift the Lourdes retirement village from an exclusively retirees environment to one in which there will be a large number of young families and singles – retirees have specifically elected to live in a retirees-only setting and should not be compelled to accept co-existence with what must become a more frantic, active and noisy environment;
6. Contrary to Stockland’s assertions **the property is not “too steep”** for active retirees occupying independent living units;
7. The projected increase in over-65s in the Ku-ring-gai local government area is in line with the projected increase in the overall population – there is no particular argument in support of prioritising retirement living facilities over other dwelling options;
8. Stockland is failing to honour the long-term contracts it entered into with the current residents, including the undertaking the residents would have the option to “age in place” should they choose to do so – the proposed development should not go forward until Stockland’s prerogatives in this area have been fully tested in the Courts, particularly as to whether the clauses of the so-called “99 year leases” on which Stockland relies are as broad or as far-reaching as Stockland believes them to be;

9. Stockland has misled the current residents as to its intentions and should not be rewarded for doing so;
10. Stockland has failed to meet the undertakings given to current residents to provide regular (6-monthly) updates on the value of their asset in the village – as Stockland has failed to deliver on this simple commitment there can be no confidence in their willingness to deliver on the numerous commitments in the development proposal;
11. Further to point 5 – the values that Stockland has communicated to residents are, in the absence of evidence to the contrary, manifestly inadequate;
12. If the proposed development does go ahead it should be on the condition of independently verified values, with residents having the option to relocate freely without being limited to Stockland controlled properties, and without any deduction for Deferred Management Expenses (subject to conditions).

The Minister, or the Minister's delegates, should not allow this proposal to go forward until all of these issues have been thoroughly and independently reviewed, to do otherwise would be a complete abrogation of the government's responsibilities towards the elderly and vulnerable residents currently at Lourdes.



APPENDIX 1 – EXPERT REPORTS

1. URBAN DESIGN REPORT

Commentary on the Urban Design report will be referenced by the page numbers in that report.

Page 2: This picture on the Contents page is not from Lourdes but has been taken in Swain Gardens, which is shaded and has very steep and slippery pathways and is therefore inaccessible to almost all Lourdes residents – it is misleading to present this photo here as implying a typical view of the grounds in Lourdes.

Page 6: The housing in Lourdes is not dated.

Most apartments are either ground floor or have only a short half-flight of steps for access – this is not an issue for active retirees.

It is simply not true to assert that “in many instances the streets are too steep to walk”

Page 7: The list of facilities is incomplete – all of the facilities listed on page 8, with the possible exception of the spa, are provided at Lourdes at present.

Page 13: Current expectations are described as mainly for two and three bedroom accommodations – more than 70% of independent living units at Lourdes meet this criterion.

Page 23: It is a fallacy to suggest the walking paths available at Lourdes are “too steep.” The colour-coding on this page is misleading – the orange slopes represent a gradient of just 3.2 degrees.

Page 31: There are only four short moderately steep paths (item 6) and the gradients on these sections are in the region of 4-6 degrees. It is misleading to refer to gradients in a north-south axis - all walking traffic would follow an east-west path around the site.

Page 32: These paths (item 1) need not be used and would not be used to traverse the site. It is misleading to refer to gradients in a north-south axis - all walking traffic would follow an east-west path around the site.

Page 78: These photos are misleading – the architects should be required to provide photos without the Lindfield Rugby Club’s structures in the foreground.

Page 81: Why does the report only refer to a 2-hour solar access timeframe when the standards require a 3-hour timeframe – presumably a much greater proportion of the 141 ILUs would fail this test.

2. DEMAND STUDY

The Demand Study was first written in November 2015, with some updates since that time but it remains largely unchanged. The report presents a number of false impressions, namely:

- (a) The overall net growth rate of the Australian population would appear to be in the region of about 1.5% per annum. Figure 1 on page 5 of the Demand Study suggests an average growth rate of about 2.0% per annum for the number of Australians aged 65 or more over the fifty-year period to 2066. Figure 6 on page 15 suggests a projected average growth rate of about 1.6% per annum over the 25 years to 2041 in this age group in the Ku-ring-gai local government area. This is an unremarkable number and is in line with overall population growth.

There are therefore absolutely no grounds to argue that the demand for over 65s accommodation in Ku-ring-gai will be any different to the demand in other areas or for other age groups – nothing to see here!

- (b) Section 2.4 argues Baby Boomers are wealthier than earlier generations – this may well be true. Figure 3 on page 8 suggests an average increase in nominal wealth (before allowing for erosion in value from inflation) for the 65-74 age group over the period 2004 to 2016 of about 5.8% per annum. Whilst this suggests a welcome increase in wealth in real terms of about 3% per annum this is in no way the “bonanza” that many commentators assume to be the case.

Given increased inflationary pressures going forward and stagnant property values it is far from clear that retirees over the next 5–10 years will be significantly wealthier than in the recent past.

- (c) Paragraph 3.3 of the Demand Study confuses the preferences of new entrants to retirement villages with the needs of the aggregate community in a village. This aggregate community will be, on average, older and with lower expectations than the community of new entrants. Lourdes currently provides 30 1-bedroom ILUs, 56 2-bedroom ILUs and 22 3-bedroom ILUs, so roughly 30%, 50% and 20% respectively. I’d suggest this balance is probably “about right.” Some shift over time to a mix more in the region of 15%, 50% and 35% might be desirable.

This mix could be achieved through gradual upgrades over time rather than the wholesale demolition and massive re-construction presented in Stockland’s proposal.

This could possibly be achieved by using the site of the derelict serviced apartments facilities for a new development of exclusively three-bedroom dwellings.

Stockland should be required to explore this option.

Paragraph 5.2 states in the second point on page 22 that:

“Most of the existing units are too small to meet current expectations, which are mainly for two and three bedroom accommodation”

This is just wrong and should be rejected. The independent living units at Lourdes are spacious and more than 70% are two or three bedroom accommodations.

3. OVERVIEW OF SOCIAL EFFECTS

This document was first produced in May 2017 and has been prepared by Elton Consulting, the same consulting firm that prepared the Demand Study. It overlaps with that report to a very large extent. These comments only address issues in the Overview of Social Effects report that were not addressed in the Demand Study report. It should therefore not be assumed that a lack of commentary in this section of this submission on some issues raised in the Overview of Social Effects report implies agreement with those issues.

(a) Paragraph 1.1 acknowledges:

“This report is not based on community or stakeholder consultation and does not include an assessment of construction-related community impacts”

... in which case I’d suggest the report is of next to no value.

(b) Section 2 has been covered in the Demand Study report;

(c) Section 3 presents a rosy picture of a mixed use site. Paragraph 3.2 is wishful thinking. Retirees do not wish to co-locate with young families and singles – the whole point of a retirement village is to escape the more frantic, active and noisy lifestyles of younger generations. The authors of this report acknowledge as much when they say in paragraph 4.6:

“The co-location of private market housing and retirement village lifestyles may require careful management so that ... the private market ... does not impede on (the retirement village’s) ability to enjoy their neighbourhoods”

The Overview of Social Effects report is puerile and naive and should be rejected.

4. TRANSPORT ASSESSMENT

I note that the small print on the heading page avers that the report should not be relied on by any party other than Stockland, and that the authors accept no responsibility to third parties – the report is therefore of no value in this process. The Introduction, Background and Scope sections of the report make or accept assertions which are out of-scope for a report on transport issues. Paragraph 2.3.2 comments on “steep topography” within the site which, again, is of no relevance to a transport study.

APPENDIX 2 – STOCKLAND ACTIONS

1. Meeting of 14 September 2015

- (a) The documents and timelines strongly suggest there has been no meaningful consultation with the residents of Lourdes, nor with the residents of Killara.
- (b) The meeting held with residents on 14 September 2015 invited residents to list complaints, grievances or suggestions as to future refurbishment of the village. Stockland gave residents no indication it had already developed a plan to demolish the existing village and to re-build from scratch – documents B, H and A in its original submission to Ku-ring-gai Council clearly imply that Stockland's plans were well advanced at the time of this meeting:
 - (i) Attachment B (Site Survey) establishes that Stockland had a very detailed site survey completed on 22 April 2015, some five months before the first residents' meeting.
 - (ii) Attachment H is a final report titled Lourdes Demand Study – Proposed Development at Lourdes Retirement Village, and is dated 11 November 2015, less than two months after Stockland's "consultation" with Lourdes' residents – it seems highly likely this study in relation to what was then a "Proposed Development" was commissioned prior to the "consultation" with Lourdes' residents. This report refers to a Master Plan and seems to imply Stockland was then well into its planning process.
 - (iii) Attachment A – Minutes prepared by Architectus (architects engaged by Stockland) of a meeting held between Stockland, Architectus and three employees of Ku-Ring-Gai Council (positions not stated – Anthony Fabbro, Craige Wyse and Corie Swanepoel). This meeting was held on 27 October 2015, some six weeks after first "consulting" with Lourdes' residents, and strongly suggests Stockland was proceeding in accordance with its own prerogatives and objectives without any meaningful input from affected parties.

Council was provided at this meeting with an overview of "consultations undertaken with community residents" and was advised that topography and lift access to garages were "key issues" raised by Lourdes's residents - some 113 Lourdes's residents have since signed a petition to Council requesting the development proposal not be supported by Council – this tends to confirm there was no meaningful consultations with the residents of Lourdes.

The evidence clearly suggests Stockland acted in a misleading and deceptive manner in its dealings with residents at this initial meeting. Had Stockland been open and transparent as to its objectives it seems clear resident opposition at that time would have been considerably more vociferous. **Stockland should not benefit from this egregious approach to its elderly and vulnerable residents.**

- (c) Appendix L – Residents’ Presentations 2 and 3 in the current submission – which appear to be dated 4 November 2015 and 11 December 2015, also make it clear Stockland’s intentions and plans were well-developed at those dates.

2. Regular Valuations

The Resident Meeting Presentation 5 (undated but presumably early in 2017) contained a commitment that property values would be valued within three months of a decision to cease new sales in the village and that these values would be indexed each six months as determined by an independent valuer. To date neither the identity of this valuer nor any indexation factors have been communicated to residents. From my own enquiries it seems clear that no such independent assessment of the current value of what is probably for most residents their most valuable asset has actually occurred.

The Gateway Proposal should not be allowed to proceed until all valuation issues are fairly and independently assessed.

3. Amounts of Valuations

I am unconvinced the values quoted for Independent Living Unit 75 represent a fair value for this property in all the circumstances. The facts are:

- (a) The initial entry value in September 2014 was \$650,000
- (b) The valuation supplied in December 2017 was \$680,000;
- (c) When asked to provide a valuation in April 2022 Stockland advised there had been no increase in value in 4 ½ years and that the property value remained \$680,000;
- (d) This was subsequently increased to \$772,500 after it was made clear to Stockland we were not inclined to believe \$680,000 was in any way a “fair value” for this property – for the record we seriously doubt whether this latter figure of \$772,500 would meet the criteria for a “fair value;”

According to Stockland’s estimate of value ILU 75 has increased in value at about 2.2% per annum since 2014. This is simply not a credible value given the movement in dwelling prices in general in Sydney over the last eight years.

Stockland’s valuation asserts no increase in value for the garage space also purchased with ILU 75. This is also not credible.

Stockland has been asked to provide independent, verifiable, credible evidence in support of its valuations but to date has failed to do so.

The Gateway Proposal should not be allowed to proceed until all valuation issues are fairly and independently assessed.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Planning Proposal 2022-658 should NOT be approved.

Stanhope Road is one of the few premium residential streets in Killara that retains its classic leafy character, which has traditionally distinguished Ku-ring-gai, where significant homes stand on large blocks of land, without any sense of being part of an urban concrete jungle.

My home for the last 44 years in Stanhope Road, about 100 metres distant from the proposed development, has 30 major trees standing on it, including some giant gum trees of different species.

The Proposal is for a very dense re-development of the Roman Catholic Church's retirement village (Lourdes) site to provide 204 residences together with a 110 bed residential aged care facility-presumably accomodating 500 odd people on one 5.25 hectare site, utilising 8 high -rise buildings and 63 cheek by jowl townhouses. It contemplates all this on a land area about 18 times that of my home. Why? We don't seek to accomodate 27 people (applying the proposed 95 persons/hectare ratio sought by the developer) in our home, nor should we. The proposal is totally out of character with the neighbourhood. If approved our street would become lined with parked vehicles, like the concrete jungle home units that have been allowed to destroy the character of our neighbouring suburb, Lindfield.

Lourdes itself was the subject of significant opposition when it took the place of a bush block owned by the Church 30 odd years ago. It brought with it buses, fire

engines and ambulances (a regular occurrence at all hours of the day and night) along Stanhope Road and a significant flow of workers moving from the Killara Railway Station to Lourdes. This interference with and destruction of the amenity of the neighbourhood would increase by 30%, if the proposed development is approved, increasing the number of "independent living units" and "residential aged care facility beds " by over 30% and doing away with the self-care housing apartments and replacing them with "approximately" 63 new townhouses, another 30% increase.

The 30% increase in density can only be achieved if high rise buildings are permitted (2.5 times higher) and permitted floor space ratios are increased (2.5 times larger) Should a developer wish to seek approval for such development, it should find the right block of land on which to effect that development. Plonking this proposed development, isolated from the shops and railway line, in leafy Stanhope Road, destroying a significant part of the Council area which gives it its character, should not be permitted.

Rezoning from R2 Low Density to R3 Medium Density Residential is NOT appropriate. It is NOT necessary to allow "seniors housing, multi-dwelling housing and attached buildings". The R2 zoning already allows just that. All that is sought is an over-development of the site, without regard to the loss of amenity it involves, the commercialisation of the facility, the impact that the huge increase in the number of residents and staff will have on the available streets for traffic and street parking, and the unsightly appearance of high-rise buildings in one of Killara's premier residential streets.

A 250% increase in the permitted maximum building heights is NOT appropriate for buildings on this site. Why should it be singled out to allow incongruous and unsightly development to take place?

A 250% increase in the permitted floor space ratio is NOT appropriate for buildings on this site. Why should this site be singled out to allow incongruous and unsightly development to take place?

A "view" by the decision makers is essential.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Attention: Shruthi Sriram,
NSW Department of Planning and Environment

Rathna Rana
Ku-Ring-Gai Council

CC: The Hon. Jonathan Richard O'DEA,
davidson@parliament.nsw.gov.au

Dear Shruthi,

RE: strong opposition to PP-2022-658 and prior version of this application - Lourdes Retirement Village - 95-97 Stanhope Road, Killara (the Proposal).

- Progress is good: we are pro development under the existing zoning guidelines (R2 Low Density Residential)

We have recently been successful in securing Development Application ('DA') consent for [REDACTED]. The process was professional and appropriate, but also very prescriptive in order to protect the interests of the immediate neighbourhood. We understand why the DA process exists, and importantly why the R2 zoning rules are in place. In submitting our DA we took extreme care to follow the rules, we made compromises and we therefore expect it is

reasonable that others should be held to the same standard.

- Equality and equity: we strongly reject approval of the Proposal in its current form as it requires re-zoning to R3 Medium Density Residential. Increasing building heights to more than double the existing allowance (9.5m up to 22m) is simply outrageous in the context of existing buildings in the immediate area, particularly when compared to the obligations placed on others. Everyone else has been limited to 9.5m, so why are the Developers of Lourdes exempt?

Why would the developers of Lourdes be allowed to play by different rules?

- Safety: The Proposal does not meet the requirements of the Asset Protection Zone ('APZ') as prescribed by the NSW Rural Fire Service guidelines.

The arguments and disclaimer presented by the Developers consultant are far from convincing given the topic concerns the safety of so many (nursing home residents and staff as well as the neighbours for a significant area surrounding the proposed development). The Planning Panel will be held responsible for the future safety of all these individuals. The world is changing, the risk of bush fire is increasing and DAs should be assessed accordingly.

- Logistics: access to Lourdes village is already restricted and local traffic is already constrained.

There is only one narrow access road in and out of the site, not suitable to an increased volume of transport vehicles required to properly service a community of vulnerable people as large as is proposed. Increasing density is a failure in duty of care to existing residents and existing rate payers adjacent to Lourdes.

- Precedent: Lourdes is largely empty as a result of a strategic decision of the owners to prepare for development.

If its empty, why does it need to be expanded so dramatically and in a manner that is so out of keeping with the environment and surrounds. The development as proposed makes no sense other in the form of Internal Rate of Return ('IRR') on a Developer's investment spreadsheet.

Lourdes should be developed. Progress is good. However, a new Proposal should be prepared that is consistent with existing R2 requirements and mindful of the safety impacts on the surrounding community. We are relying on the Planning Panel to uphold the integrity of Stanhope Road Killara and protect and provide for the safety of future residents.

Finally, there is history relating to the original development of Lourdes. It has become a financial play for the Developers and we (the Community) are relying upon the expertise and civil responsibility of the Planning Panel to redirect the Developers back to the existing zoning guidelines. Invest, develop, make it better, but don't destroy residential Killara in the process, please!

██████████

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

My family and I strongly oppose the proposed rezoning of the Lourdes Retirement Village at 95-97 Stanhope Road Killara to Medium Density Residential.

This is completely out of character for this small area of Killara which has attracted many of the young families like mine due to it being quiet and low density. This planned overdevelopment is one of the reasons why my family had decided to sell and leave our last home. The block of land behind our last house was rezoned as medium density residential and a large block of appartments was built. The development put a strain on the local infrastructure, the roads became congested with cars parked all over the place, local residents without garages ended having to park blocks away from their homes. This caused many of the locals, us included, to end up selling and moving on.

We are concerned about the precendent the rezoning of the Lourdes retirement village would set and ultimately the whole character of this quiet forested part of Sydney could be destroyed.

We do not oppose the renewal of the Lourdes retirement village, a planned renewal of the site with respect to the natural environment surrounding the village would be welcomed, however the change to rezoning the area as Medium Density is completely against the character for this small pocket of Killara and against the wishes of the local home owners in the area.

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

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[REDACTED]

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submission

I Object To This Proposal PP-2022-658

I object to the proposal to have the land at the Lourdes Retirement Village at 95-97 Stanhope Road, Killara rezoned from R2 Low Density Residential to R3 Medium Density Residential.

I object also to the proposal to amend the Maximum Height of Building control from 9.5 metres to a range of heights up to 22 metres.

The Reasons Why I Object To The Proposal

The reasons why I object to the proposal to rezone the Lourdes Retirement Village from R2 low Density Residential to R3 Medium Density Residential and to amend the Maximum Height of Building control from 9.5 to a range of heights to 22 metres to allow for 4, 5 and 6 storey buildings is as follows:

* The proposed nine (9) northern multi-storey buildings of 4, 5 and 6 storeys to a height up to 22 metres, which front or are close to Stanhope Road, would be totally out of character with the low-density environment in the neighbourhood.

* This proposal is likely to set a precedence for over development in the area.

* The proposed accomodation increase on the site along with the limited Public Transport servicing the area (Bus route 556) and the closest train station (Killara) being approximately 1.5 kilometres walking distance away, which is generally considered outside comfortable walking distance for this age group, will result in increase car traffic, which would place an intolerable and dangerous strain on the already inadequate local road system.

* The scale and bulk of the construction is likely to take several years to complete. During this period there will be an increase in noise, dust and traffic of heavy trucks serving the construction.

* This proposal also adds concern that the construction workers could take up the limited parking spaces, leaving locals nowhere to park for years during construction works.

* For residential houses 76 to 108 in Stanhope Road and the Lourdes Retirement Village, there is only one way out to other roads from this "no through way" section for our daily commuting and to escape in the case of a bush fire or other emergencies that have occurred such as severe storms. This proposal will only exacerbate the traffic congestion for residents and pedestrians and create a large increase in the bushfire risk for all residents.

* I also strongly object to the proposal for a secondary traffic access to the east of the existing main access. This proposed access is within a few metres to the turning point of the cut-de-sac, which is used constantly day and night for all size vehicles to depart this road. This proposal would increase an additional traffic hazard and add a further dangerous strain on the already inadequate local road. I would suggest that a safer alternative to this proposal would be to use the current secondary access located at the end of Stanhope Road past the cup-de-sac, which has been regularly used already by the residents of Lourdes Village for decades.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Dear Madam or Sir,

I write with regards to the planning application PP-2022-658. I have examined the plans and wish to object strongly to the development in this location for the following reasons:

The proposed development has a maximum height of 22m which is visually unacceptable. It will dominate the street and is unsympathetic to the broad streetscape.

I understand that more accommodations are needed however it should be done so the neighbourhood does not lose its charm and serenity. The proposed development does not integrate with the neighbourhood character, which is predominantly 1 or 2 storeys houses.

This development will incur major change to the traffic in local streets and impact residential amenity by substantially changing neighbouring residents' ability to access and exit their properties. Currently the only way to get access to the proposed site is through Stanhope Rd and Rosebery Rd. Visitors to the 141 seniors living units and residents of the 63 townhouses will generate such large traffic volumes that can not be accommodated by Stanhope Rd and Rosebery Rd. The development would also adversely affect the pedestrian amenity of the

streetscape.

Additionally during the construction period, delivering building materials to the development site and the construction of such a large complex will generate a lot of noises, which is certainly not suitable to be carried out in such peaceful and quiet neighbourhood.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

Please see the attached letter

27 September 2022



Louise McMahon, Director
Brendon Roberts
cc: Shruthi Sriram
Agile Planning and Programs
Delivery, Coordination, Digital and Insights
Planning Group, NSW Department of Planning and Environment

Rathna Rana
Ku-Ring-Gai Council

cc: The Hon. Jonathan Richard O'DEA,
davidson@parliament.nsw.gov.au

Dear Louise, Brendon, Sruthi and Rathna,

RE: PP-2022-658 - Lourdes Retirement Village - 95-97 Stanhope Road, Killara.

I write to register my objection to the proposed rezoning of the land at 95-97 Stanhope Road Killara.

I will start with a story – a true and very local, story. I live on the 'no-through-road' portion of Stanhope Road, across from the area proposed for rezoning to allow for medium density development.

At about 2pm on Tuesday, November 26th, 2019, while numerous bushfires were burning across the districts, a storm raced through the neighbourhood bringing strong winds and felling numerous trees. Although the wind was impossible to ignore, I was not immediately aware of the extent of the damage until firemen came racing on foot up the steep pathway beside my house, responding to an alarm from Lourdes village. They were on foot because they were unable to access the area by road due to blockages from the felled trees.

Thankfully the alarm from the village was not due to a fire, but a malfunctioning sprinkler system. Thankfully no one at the village (that I know of) had any medical emergency that day – as vehicle access to the area was cut for about 8 hours that day. Electricity was out, and access to the entire area was blocked by trees on Stanhope road, Roseberry road, Kardella Road and Redgum road. If one of the many local fires took hold in the bush south or east of the site, it would have been catastrophic due to the inability of vehicles to get anywhere near the village.

Although the storm brought a bit of rain that we hoped would reduce the fires in the district – the winds seem to have strengthened fire activity in many areas – and as we all know, those fires kept burning and growing and multiplying into 2020 during a deadly and destructive fire season.

Unfortunately, this is not the end of the story.

Unfortunately, disastrous fire seasons are predicted to become more common and more ferocious. We have had numerous warnings that we need to minimise the danger. **We must adapt our approaches to development to establish ‘resilience’ in the face of a changing climate.**

I assert that the proposed development does the opposite – it does not offer resilience to a changing environment, but ignores the current and escalating risks putting numerous lives in peril.

I draw your attention to the balance between proposed benefits and the possibilities for increased risks. As outlined below, it is clear that the risks negate the proposed benefits, and that those proposed benefits can be best met without rezoning and without increasing risks.

The Planning Proposal prepared by FPD Pty Ltd [the Planning Proposal] presents its assessment of the strategic merit and suggests that the proposed rezoning supports a number of the objectives of the Greater Sydney Region Plan, A Metropolis of Three Cities [the Plan] that was released by the Greater Sydney Commission in March 2018.

It is important to consider the intent of the Plan and how it aligns with other plans – including those that already allow for medium and high-density development in transport corridors and near town centres. It is also important to compare whether and how the proposed objectives can be met WITHOUT rezoning.

The following strategic objectives are cited on page 16 of the Planning Proposal.

The analysis below explains why these objectives should not be used to justify the rezoning of the land at 95-97 Stanhope Road. **Each of these strategic objectives can be best achieved without rezoning the land.**

- **Objective 7 – Communities are healthy, resilient and socially connected**

The proposed rezoning does not enhance this objective – current zoning already allows for a healthy, resilient and socially connected community. In fact, there is a strong basis for arguing that by maintaining the current zoning, with lower density, the community will be healthier, more resilient and more socially connected than can be achieved through a higher-density environment.

Much of the argumentation in the Planning Proposal focuses on the need for increased Seniors Housing. However, the proposed plan does not significantly increase the stock of Senior Housing and removes one important level of care completely (the serviced apartments). Table 1 uses a scenario where about one third of independent units have two occupants and the rest (including the serviced apartments) have one occupant. Under this scenario **the proposed re-zoning and redevelopment could offer accommodation for an additional 18 Seniors (6 percent increase).** Other scenarios result in similarly minimal impact on overall capacity for Seniors Housing – the estimated impact on capacity will be negligible, and **some projections predict an overall decrease in accommodation for Seniors.**

Table 1: Current and Proposed capacity for Senior Housing based on the Planning Proposal.

Accommodation type	Current number	Estimated population (based on current development)	Proposed number	Estimated population (based on proposed development)
Senior Housing – Independent Units (estimates based on 1.3 people per unit)	108	140	141	183
Senior Housing – Serviced Apartments (estimates based on one person per apartment)	49	49	0*	0*
Senior Housing – Nursing home beds (one person per bed)	86	86	110	110
TOTAL SENIOR POPULATION	243	CURRENT CAPACITY: 275	251	PROPOSED CAPACITY: 293
<p>Summary – the DIFFERENCE in Capacity is under this scenario is only 18 (6 percent). Note that estimated capacity depends on assumptions that can vary, and some scenarios suggest a decrease in capacity. No scenario promises a significant change in the overall capacity for Senior Housing.</p> <p>Under this scenario the proposed rezoning would only offer housing for an additional 18 Seniors– this is not high enough to justify rezoning to increase housing for Seniors. This increase can be done within current zoning</p> <p>* By removing the Serviced Apartments, the proposal also destroys the opportunity for staged and appropriate care as Seniors age in violation of the conditions set out during the initial development of the village.</p>				

Rezoning is not required to achieve, at best, a negligible increase in housing. Furthermore, under the Planning Proposal, the serviced apartments which offer the important intermediate stage of care completely disappear. By removing this stage of Senior Housing, residents may be forced to move elsewhere as they age, or may try to stay in independent accommodation when it is no longer safe to do so.

By removing the availability of staged care, the proposal reduces the ability of the village to offer a healthy, resilient and socially connected environment. Providing the staged care needed by Seniors is one of the existing DA conditions. The existing zoning allows for staged care and renewal as well as the potential for an increase in housing capacity for seniors.

Rezoning is not needed to enhance Objective 7 and would reduce healthy and safe aging options for Seniors.

- **Objective 10 – Greater housing supply**
- **Objective 11 – Housing is more diverse and affordable**

Rezoning to meet these objectives is not justified; this location (95-97 Stanhope Road) does not afford the desired transport links or walkable access to town centres and amenities that are cited as important criteria for increased housing density. It is not a location suitable for providing a strategic increase in housing supply or housing that is more diverse and affordable.

Urban planning has been done for the wider area with a priority for increasing the density of development at strategic locations near transport and near the town centres and commercial or retail hubs – medium density housing is not appropriate on a limited access residential street well away from such amenities. There is an infrequent bus service to the area that also travels through a wide swathe of the suburb. If such a bus service is considered as part of the rationale for rezoning at 95-97 Stanhope Road, it suggests that anywhere along a residential bus route could be considered for medium density development.

There is no rationale for medium density development at this particular site other than to provide a bushfire buffer in order to allow increased density of aged care on a portion of the site. However, it must be noted that based the scenario in Table 1 there would only be a very minor (6 percent) increase proposed capacity for Senior Housing capacity under the rezoning proposal. Other scenarios show similarly negligible impact, with some suggesting a slight decrease in capacity. This extremely low impact on Senior Housing availability, combined with the removal of the opportunity for staged care through serviced apartments, renders the argument for rezoning for the purposes of increasing Senior Housing invalid. A medium density buffer is therefore not justifiable based on an ability to enable increased Senior Housing.

Objectives 10 and 11 will be best met in locations close to transport and amenities. **Rezoning is not justified** to meet these objectives at 95-97 Stanhope Road

- **Objective 13 – Environmental heritage is identified, conserved and enhanced**
- **Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced**
- **Objective 30 – Urban Tree Canopy is increased**

These objectives are arguably compromised through increased density of development, and certainly achieving these goals does not require rezoning. Both during the development and construction and through ongoing use, the higher density of development and increased traffic will make it more difficult, not easier, to achieve these goals. The environmental challenges from development are acknowledged and rather than proposing an overall to improvement in these areas, the proposal sets out some efforts that will be made to try to mitigate the negative effects from the increased development (for example, to manage urban development and urban bushland to reduce edge-effect impacts, page 18 of the Planning Proposal).

The suggestion that the Urban Tree Canopy is increased under this proposal is misleading – the proposal discusses retaining some of the trees (while others are removed) and does not commit to planting of new trees, noting that this ‘will be limited by bushfire protection measures’ (page 18, Planning Proposal). In effect, **the Urban Tree Canopy will be reduced** (not increased) and it is fallacious to suggest otherwise. **Objectives 13, 27 and 30 can be best met under current zoning – they should not be used to justify rezoning.**

• **Objective 37 – Exposure to natural and urban hazards is reduced.**

This is an extremely important objective – and a matter of life and death. Rezoning the land and increasing the number of people in the site will increase the risks while also increasing the number of people exposed to the risks from natural and urban hazards.

Most importantly, exposure to hazards is increased by increasing the number of people on a bushfire prone site with only one way in or out. Any blockage to Stanhope Road (by a tree or an accident or fallen live power lines) would lock close to 550 residents on a bushfire prone land ‘peninsula’ (see Table 2).

Table 2: Estimation of current and proposed population capacities.

Accommodation type	Current number	Estimated population (based on current development)	Proposed number	Estimated population (based on proposed development)
TOTAL SENIOR POPULATION (extracted from Table 1)	243	275	251	293
TOTAL TOWNHOUSE POPULATION (assume average of 3 people per townhouse)	0	0	63	189
TOTAL SINGLE FAMILY HOMES on affected portion of Stanhope Road (assume 4 people per house)	16	64	16	64
TOTAL POPULATION in the affected area (with one point of access via the ‘no-through-road’ portion of Stanhope Road).		339		546 (an estimated increase of 207 people, with only 18 of those in Senior Housing)

Summary – the projected **INCREASE in total population in the affected area is 207** (more than a **60 percent increase** on current population in the affected area). This increase is largely due to adding multi-level townhouses that do not contribute to Senior Housing availability.

If the land is rezoned, **207 additional people would need to evacuate the area** in the event of a bushfire or other emergency event via a single access point that is at risk of being impassable (due to felled trees, vehicle collisions, or fallen live wires – all of which have blocked access in the past).

The proposed rezoning increases the number of people living in the reduced access ‘dead end’ of Stanhope Road by more than 60 percent, while increasing Senior Housing capacity by perhaps 6 percent (and reducing the overall amenity offered by staged care).

Current zoning allows for increases in Senior Housing capacity and amenity without escalating the risks to everyone (Seniors as well as families within and adjacent to the site).

Refer to the story that began this letter – blocked access has happened before and will happen again. The next time we may not be as lucky – the bushfire may be adjacent or directly threatening the site at 95-97 Stanhope Road and evacuation will be required. Even without blocked access, the fact that there is one road for ingress/egress from the site creates escalating levels of danger and delay as the population increases.

In addition to bushfire risks, there are risks of increased traffic incidents, and pedestrian safety is compromised. The end of Stanhope Road that would become a major thoroughfare is a narrow curving and sloping road with very poor visibility around the corner. Setting sun adds additional challenges to visibility. A mix of older drivers with busy young families (who are likely to be attracted to the townhouses) rushing back and forth will greatly increase the exposure to traffic hazards.

Exposure to natural and urban hazards is not limited to humans - there are risks to native fauna from this development, and I understand that others have researched these aspects and raised this issue in other submissions.

Objective 37 is not enhanced by rezoning, quite the opposite. This objective should not be used to justify rezoning the land. **Objective 37 is best met under existing zoning;** rezoning 95-97 Stanhope Road to Medium Density would elevate risks of mortality and disability through increased exposure to natural and urban hazards.

In summary, I object to the proposal to rezone the land at 95-97 Stanhope Road to Medium Density.

Most importantly, rezoning this parcel of land will unnecessarily put lives at risk. The lives at stake include 16 families living in single family homes on the 'no-through-road' part of Stanhope Road, and the proposed 63 families living in the townhouses.

The potential contribution to Senior Housing capacity under the Planning Proposal is minimal, while bushfire, environmental, and traffic-related risks would escalate. Furthermore, capacity is not the only amenity required by Seniors - The proposal diminishes benefits by neglecting the intermediate (serviced apartment) stage of care.

Rezoning of the land would also create an undesirable precedent for using the pretence of increasing Senior Housing to enable general development outside the urban planning masterplans that are designed to ensure enhanced amenity and vitality for our urban environments.

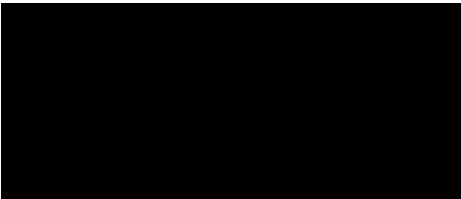
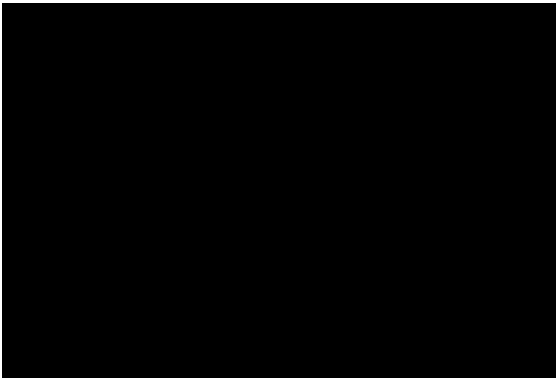
We need to ensure that all developments look to the future and offer resilience to the increasing risks of bushfires. Recent years have demonstrated how our world is changing. We ignore the signs at our peril.

I implore you to reject the Planning Proposal to rezone the land at 95-97 Stanhope road to medium density. It is a matter of life-and-death for the residents that **all require access via the same narrow entry road on a raised peninsula surrounded by bush**. This geography represents an ideal location for bushfires to rapidly endanger hundreds of people as bushfires run uphill with the wind.

The proposal was initially rejected based on the fire risk and inadequate access for good reason. It should be rejected again as it now fails to improve Senior Housing capacity significantly and reduces overall amenity for Seniors by removing the intermediate stage of care, while increasing multiple types of risks for all.

I would be pleased to discuss any aspect of this important issue.

Kind regards,

A black rectangular redaction box covering the signature of the sender.A large black rectangular redaction box covering the address and contact information of the sender.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

submission

Refer attached submission

Documents

Action summary



Attention: Shruthi Sriram,
NSW Department of Planning and Environment

Rathna Rana
Ku-Ring-Gai Council

CC: The Hon. Jonathan Richard O'DEA,
davidson@parliament.nsw.gov.au

Dear Shruthi,

RE: PP-2022-658 and prior versions of this application (Lourdes Retirement Village - 95-97 Stanhope Road, Killara (**the Proposal**)).

I strongly oppose approval of the Proposal for the reasons summarised below. As I understand it the Proposal as amended from time to time was originally submitted by Stockland prior to its sale of Lourdes Retirement Village to EQT Infrastructure (jointly the developer).

The Proposal should not have advanced to this stage as it fails to satisfy minimum regulations and standards on many levels and would create medium high density hub in total conflict with its surroundings. One obvious failure is that it does not comply with Ministerial Direction 4.3. As the Proposal notes, the NSW Department of Planning and Environment considers that the planning proposal is inconsistent with clause 6(b) of Ministerial Direction 4.3. That is because clause 6(b) requires that, for certain developments (including retirement villages), appropriate asset protection zones (APZ) must be incorporated to protect vulnerable residents from bushfire hazards, and reliance on performance based approaches is not acceptable.

The assessment process followed for this Proposal raises significant questions in relation to the integrity of that process and its ability to safeguard and protect the community. The assessing bodies have a responsibility to enforce compliance with the applicable regulations and standards, not seek to bypass or circumvent them in favour of the developer.

Like many developers over the years, the developer since acquisition by Stockland has deliberately and progressively reduced occupancy and allowed the Lourdes Retirement Village, in particular the serviced apartment facility to fall into disrepair. The developer's long term strategy has been to redevelop Lourdes Retirement Village for medium high density accommodation and residential housing without any regard for:

- 1) Existing Lourdes Retirement Village residents who bought into Lourdes Retirement Village on the basis that staged care was available and undertakings that no further development was planned.
- 2) Compliance with Bushfire regulations. The proposed rezoning does not comply with current bushfire regulations. The Bushfire Report prepared by Blackash contains many inaccurate and misleading statements. For example at Appendix E "the entire site will be managed as an APZ". This is impossible given that an APZ is defined as "a fuel-reduced, physical separation between buildings and bushfire hazards". This report does however acknowledge that the proposed performance based approach does not comply with clause 6(b) of the Ministerial

Direction. This is the heart of the issue. It means that the Proposal must be rejected because it fails to comply with a critically important safety requirement.

The Bushfire Report also notes that, "based on the typical fire response in the area, considerable fire brigade intervention would see significant firefighting resources available at the site". It should be remembered that, during the black summer fires, emergency services were overwhelmed and access to the site will be a major problem. What was typical in the past is no guide as to what may occur in the future. At a time when climate change is leading to more frequent, intense and fast moving bushfires, strict compliance with bushfire safety requirements must be enforced. The safety of vulnerable elderly residents and nearby residents must not be compromised for the sake of developer profits.

I note that Blackash's disclaimer includes "Blackash does not warrant or represent that the document is free from error or omissions and does not accept liability for any errors or omissions". Having read Blackash's report I can appreciate why Blackash would seek to avoid any liability arising from the errors and omissions contained in its report.

- 3) Access to Lourdes Retirement Village is very restricted. Stanhope Rd is itself classified as bushfire prone land which creates risks for evacuation of residents and access by emergency personnel during a fire event.

At Swain Gardens, Stanhope Rd becomes a narrow road with very restricted access particularly at the Swain Gardens culvert (refer Attachment A). This was demonstrated during Covid when drive through testing at Dalcross Hospital on Stanhope Rd close to the Pacific Highway prevented access of ambulances, busses and other service vehicles down to Lourdes Retirement Village. Drive through access to Dalcross Hospital was stopped. However, I was quite surprised that representatives of NSW Department of Planning and Environment, visiting Lourdes Retirement Village during the relatively short period that drive through operations were in place, advised me by email words to the effect that in their view the congestion preventing traffic flow and access was acceptable. Prior to that in 2019 a wind storm felled trees closing off vehicle access and power to Lourdes Retirement Village for an extended period.

- 4) Impact on traffic. The Traffic Report prepared by the developer's expert (Arup) is flawed on many levels including the base traffic assumptions are incorrect, it includes erroneous/irrelevant/ misleading statements and avoids discussion of critical considerations. The "traffic survey" undertaken in 2017 was taken when the occupancy of the village was already significantly reduced due to the developer's policy of neglect and de-occupation. The traffic movement numbers quoted in the report indicate that having entered Lourdes Retirement Village only about half of those vehicles leave (this would seem to be an interesting mathematical concept). This report did not address access in the event of a natural disaster (fire, wind storm) when Stanhope Road entrances have and will again become impassable. "Kerbside parking on Stanhope Road is intermittent" is not correct (refer Attachment A). Irrelevant statements such "as the Village occupants choose to avoid the road peak hours which occur before 9am and after 5pm" may be correct but the impact on peak hour traffic with creation of a non-aged residential hub within the Lourdes Retirement Village will be highly significant.
- 5) Other impacts which the Proposal either does not address or adequately address include parking, amenity, noise, impact on native fauna and creation of a high medium density hub in the middle of a residential zone without the infrastructure to support it.

If the Proposal is approved it will set a dangerous precedent. It will be a case study for all other developers on how to buy an aged care facility in a residential zone exposed to significant risk of a natural event such as a bushfire, with very limited access and with limited infrastructure; deliberately allow it to deteriorate over a number of years; engage and remunerate "experts" to compile reports in

support of their proposal knowing these reports will not be properly scrutinised by the respective planning authorities; obtain rezoning to a medium high density hub with reduced aged care capacity and more residential housing than aged care accommodation; and, bypass regulations and approval conditions by referring the matter to panels such as the Sydney North Planning Panel who will likely conclude the proposal has merit even when the Proposal actually reduces aged care capacity. The end result is the developer will make a windfall profit and residents of the rezoned medium high density hub and community will have to suffer the consequences and be placed at significant risk.

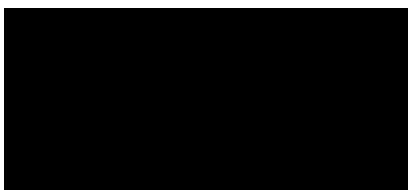
In the event of a bushfire (which is highly likely particularly with climate change) I would expect the coroner will be asking “how on earth did this development get approved?”. We need to learn from approval mistakes such as the approval for residential development on the flood plains in western Sydney. I suspect these residential developments were supported by so called “expert” reports, most likely with a disclaimer similar to the one provided by Blackash. At least in western Sydney there would seem to have been multiple escape routes which is not the case for Lourdes Retirement Village. As stated above Blackash, the preparer of the bushfire “expert” report on which the developer is relying, disclaims any responsibility for their report. I recommend the developer disclose details of the shopping around they did before they found an “expert” who would provide them with the report they required.

I refer to the objectives contained in the Gateway Determination Report – PP-2022-658. Those objectives relating to aged care could be achieved without rezoning the Lourdes Retirement Village and by the developer maintaining Lourdes Retirement Village in accordance with the exiting DA approval conditions. What could not be achieved is creation of medium high-density hub for non-aged residents and a wind fall profit for the developer. I suspect as time progresses the developer will allow the aged care facility to deteriorate with a view to conversion of the entire area into residential medium high density accommodation with no aged care.

As an aside I suspect the wording of the objective “Allow for restoration and preservation of Headfort House” has been carefully crafted by the developer and gives no assurance this work will actually be done. There is no obligation on the part of the developer to restore and preserve Headfort House if re-zoning is approved. Based on the developer’s track record I suspect the developer will in the short term seek to demolish Headfort House on the basis that it is unsafe (due to their lack of maintenance) and replace it with a multi storey building.

I would not oppose upgrading Lourdes Retirement Village providing that upgrade does not breach applicable regulations and takes into account the developer’s obligations to the residents of the Lourdes Retirement Village and the wider community. However, the Proposal seeks to create a medium high density hub in the middle of a low density, high risk bushfire residential zone with limited access and infrastructure in disregard for the safety and amenity of residents of that hub and the wider community. The Proposal must not be approved in its current form.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.Two small black rectangular redaction boxes, likely covering contact details such as a phone number and email address.

ATTACHMENT A



Photo 1: Bus exiting Lourdes Village and turning into Stanhope Road showing cars parked on both sides of the road, which is common.



Photo 2: View down Stanhope Road towards Swain Gardens with a bus coming up Stanhope Road towards Lourdes Village. Note the number of cars parked on the road, and that there is no space for another vehicle to pass.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

We are opposed to any re-zoning of 95-97 Stanhope Road, Killara from R2 Low Density Residential to R3 Medium Residential or allowing the maximum height of the building from 9.5 metres to a range of heights that are not in keeping with the neighbourhood and locality.

Our opposition is specifically based on how re-zoning this part of Stanhope Road will compromise the immediate safety to the Aged Care residents and the local neighbourhood. It will have a negative local environmental impact and will also have an immediate negative impact on the low-density substantial dwellings of our street. It does not comply with the current zoning and its caveats and an R3 zoning does not demonstrate any strategic merit to our community or sympathise with the immediate surrounding streets and our neighbourhood.

This rezoning lacks strategic merit for Stanhope Road and the surrounding bushland and a rezoning of this site will have significant inconsistencies with the KLEP 2015 and Ku-ring gai Community Strategic Plan, the North District Plan and the Greater Sydney Regional Plan. It will also impact the diverse and unique local Fauna and Flora and promote a further Fire Risk in our community.

The residents of Stanhope Road, from Roseberry Road to the cul-de -sac, have already been granted a prior court ruling over any changes to the access to this property from the cul-de-sac or along the end of Stanhope Road. The proposal for a driveway into the Lourdes Retirement Village or proposed buildings under a re-zoning contravenes this and the access along Stanhope Road from 86 Stanhope

Road to the end of the street has been shown to be extremely limited during recent COVID testing at Dalcross Hospital, where the traffic during 2020, 2021 and 2022 completely blocked resident's access to our homes for days and weeks.

This would become a disastrous situation in the case of bushfires or wildfires in the Garigal National Park and prevent, restrict and hamper any staging of defence efforts by the NSW Rural Fires Service and prevent we, the residents, of the single access road from escape or retreat.

Also, there has never been any kerb and guttering for most of this end of Stanhope Road or proper maintenance and upkeep of the road surface, which would become another problem in such emergencies for safe egress and access.

Yours sincerely,
Stanhope Road Resident.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

[REDACTED]

We are strongly opposed to the rezoning of the Lourdes Village site to R3 or further from the current zoning, specifically based on the immediate safety to the Aged care residents and the neighbourhood, for the negative local environmental impact, but also that it will have an immediate negative impact on the low-density substantial dwellings of our street, does not comply with the current zoning and its caveats and an R3 zoning does not demonstrate any strategic merit to our community or sympathise with the immediate surrounding streets and our neighbourhood. This rezoning lacks Strategic merit for Stanhope Road and the surrounding bushland and a rezoning of this site will have significant inconsistencies with the KLEP 2015 and Ku-ring gai Community Strategic Plan, the North District Plan and the Greater Sydney Regional Plan. It will also impact the local unique Fauna and Flora and promote a further Fire Risk in our community. This proposed rezoning will compromise the safety of our community, placing we the street residents and those proposed extra residents in a vulnerable and dangerous in a pursuit for large profits by an overseas company, ignoring the safety and improvement of the local community.

Bushfire Risk

Any significant increase in resident numbers on the site will present a danger and threat to lives in the case of a bushfire. Due to access and escape facilities in the local area, with resulting effects for the safety of the current residents of Stanhope Rd, future residents in Lourdes Village and for people in the surrounding community. There is no way out but the one road for all residents within the area which promotes a significant increased risk should there be any significant bushfire. We are already compromised by a single access road (Stanhope Rd) should there be need of an evacuation of the Lourdes site, as their own independent Fire Review clearly shows. It demonstrates there to be a Northeastern fire path of over 1.2KMS (the prevailing wind direction) and a Southeastern Fire Path of over 500mtrs (open to Southerlies), affecting Lourdes residents and subsequently all residents of Stanhope Rd. It has a potential for fire coverage of over 60% to 75% of the area in the spread of a Crown Fire up the slopes from (any or all of) the 3 sides of Forestation. Furthermore, their own Independent review states that the Planning Proposal's loop perimeter road, "First Avenue will therefore not provide safe access/egress for residents and an operation platform for firefighters assisting during bushfire".

It is our understanding that the RFS has not accepted the proposed protection measures, (and would not) as the proposal's modelling was determined using an incorrect Fire Danger Index, (FDI of 55 when it should be 100 so it does not comply to FDI Standards, making evacuation necessary in all cases) and RFS have confirmed that "the Service is unlikely to accept an increase in the occupancy of the facility due to the need to evacuate an increased number of vulnerable people from the site, placing additional demand on road infrastructure and the emergency services".

Are the Board Directors of the overseas Swedish Company accepting responsibility and liability for the safety of all residents along Stanhope Rd in the event of bushfires?

It is very clear that local residential considerations and access did not feature at all in any of the proposal documents and despite their claims of consulting with the neighbours we at number 94 are yet to be consulted by anyone in relation to these plans.

The application states by some other surveys and assessments that they have conducted for demonstrating local services and the environment which are significantly incorrect, or are out of date or contain insufficient representation of the actual status of the local area and environment:

We are surprised to see that the Fire Risk Statement has changed somewhat from so many prior adverse assessments that clearly have issues with a large number of residents accommodated in an area that has poor access and escape along a narrow single road and very limited standing to mount a defence for bushfires.

- " Most incoming residents are expected to be car owners and drivers

From its Roseberry Rd intersection, Stanhope Rd is not even curbed and guttered and the road surface is rough, potholed and gravelly as it has not been correctly maintained for many years. This already is a problem issue for the residents of the street, Opal Hospital and Lourdes Village staff (most park in the street as there is no staff car park), mourners attending funeral services in the chapel and significantly the service vehicles attending Lourdes Village at all hours (which already should not be happening, according to our Council).

1. The references to local bus transport are incorrect

- " The 556 Bus Service passes through the site providing efficient public transport links".

- The bus runs a few irregular services within its timetable and does extra loops into Lourdes Village when they add these services to the usual run along Roseberry Rd a few times a day.

2. Specifying Lourdes Village has a boundary with Swain Gardens is incorrect, their boundary links to one of our neighbours prior to Swain Gardens.

- There are 9 low-density dwellings situated between the Lourdes site and Swain Gardens which would also be affected by the FDI in the case of bushfires occurring in the Southern forested areas.

Environment

My own review of the Ecological Assessment which was submitted by ACS Environmental Pty Ltd leads me to refute their observations which they state covered a 5kms (?) radius of the area. The review falls way short of the recognising our local fauna and is incorrect.

There are a number of local species that they failed to recognise within a few 100 metres of and within the current site :

ACS - "An assessment of species of flora and fauna recorded within 5km of the site and listed under the EPBC Act and the TSC Act as threatened, found that habitat for these species does not occur at the highly modified and landscaped site. Though some threatened fauna species such as the Powerful Owl, Grey-headed Flying Fox and Eastern Bentwing Bat may occasionally forage in the vicinity of the subject site, it is considered that none would be significantly compromised or impacted by the proposed redevelopment of the site. As there are no threatened species or populations occurring at the subject site, it is not considered necessary to undertake any further assessment of significance or refer the proposal to the Director General of OEH or to the Commonwealth Department of the Environment and Energy"

It is well known by some of the residents of Lourdes and the residents in Stanhope Rd that as well as the more obvious flying Fauna we also enjoy the rare endangered Bleating Tree Frogs- *Litoria dentata* –(pictured below on the perimeter of the site); Echidnas- *Tachyglossidae*, pictured below on the Lourdes perimeter Red Belly Black Snakes, Kangaroos and Swamp Wallabies living in the northern and southern woodlands along the street and on the Lourdes site. Some of the Echidna nests are within the bank of the northern woodland that runs along Stanhope Rd next to the proposed demolition site and along the southern access road at the edges of the proposed development. Some Echidnas pictured below are right on the edge of the Lourdes Village on the proposed demolition site.

ACS - "All individuals of trees observed appeared insufficiently mature to have developed hollows in relation to nesting, sheltering and breeding habitat for avian species, arboreal mammals or microchiropterans. No hollows or spouts were evident on any of the individuals of trees observed."

I will happily refute their oversights obviously conducted from a biased and flawed observational review as there are more species within this zone than they recorded including also a number of Powerful Owls -*Ninox strenua* (registered on the and this spring a number of young in the nests, Ringtail Possums-*Pseudocheirus peregrinus*, Brushtail Possums- *Trichosurus vulpecula*, Bandicoots, Brush Turkeys and various native parrots (King parrots, Rainbow Lorikeets, Crimson Rosellas) that nest in the mature trees all of which is well known to some of the current residents of Lourdes Village and we Stanhope Rd locals.

We strongly oppose any rezoning of the Lourdes Village site to R3 or further development to raise the number of residents; specifically based on the immediate safety to the Aged care residents and its neighbours, for the negative local environmental impact but also that it will have an immediate negative impact on the low-density substantial dwellings of our street, does not comply with the current zoning and its caveats and an R3 zoning does not demonstrate any strategic merit to our community or sympathise with the immediate surrounding streets and our neighbourhood.

Yours Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I OBJECT to the proposal.

The scale and density of the proposed masterplan is inconsistent with the established low density nature of the area and will be damaging to the amenity and inherent value of the existing community.

Approval of the scheme would be fundamentally wrong on a number of levels:

(1) The proposed buildings, especially to the central north and west of the site, running along the upper ridge, dwarf the surrounding urban residential fabric, especially those houses that face the village along Stanhope Road. This is clearly demonstrated by the sections contained in the Urban Design report. The fact that there has been a slight decrease in the height proposed from the obscene heights requested in the previous approval request, does not diminish the fact that these buildings are wholly incompatible with the surrounding area and will destroy the character of the surrounding neighborhood. This character was a fundamental attractant when we moved into this community over 12 years ago. The 9.5m height limit defined in the Ku-ring-gai Local Environment Plan 2015 is there for a reason and should be applied to this development to ensure appropriate scale and consistency with the local area. The panels previous requirement that buildings be cut in to the contour of the site has not been followed on this upper ridge line - all multi-story apartment buildings sit proudly on top of the ridge line, giving no consideration to the visual impact or mass of these buildings and their total inconsistency to the surrounding area. The view corridor impacts contained within

the Urban Design report totally and inappropriately underplay the bulk, mass, solidity and dominance of the buildings, presenting only a dotted outline with clear sky behind and trees in front. The views from the impacted houses on Stanhope Road are largely ignored and not included within the report - also inappropriate, and required for proper consideration of the impact of the development.

(2) The rezoning of the land from R2 Low Density Residential to R3 Medium Density Residential is inappropriate, noting that appropriate redevelopment and renewal of the site and its facilities can be achieved under the existing R2 zoning, ensuring that the area's residential character is not diminished. I note that the Gateway Determination Report from the Department of Planning & Environment recommended an alternative option be considered that maintained the current R2 zoning - there appears to be no consideration given in what has been presented to date. The proposal to rezone to R3 is more in keeping with locations closer to transport orientated development adjacent to transport hubs, rather than sitting as an island within existing low density zones.

(3) Amendment of the Floor Space Ratio from 0.3:1 to 0.75:1 is inappropriate in the existing residential environment, consistent with the rationale provided in items (1) and (2) above. This request is all about profit generation by the developer at the expense of the surrounding community and the existing community of the Lourdes Retirement Village. Redevelopment can be achieved under the current, appropriate controls & conditions, and these should not be amended to the sole benefit of the developer and detriment of the local community.

(4) All of these proposed changes give rise to a density of population within the village that will fundamentally change the character of the surrounding suburban environment. The increased unit numbers, including the introduction of 63 'medium density residential townhouses', will close to double the inhabitants on the site - it is fanciful to suggest that this will not have a significant social impact in the area.

(5) Traffic will substantively increase as a result of the densification, and the change in roadway entries and circulation will have commensurate impacts on a number of surrounding houses. The Traffic Report prepared by Arup, was disappointingly based on 2015 traffic studies and focused mainly on the potential for impacts at the intersections of Stanhope Road with Werona Avenue and the Pacific Highway, both around 1km away from the site. The implications at the local level on Stanhope Road and Roseberry Road adjacent the development is largely ignored. The number of additional movements anticipated at peak times is underplayed in reporting. Table 6 in Arup's report identifies additional movements that vary from double the existing levels for the 5pm to 6pm peak, to more than 4 times existing between 11:30am & 12:30pm. The local impact will be significant and has not been properly considered or mitigated. At a personal level, the realignment of a major entry directly across from our house will result in a substantive deterioration in the amenity of our property and will see headlights of exiting cars from the village shining directly through our windows as a result of the elevated platform on which the village is situated.

(6) The Social Effects report prepared by Elton Consulting is extremely high level and does not contain any analysis on the social impact for the surrounding community. It also gives scant consideration to the impact on existing Lourdes

residents. It states 'an assessment of the potential social impacts on the immediate residential area would be undertaken through a program of local community consultation as part of a comprehensive social impact assessment. Appropriate mitigation measures would then be designed and implemented by Stockland Retirement Living and the construction contractor' - unfortunately, by this time, the damage will be done and the long-term change to the area will be irrevocable. The developer should be made to properly consider the social impact of this development and the Panel should take proper consideration of the appropriateness or otherwise of this impact.

(7) The village is largely surrounded by native bush on a very steep incline, conditions that help to promote and propagate the spread of fire in the event of a bushfire occurring in the area. Having lived in the area for more than a decade, I know first hand that it proves to be extremely difficult for the fire brigade to manage the surrounding bushland and undertake fire prevention strategies. The response from the fire services is very high level and I struggle to conceive that this redevelopment and densification does not carry with it substantive risk for the residents of the village and a commensurate deleterious impact on the Vegetation Buffer designed to protect the broader community. A comprehensive assessment of the proposed development and its management under bushfire conditions must be made for proper consideration.

(8) The development 'requires' the removal of 233 trees out of 329, of which 85 are of moderate to high significance according to the arborists report and it is noted that 'the proposal presents an opportunity to provide additional tree planting in accordance with a landscape plan that will contribute to the local amenity and character.' The removal of such a high percentage of trees across the site can only be detrimental to the character and presentation of the site, replaced by the 'opportunity' to do something. This should be unacceptable to the assessment panel, just as it is to local residents.

(9) In relation to the building fabric, the current documentation is very light on detail. The previous application had elements in the fabric that were inconsistent with the local urban environment (such as metal deck roofing materials) and is just another marker of the developer's intent to deliver profitability at the expense of the surrounding community. The quality and materiality of any development must be consistent with the standards imposed on the surrounding community.

(10) Broad statements that the construction contractor and developer will resolve issues relating to the social impact of the construction and ongoing operation of the facility are of zero value and greater specificity must be demanded of the developer if any development is to proceed.

In summary, I object to the development as currently proposed and its lack of observance to the appropriately established standards for the area. I do not object to the modernisation of this facility to enable quality care provision to our aged community - something which I acknowledge is a significant and growing challenge. This must, however, be achieved in a way that does not materially and irrevocably damage the fabric of the urban environment in which this facility has been allowed to establish.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I OBJECT to the proposal.

Upfront, I also wish to acknowledge that this submission is entirely consistent with that made by my partner, [REDACTED], but wish to also portray that I feel strongly, as the owner of [REDACTED] [REDACTED] the existing facility, that this proposed development is inappropriate in the context of the existing residential community that surrounds and encompasses the Lourdes village. This view is shared not only by my husband, but also my [REDACTED] children, [REDACTED] who have grown up and benefited from the low density urban environment and community of this area on Stanhope Road. This includes our regular interaction with the existing residents of the Lourdes Village, who, in my view, have been inadequately considered as part of this proposal.

The scale and density of the proposed masterplan is inconsistent with the established low density nature of the area and will be damaging to the amenity and inherent value of the existing community.

Approval of the scheme would be fundamentally wrong on a number of levels:

(1) The proposed buildings, especially to the central north and west of the site, running along the upper ridge, dwarf the surrounding urban residential fabric, especially those houses that face the village along Stanhope Road. This is clearly demonstrated by the sections contained in the Urban Design report. The fact that there has been a slight decrease in the height proposed from the obscene heights

requested in the previous approval request, does not diminish the fact that these buildings are wholly incompatible with the surrounding area and will destroy the character of the surrounding neighborhood. This character was a fundamental attractant when we moved into this community over 12 years ago. The 9.5m height limit defined in the Ku-ring-gai Local Environment Plan 2015 is there for a reason and should be applied to this development to ensure appropriate scale and consistency with the local area. The panels previous requirement that buildings be cut in to the contour of the site has not been followed on this upper ridge line - all multi-story apartment buildings sit proudly on top of the ridge line, giving no consideration to the visual impact or mass of these buildings and their total inconsistency to the surrounding area. The view corridor impacts contained within the Urban Design report totally and inappropriately underplay the bulk, mass, solidity and dominance of the buildings, presenting only a dotted outline with clear sky behind and trees in front. The views from the impacted houses on Stanhope Road are largely ignored and not included within the report - also inappropriate, and required for proper consideration of the impact of the development.

(2) The rezoning of the land from R2 Low Density Residential to R3 Medium Density Residential is inappropriate, noting that appropriate redevelopment and renewal of the site and it's facilities can be achieved under the existing R2 zoning, ensuring that the areas residential character is not diminished. I note that the Gateway Determination Report from the Department of Planning & Environment recommended an alternative option be considered that maintained the current R2 zoning - there appears to be no consideration given in what has been presented to date. The proposal to rezone to R3 is more in keeping with locations closer to transport orientated development adjacent to transport hubs, rather than sitting as an island within existing low density zones.

(3) Amendment of the Floor Space Ratio from 0.3:1 to 0.75:1 is inappropriate in the existing residential environment, consistent with the rationale provided in items (1) and (2) above. This request is all about profit generation by the developer at the expense of the surrounding community and the existing community of the Lourdes Retirement Village. Redevelopment can be achieved under the current, appropriate controls & conditions, and these should not be amended to the sole benefit of the developer and detriment of the local community.

(4) All of these proposed changes give rise to a density of population within the village that will fundamentally change the character of the surrounding suburban environment. The increased unit numbers, including the introduction of 63 'medium density residential townhouses', will close to double the inhabitants on the site - it is fanciful to suggest that this will not have a significant social impact in the area.

(5) Traffic will substantively increase as a result of the densification, and the change in roadway entries and circulation will have commensurate impacts on a number of surrounding houses. The Traffic Report prepared by Arup, was disappointingly based on 2015 traffic studies and focused mainly on the potential for impacts at the intersections of Stanhope Road with Werona Avenue and the Pacific Highway, both around 1km away from the site. The implications at the local level on Stanhope Road and Roseberry Road adjacent the development is largely ignored. The number of additional movements anticipated at peak times is underplayed in reporting. Table 6

in Arup's report identifies additional movements that vary from double the existing levels for the 5pm to 6pm peak, to more than 4 times existing between 11:30am & 12:30pm. The local impact will be significant and has not been properly considered or mitigated. At a personal level, the realignment of a major entry directly across from our house will result in a substantive deterioration in the amenity of our property and will see headlights of exiting cars from the village shining directly through our windows as a result of the elevated platform on which the village is situated.

(6) The Social Effects report prepared by Elton Consulting is extremely high level and does not contain any analysis on the social impact for the surrounding community. It also gives scant consideration to the impact on existing Lourdes residents. It states 'an assessment of the potential social impacts on the immediate residential area would be undertaken through a program of local community consultation as part of a comprehensive social impact assessment. Appropriate mitigation measures would then be designed and implemented by Stockland Retirement Living and the construction contractor' - unfortunately, by this time, the damage will be done and the long-term change to the area will be irrevocable. The developer should be made to properly consider the social impact of this development and the Panel should take proper consideration of the appropriateness or otherwise of this impact.

(7) The village is largely surrounded by native bush on a very steep incline, conditions that help to promote and propagate the spread of fire in the event of a bushfire occurring in the area. Having lived in the area for more than a decade, I know first hand that it proves to be extremely difficult for the fire brigade to manage the surrounding bushland and undertake fire prevention strategies. The response from the fire services is very high level and I struggle to conceive that this redevelopment and densification does not carry with it substantive risk for the residents of the village and a commensurate deleterious impact on the Vegetation Buffer designed to protect the broader community. A comprehensive assessment of the proposed development and its management under bushfire conditions must be made for proper consideration.

(8) The development 'requires' the removal of 233 trees out of 329, of which 85 are of moderate to high significance according to the arborists report and it is noted that 'the proposal presents an opportunity to provide additional tree planting in accordance with a landscape plan that will contribute to the local amenity and character.' The removal of such a high percentage of trees across the site can only be detrimental to the character and presentation of the site, replaced by the 'opportunity' to do something. This should be unacceptable to the assessment panel, just as it is to local residents.

(9) In relation to the building fabric, the current documentation is very light on detail. The previous application had elements in the fabric that were inconsistent with the local urban environment (such as metal deck roofing materials) and is just another marker of the developer's intent to deliver profitability at the expense of the surrounding community. The quality and materiality of any development must be consistent with the standards imposed on the surrounding community.

(10) Broad statements that the construction contractor and developer will resolve

issues relating to the social impact of the construction and ongoing operation of the facility are of zero value and greater specificity must be demanded of the developer if any development is to proceed.

In summary, I object to the development as currently proposed and its lack of observance to the appropriately established standards for the area. I do not object to the modernisation of this facility to enable quality care provision to our aged community - something which I acknowledge is a significant and growing challenge. This must, however, be achieved in a way that does not materially and irrevocably damage the fabric of the urban environment in which this facility has been allowed to establish.

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

To whom it may concern,

We are writing to you in regard to the development at 95-97 Stanhope Road (Lourdes Retirement Village), Killara (PP-2002-658).

We have reviewed the plans and documents provided and object to the proposal citing the the following summary of our concerns:

- The proposed maximum building height 22m will have a significant negative visual impact from the properties on the northern side of Northcote Road that currently enjoy uninterrupted views of the natural landscape of Seven Little Australians park. The tallest 22m buildings will rise above the current tree level.
- The scale of the development is not in keeping and disproportionate with the current area as it is located well away from the central Lindfield hub and train station.
- Lourdes is boasted as a 'village in the trees'. The proposed development will involve the planned removal of 233 trees. The loss of so many trees for such a development is unacceptable and should be preserved to maintain the natural landscape and protect wildlife.

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submission

Lourdes Retirement Village Planning Proposal

To whom it may concern

In reference to the recent proposal to rezone land in Lourdes Retirement Village at 95-97 Stanhope Road, Killara from R2 low density Residential to R3 Medium Density residential, I find this an absolutely ridiculous proposal. This isn't the first time this has been proposed as prior plans have been constantly declined in the past.

Reasons why these prior proposals had been declined include the fact that only a single residential road leads out of the entire premises which is barely adequate for the current buildings.

This would increase the danger of natural disaster events such as bushfires as it would create an issue when evacuating the hundreds of residents. Alongside this, hazards inside the buildings will be likely to increase such as electrical fires, and ambulances and emergency services will have a harder time locating residents. This project aims to serve no one apart from management and increasing the number of residents will make the conditions more cramped for those already living there. All of these known issues are only likely to increase the danger for an already very vulnerable group.

Lastly, Killara is also known for being a quiet neighbourhood, this proposed redevelopment would also serve to generate unwanted noise and activity for the surrounding residential houses. It should also be noted that current staff use roadside parking due to a lack of infrastructure within the premises, this will only worsen with more buildings. After all of the aforementioned points, I believe it would

be outright negligent to build 141 independent Living units and a 110 bed residential aged care facility. Please understand the vast issues that are associated with this project and stop it from going through.

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I am resident - with my wife [REDACTED] which is an "over 55's" strata complex of 29 units over 6 buildings located approximately [REDACTED] metres before the Lourdes complex at 95 Stanhope Rd. We have been resident here since April 2018; prior to that time we were residing in Gordon in a house that had been in the family for 80 years.

I know Lourdes well as my wife's mother resided there for nearly 15 years until her death (in 2010) experiencing all the forms of accommodation that Lourdes had available in the complex. A friend now lives in the Lodge, part of Killara Glades Aged Care on the site, having previously occupied with his wife (now deceased) in a self-care unit.

Lourdes Village in its present form, if it had been maintained properly, could continue to provide retirement living very suitable for the area.

My wife and I object to parts of the Lourdes Retirement Village Planning Proposal.

~ Rezoning to Residential R3 from R2 is not appropriate for the site with building heights to 22 metres. The surrounding area is Residential R2. R3 development in Kuring-gai should be limited to the proximity of the railway.

~ Most potential residents for self-care independent living come from stand alone

houses of one or two storeys - they do not want apartments in a multi-storey building.

~ Potential residents would be looking ahead to an intermediate stage in their accommodation when full independent living becomes a burden - the former assisted living apartments were ideal. This is a stage ahead of entry in to a nursing home. This new planning proposal should continue to offer assisted living apartments.

~ How can the whole complex be called a "Retirement Village" when 31% of the living units are to be townhouses?

PARKING:

~ Going on our experience here at Swains Manors, each unit owner - when he/she or couple take up residence - have a car yet this proposal for Lourdes provides only 94 parking spots for 141 units; there will be a lot of parking in the street!

INCREASED TRAFFIC:

~ Of great concern is what is proposed for the site will introduce to the surrounding streets, particularly Stanhope Rd, considerably more traffic. There is already much traffic as many vehicles come off Arterial Rd and get on to Stanhope via Rosebery Rd. The width of Stanhope varies at certain spots and parking of cars by attendees at Swains Gardens narrows the road further near the entry to those Gardens.

The footpaths in certain parts of Stanhope Rd are far from adequate.

The removal of 233 trees of "modest to high significance" seems excessive.

██████████

██████████

[REDACTED]

[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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submission

Lourdes Retirement Village Planning Proposal

To whom it may concern

I am writing this letter to object to the proposal of rezoning land in Lourdes Retirement Village from low density to Medium Density residential. If this is accepted and the new seniors' housing development of 141 independent Living units and a 110 bed residential aged care facility goes through, it will have profound issues for the residents of Lourdes Retirement village alongside home owners within the suburb.

A few years ago, I was able to volunteer to help around the aged care facility and couldn't help but notice that the area was already quite built up for the land it was on. While volunteering, there was an unfortunate gastroenteritis outbreak which led to many residents having to be transported to hospital. Alongside this, residents would complain about a lack of care and long wait times due to the staff having too much to do. It is situations like this that make it extremely confusing why proposals to increase an already dense area are constantly trying to be put forward. This will only serve to make to make conditions more uncomfortable and cramped for residents.

Combined with this are the external threats of the retirement village being in a potential bush fire zone. With small roads leading to the facility, this will limit the response time of emergency services. An immediate evacuation with so many additional residents will lead to insufficient individual support for each resident and potentially fatal outcomes. I urge you to stop these possibilities from becoming a

reality by stopping this ridiculous proposal.

Documents

Action summary

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

submission

Please see the attached letter written on behalf of STEP Inc



STEP Inc

Community-based Environmental Conservation since 1978

27 September 2022

North District Planning Panel

Dear Panel members

Objection to Gateway Proposal for 95-97 Stanhope Road, Killara

STEP Inc is a local community-based environmental group, with a membership of over 550 in the Hornsby/Ku-ring-gai area. Our main objective is to preserve natural bushland in northern Sydney from alienation or degradation and ensuring proper management of this bushland including ensuring its role as habitat for animal species. Our group has considerable experience in environmental issues and regenerating and preserving natural bushland and native vegetation.

STEP objects to the Gateway Proposal. There are several aspects of the development that need to be examined in more detail before the rezoning can be approved. Once the rezoning from low density to medium density is in place there will it be possible to undo the decision?

STEP objects on the following grounds:

Bushfire protection measures. Use of the medium density buildings on the southern side as a heat shield is highly unsatisfactory. Will the residents accept this? The alternative is to extent the Outer Protection zone into the nearby bushland. That cannot possibly occur because it does not comply with the Planning for Bushfire Protection 2019 guidelines. The land is too steep in any case to possibly become an APZ.

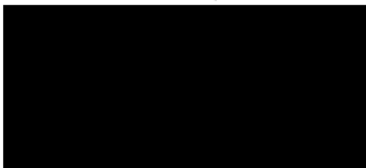
Impact on surrounding bushland. There is high quality bushland that is managed by Council as recreation reserves with many walking tracks. Swain Gardens is of considerable heritage value. The buildings of up to 22 metres height will be clearly visible whereas the current heights do not impinge on the amenity of the area. There has been no groundwater analysis. What impact will the underground carpark construction have on water flows into the surrounding bushland?

Evacuation during bushfire. The residents will clearly want to get out of the area if a bushfire threatens. There is only one access road so the access for emergency vehicles will be impeded by residents trying to drive out of the area.

Impact on local residents. The surrounded residential area is rated as heritage conservation area. The rezoning of the Lourdes area could create a precedent for further rezoning that will destroy the visual character of the whole area. The traffic assessment demonstrates that there will a significant increase in traffic along the narrow Stanhope Road. Frequently parked cars make the road effectively a single lane.

In conclusion the proposed development is excessive and unsuitable for the location and surrounding environment.

Yours sincerely,



[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission

I object to the proposal for the following reasons:

(i) bush fire concerns noting that :

Noting that "A retirement village is considered a Special Fire Protection Purpose development ..." and thus do need to be situated in a higher level of safety than able bodied/younger people.

The wording of the bush fire report that uses terminology such as
- "APZ are maximised "wherever possible" consistent with PBP 2019 - leaves the door open for sub-satisfactory effort to achieve the highest protection.

Point 8 of the report states - Any "increases in density" will be addressed on a bush fire risk basis, consistent with PBP 2019. Again this wording gives the impression the number of residents at the site may be more than we have been told they would be. It is not only the residents who are on site on a daily basis there are staff who providing care services so the number of people (including any daily visitors from outside who would swell the numbers who would be on the site at any particular day or night.

Point 11 notes that "Horizontal type exiting "will be considered" so that occupants can move to more protected areas during bushfires". Denotes that it "may not be considered". Also with the requested increase in height of the buildings it would require lifts to be used. What happens when the electricity goes off. Some of these vulnerable people would not be able to escape via stairs. Since Covid as we know carers can be few and far between - before the fire brigade gets there how many people would be available to assist these residents out of the building?

The statement regarding the direction of the wind that impacts the site e.g. "given its location, any bush fires impacting the site would be burning under what is typically a cooler easterly or south-easterly wind and "considerable fire brigade intervention would likely see significant firefighting resources available" at the site." That statement is naive. There is NO GUARANTEE that firefighting resources will be available at ANY time. If Ku-ring-gai was alight with multiple bush fires there may be no brigade available or nearby.

Also noting, "the land slopes away from Stanhope Road towards the bush land to the south and east on the other side of Lourdes Avenue. The site is adjoined by unmanaged bushland to the east and south which is associated with Gordon Creek. This bushland is primarily riparian forest with steep slopes and continues along Gordon Creek to the northeast". Slopes would increase the risk of bush fires racing up towards the buildings.

The statement that "Should the NSW RFS not issue a BFSA at the DA stage, the site would simply remain 'as-is' until such DA consent can be obtained." There is also reference to "that there "are no bushfire design or protection measures in place"". Why has developer/owner not upgraded bush fire safety to the present buildings? It shows the character of the site owner that they haven't made any attempt over the years to improve the bush fire safety of the site. They do not care about the vulnerable people who live/and have lived there since Lourdes was built and will only take action because they HAVE TO to make money out of their new proposed development. Shameful.

(ii) additional traffic concerns:

Stanhope Road is noted as "A collector road" which is also known as a distributor road, which is a road that allows high access to properties and has a low to moderate capacity. As the residents found during Covid when a testing station was located up near the corner of Wenona the influx of cars blocking the road caused chaos with the bus being unable to get through - the police were called on numerous occasions. While I wouldn't expect the additional number of those living in the aged care facility or the independent living units would be a problem with increasing traffic, but the potential double vehicle per townhouse residents would add to the traffic flow plus additional visitors and staff required.

(iii) Impact to the amenity of having multi-story buildings on the high point of the heritage area.

As noted, the developer is requesting a change by up to more than two times the height of the present maximum height of council's building controls and up to more than two times the floor space ratio control currently in place for the council's zoning of the area. These changes could then open the door to individual residential sites being demolished to make way for multi-story constructions - both eyesores and additional traffic impact. I personally would have moved to Waitara if I wanted to live among high rise buildings.

Documents

Action summary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

submission
Dear Ms Siram

Please find attached the submission from Friends of Ku-ring-gai Environment Inc (FOKE).

We look forward to receiving your acknowledgement of receipt of the submission.

Yours faithfully

[REDACTED]

[Documents](#)
[Action summary](#)

Attention: Ms Shruthi Siram
Department of Planning and Environment
shruthi.siram@dpie.nsw.gov.au

26 September 2022

Dear Ms Siram

RE: Planning Proposal PP-2022-658- Lourdes Retirement Village – 97 Stanhope Road Killara

“Land-use planning decisions have a far reaching and long-lasting consequences as to how exposed and vulnerable the community will be to future natural hazards. Where land-use planning decisions do not effectively incorporate natural hazard risk, future impacts of natural disasters will be higher”. November 2021

The above quote is taken from the NSW Government “Planning for a more resilient NSW – A strategic guide to planning for natural hazards.” November 2021.

- The Stockland Planning Proposal (PP) does not satisfy the strategic objectives for planning for a more resilient NSW or for climate change.
- The PP seeks to retain the use as a retirement village and intensify the number of dwellings and occupants and is inappropriate on land with the highest risk to life and property i.e., senior's living.
- Due to inaccuracies, omissions and flawed assumptions, the PP does not adequately consider and respond to fire hazard and risk, and impact on biodiversity
- The PP has no strategic merit as it is inconsistent with the Greater Sydney Region Plan, North District Plan, Ku-ring-gai LEP 2015, and Ku-ring-gai housing Strategy.
- The PP will set a dangerous legal precedent. If approved, it will result in the expectation across Ku-ring-gai and NSW, that the Planning Minister and his department will ignore appropriate land use and hazards to deliver housing.

The PP (Planning Proposal) at 95 – 97 Stanhope Road, Killara seeks to:

- rezone the site from R2 Low Density Residential to R3 Medium Density Residential
- amend the DCP maximum buildings heights for R3 from 9.5metres to up to 24metres in height (to allow 2 to 7 storey residential flat buildings)
- introduce 68 medium density residential units on the interface with the bushland
- increase the FSR from 0.3:1 to 0.75:1
- nearly double the number of dwellings – 83 bed residential aged care facility to 110 beds; 108 independent living units to 141; 49 serviced apartments to 63 medium density residential townhouses.
- provide 389 car parking spaces

The subject site is mapped as high bushfire prone land. It is identified on the biodiversity map and greenweb map. The site adjoins a heritage conservation area and heritage items.

Friends of Ku-ring-gai Environment Inc. (FOKE) strongly objects to the Planning Proposal which enables significant intensification of development on the site to capitalise on the existing use as Senior's Living. The intensification proposed presents an unacceptable risk to an elderly vulnerable population and unacceptable impacts on the local community. Approval of this Planning Proposal will set an unacceptable legal precedent in Ku-ring-gai and NSW.

BUSHFIRE HAZZARD RISK

The site is adjoined by Category 1 Bush Fire Prone Vegetation to the south and east. About one third of the site is mapped high bushfire prone with the associated buffer covering another third of the site. Bushfire prone maps are prepared by council and certified by the Commissioner of RFS.

The most important objective for strategic planning is to identify whether new development is appropriate subject to the identified bush fire risk. In our opinion, the bushfire risk has not been given proper consideration and the rezoning rationale does not respond adequately to risk.

1. The *Department of Planning and Environment* considers the planning proposal to be inconsistent with clause (6)(b) of Ministerial Direction 4.4.
2. NSW RFS have indicated their satisfaction with the proposed performance-based approach. In our opinion, the RFS has not complied with 1.45.5. or 4.4 requirements of the *RFS Planning for Bushfire Protection November 2019*.

- **1.4.5 Performance based solutions.** Performance based solutions must provide substantiated evidence and clearly demonstrate how the specific objectives and performance criteria are to be satisfied.

The Masterplan is illustrative and insufficient information is provided to "provide substantial evidence" that demonstrates objectives and criteria can be satisfied.

- **4.4 Consultation with the NSW RFS** should occur during the development of any Masterplan or Precinct Plan on BFPL with consideration given to fire history and the potential impacts from bush fire.

The fire history which is available on council maps has been omitted from all documentation supporting the proposal. This is critical as it also provides evidence that significant fire paths from a North Easterly direction must be taken into consideration.

This contradicts the Blackash statement, "*While not part of the assessment criteria, given its location, any bushfires impacting the site would be burning under what is typically a cooler easterly or south-easterly wind.*"

3. The proponent's Bushfire Attack Assessment has assumed a Fire Danger Index (FDI) of 55. This is inconsistent with the assumption of a credible worst case fire scenario burning up to Catastrophic Fire Danger Rating (FDR) as required by Planning for Bushfire (PBF) 2019 and a Fire Danger Index (FDI) of 100.
4. The incorrect FDI results in incorrect calculation of radiant heat ratings and consequently the APZ requirements.
5. There exist discrepancies with effective slopes between council's and the proponent's Bushfire Assessment. Slope considerations are crucial. The rate of a bushfire's spread can double on upslopes of 10 degrees and double again at 20 degrees (Webster 2012).
6. The proponent's Bushfire Assessment:

- Fails to identify the existing risk present with adjacent vulnerable facilities Swains Manor Retirement Village, at 67 Stanhope Road consisting of 46 apartments and the 200 student Newington College Prep K-6 at 26 Northcote Rd, Lindfield with bushland contiguous with the subject site.
 - Fails to consider that both exits from the subject site lead to a single evacuation road and that Stanhope Road is a cul-de sac.
 - Fails to account for the additional evacuation pressure from the existing population in the area, nor does it include the 16 existing individual dwelling houses and their occupants located in Stanhope Road that share the same evacuation route as the subject site occupants.
 - According to the *Blackash Bushfire Assessment* a more detailed analysis of the vegetation, including the impact of the sandstone outcrops, creek lines and the applicability of any Short Fire Run modelling will be undertaken as part of the detailed bushfire assessment, engineering, and design work at the DA stage. Given the bushfire risk and the vulnerability of the existing and future occupants, these factors should be taken into consideration at the Masterplanning Stage.
7. A Bushfire **Risk** Assessment or a peer review must be commissioned for the site. Given the omissions and inaccuracies in the proponent's Bushfire Assessment, it cannot be relied upon in a strategic bushfire study plan.
 8. The redevelopment of the Lourdes Retirement Village proposes to dispense with the standard provision of an Outer Protection Area (OPA) and to manage the entire village as an Inner Protection Area (IPA). The immediate effect of the proposal appears to prioritise increased site density over and above the elderly, immobile and vulnerable citizens creating the impression that commercial opportunities are the priority.
 9. The special Asset Protection Zone (APZ) for Retirement Villages provides for additional separation as a safety measure at 100 metres from the boundary interfacing a bushfire hazard to provide an increased safety buffer from bushfire attack which reflects the residents inherent restricted mobility, incapacities, health issues and special needs.

The provision of the APZ of 100 metres is critical for protection of residents, emergency workers and fire-fighters. The APZ must be amended using the prescribed FDI 100.
 10. Within the first 50metres of the 100metre APZ, the PP will be located in the BAL Flame Zone, while the remaining 50% of the APZ on the site will not be lower from risk BAL 40 of extreme bushfire attack. These residential properties and therefore the full APZ should probably apply without exception.
 11. When slopes are in the excess of 18 degrees, some bushfire management practises become impossible and all become difficult...the canopy fuels in forests are more available to fire, significantly decreasing the safety benefits provided by the AZP and considerably increasing both the speed of any approaching fire and the rate of spread (ROS) at the interface. Maps indicate degree of slope in this location are in excess of 18 degrees.
 12. The proposal for non- senior's medium density development located within the BAL Flame Zone is unacceptable.
Individual non-Senior's Living is inconsistent with the Existing Use Rights.
 13. Should private non senior's living be accepted, the 100m Inner and Outer APZ should be retained for the RACF.
 14. 9.5m high medium-density housing on the interface with Category 1 vegetation is proposed to provide a buffer to radiant heat for the development upslope. Due to the gradient of the slope and buildings heights up to 22m upslope, the building façades will be exposed to

ember attack and possibly direct flame impingement. The potential impacts from fire do not support the argument that the entire retirement village can be managed as an IPA.

15. Fully equipped fire fighters cannot operate within the Flame Zone - BAL FZ- until the fire has passed and the radiant heat levels have dropped from fatal levels to permit safe access to enable fire-fighting and safe evacuation of vulnerable residents. This is not predictable and the timing to reach/drop to safer levels that enable both fire- fighting and evacuation will vary based on fire intensity, the FDI on the day and local topography and environmental factors.
16. In major Bushfires such as occurred in 1994 and 2001/2002, the emergency services may be fully stretched to operational capacity and fire and emergency management may not always be possible in a timely manner and possibly not at all. It is highly probable that the first casualty in a wildfire will be electricity, making the use of lifts and clear lighting normally available for the physically immobile and incapacitated, impossible. The risk associated with high rise buildings for occupants' egress are magnified in SFPP developments where decreased visibility, choking smoke, increased stress levels and lack of mobility could seriously affect the elderly located on the higher floors of the building.
17. The parking arrangements for residents, visitors and employees with up to 389 car spaces in the Inner Protection Area would appear to contradict common sense management of the IPA which should not encourage on site exposure to possibly flammable material as a source which might contribute to greater fire hazard, direct flame impingement, embers and thick choking toxic smoke to hamper both fire- fighting and emergency services and complicate safe evacuation of a less than mobile, possibly confused and highly stressed population into a clogged single road where unpredictable delays may prove to be life threatening.
18. The lead-notification-time-of an approaching Wildfire is not guaranteed, not always available, it may be significantly reduced or not available at all, therefore not permit a controlled orderly pre-evacuation of the elderly population.
19. The consent authority is being asked to rezone the Lourdes Retirement Village to an increased higher density without provision enabling assessment of the vital details of the design, engineering, construction standards or potential future **sub-division** plans, these being neither possible nor publicly available for professional scrutiny and assessment but proposed to be presented in detail at later separate DA and sub-division stage after rezoning to the increased density has been achieved. These details should be transparent and upfront in order to judge how they impact on relevant safety aspects effecting fire-fighting and evacuation prospects.
20. The rezoning Proposal as advertised is being sought **solely for the re- construction of an existing Retirement Village as one site**, not for any future possibility that undisclosed newly subdivided land may be privately developed with increased density capacity, with possibly increased heights up to 22 metres, and with the increased density rezoning already confirmed and in place.
21. A medium density zoning [which would be less likely to acquire high rise under its own merit] given the fairly isolated remote site surrounded by low density residential development in a mapped, certified and gazetted bushfire hazard area with obvious recorded environmental constraints pertaining to extreme slopes, the presence on adjoining council managed bushland of several identified threatened species protected ecological communities and the unacceptable consequences which may arise from land clearance and erosion due to the local geological soil scape identified by the Sydney Geological Map 1 in 100,000 as Hawkesbury Sandstone, well recorded for its propensity to high erosion and mass movement.
22. The siting for intensified development and increased density in bushfire prone areas should avoid ridge tops and narrow crests atop narrow gullies which act as suction mechanisms,

drawing fire upwards at considerable speed, fire taking to the canopy on the effective slope of 23.7 degrees, crowning complicating fire management for the site. All down slopes are either 18 degrees or steeper. When applying the above traditional bushfire principle, a site where the increased density precludes any application of a full APZ within the SFPP site itself, should possibly be considered for refusal. Simply removing the siting constraints from a current PFBP manual will not alter the basic, unpredictable behaviour of wildfire on the ground or fire's predictable impact on development in these situations.

23. Lourdes Retirement Village is further constrained for proposed increases in density by the enhanced evacuation risks posed by its location in a mapped certified and gazetted area of High Bushfire Hazard, with a broad front interfacing Category 1 vegetation on considerable slopes out of bushland with only a single road servicing both access for emergency vehicles and egress of the existing surrounding residents in addition to the retirement village community, evacuating the area if fire impacts. Increasing the current vulnerable population and numbers of service employees, together with the projected vehicle increase in this area ignores the reality of the characteristics of fire behaviour, heavy ember attack, reduced to nil visibility, strong fire generated wind, thick choking smoke, increased dangerous heat effects on a population prone to increased medical incident and sheer logistical overload of the single sole egress causing significant delays in life threatening conditions. One must always plan for worst case scenarios ... in order to avoid one!
24. The climate is changing. In the past decade Australia has experienced increased levels of bushfire frequency, unpredictability, and longer lasting and intense fire seasons in Australia. Climate change has not been considered in the bushfire risk analyses.
25. Establishing development in bushfire prone areas can adversely affect the retention of native vegetation through clearing associated with the creation of Asset Protection Zones (APZ). The loss of vegetation or habitat on bushland adjacent the subject site is not acceptable and causes conflict with landscape and environmental objectives. The bushland on the boundary of the southern section of the subject site and adjacent bushland is identified as Biodiversity value.
26. The proposal suggests a refuge in a building to accommodate residents in case evacuation is not possible. Refuges offer the appeal of not needing to move to another location but are criticised for potentially creating a false sense of security relying on the integrity of the main building.
27. The Proposal includes the construction of 31 new independent townhouse buildings (to incorporate a total of 63 medium density residential townhouses) for 'non seniors' on the bushland interface to protect the retirement village from radiant heat. Resolving to increase density and expose people to bushfire risk to accommodate the proponent's plans is not in the public interest.
28. FOKI does not object to upgrading of buildings to fully meet contemporary bushfire protection measures under Australian Standard AS3959-2009 *Construction of buildings in bushfire-prone areas* (AS 3959). The proponent has not presented any evidence to prove this is not viable under Ku-ring-gai Council current zoning and planning controls.

IMPACTS ON STREETSCAPE, CONSERVATION AREAS, HERITAGE AND VIEWS FROM ADJACENT PROPERTY

Contrary to the proponent's claims, the resulting height and bulk of buildings will dominate the site, negatively impact on the streetscape and the character of the area, adjoining bushland, and the views and vistas from surrounding streets (Nelson Road, Eastern Arterial Road, Stanhope Road, Monash Avenue) and bushland reserves (Seven Little Australian Reserve)

Due to the ridge top location of the high-rise buildings, they will impact on the Heritage Items and Conservation Areas Identified in the LEP 2015 (i.e. Seven Little Australians Park Tryon Road, East Killara, Swain Gardens 77-77A Stanhope Road, Killara and Crown Blocks Conservation Area C22).

The site is designated high bushfire prone, as such under the 10/50 rule residents will be able to remove vegetation on site. This, in addition to the APZ zones where canopy trees and /or undergrowth will be removed will result in:

- less screening of the built forms and greater visual impact on surrounding areas.
- loss of bushland that contribute to habitat and the untouched vistas of bushland viewed by the public.

FOKE supports the heritage listing of Headfort House and its retention.

Stockland's Heritage consultants GML Heritage assessed Headfort House to have cultural heritage significance based on 3 criteria being - Historical significance, Historical association and Social significance and therefore meets the test for local heritage listing.

The PP does not consistently acknowledge the sites partial inclusion within the C22 Crown Blocks Heritage Conservation Area (HCA). Lourdes Retirement Village is adjacent to the Seven Little Australians Park Heritage Item to its south and east and is in the vicinity of the heritage listed Swain Gardens and the Lindfield Soldiers Memorial Park to the east. The proposal will enable buildings up to 7 stories on the ridgeline, the highest point on the site. This will directly impact the district views to the site and for the setting of the bushland and Swain Garden Heritage Items.

STRATEGIC PLANNING

The Planning Proposal (PP) is inconsistent with the Greater Sydney Region Plan, North District Plan, Ku-ring-gai LEP 2015 and Ku-ring-gai housing Strategy. It has no strategic merit.

1. Greater Sydney Region Plan.

- **Objective 13 'Environmental heritage is identified, conserved and enhanced'.** The proposal does not consider the visual impact of the proposal on the heritage listed Turner Park and surrounding Conservation area. As the site is on a ridge line visible from as far as Tryon Road Lindfield, Eastern Arterial Road Killara and surrounding areas, the proposed number of buildings, their heights and bulk added to the extent of reduction of vegetation to satisfy APZ zones will result in an unacceptable visual impact on surrounding heritage items.
- **Objective 37 'Exposure to natural and urban hazards is reduced'** - this is correct for the new buildings if they are designed and built to satisfy construction requirements for high bushfire prone areas. However, this cannot be considered in isolation. The proposal results in such a significant intensification of housing and number of inhabitants, particularly for vulnerable people, it poses an unacceptable risk to human life and material loss.

2. North District Plan

- **Planning Priority N16 'Protecting and enhancing bushland and biodiversity'.**

Due to the removal of trees on site and the removal of canopy trees and undergrowth to satisfy APZ requirements, the proposal makes no positive contribution to protecting or enhancing bushland and biodiversity.

- **Planning Priority N19 'Increasing urban tree canopy cover and delivering greengrid connections.**

The PP's ecological assessment and the Gateway Determination Report indicates that the site does not contain threatened ecological communities. This is incorrect. The area is mapped by the NSW Office of Environment and Heritage as Sydney Turpentine Ironbark

Forest which is listed as an Endangered Ecological Community under the Biodiversity Conservation Act 2016 and Coastal Shale – Sandstone Forest, a community listed as 92% cleared.

The PP does not address onsite vegetation that is not proposed to be removed, including indigenous trees which are local to the surrounding vegetation communities and significant vegetation along Stanhope Road.

3. Ku-ring-gai LEP 2015.

- The proposal does not satisfy the following aims of the LEP:
 - (a) to guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai,
 - (b) to protect, enhance and sustainably manage the biodiversity, natural ecosystems, scenic values, water resources and ecological processes within the catchments of Ku-ring-gai for the benefit of current and future generations,
 - (e) to manage risks to the community and the environment in areas subject to natural hazards and risks,
- The Ku-ring-gai LEP 2015 identifies areas within the LGA that are a key focus for change (or projected change). These areas are designated to be within 800m walking distance around 5 town centres concentrated on major transport lines (i.e., the railway line and for St Ives on Mona Vale Road). The PP to spot rezone does not comply with the LEP as it is not within 1.7 km from the Lindfield Town Centre and as the topography is steep and there is an absence of footpaths along Stanhope Road, it is not therefore conducive to walking or users of mobility aids.
- As the subject site is in a highly residential R2 area (not adjoining R4 development on the transport hub), it adjoins Conservation Area 22 and extensive bushland including heritage listed site, it inconsistent with the following objectives of Zone R3 Medium Density Residential:
 - To provide for the housing needs of the community within a medium density residential environment.
 - To provide a variety of housing types within a medium density residential environment.
 - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
 - To provide a transition between low density residential housing and higher density forms of development.

4. Ku-ring-gai Local Housing Strategy

The Ku-ring-gai Local Housing Strategy provides new housing to the year 2036 from existing capacity within Ku-ring-gai's currently planning controls.

- The Planning Proposal seeks to change the adopted LEP 2015 R2 zoning to R3 and to develop a site specific DCP. The proposed Building Heights and FSR are significantly increased from adopted council planning controls. The PP is inconsistent with the adopted housing strategy.
- The PP offers to increase the supply and type of housing. However, it is not the right type of housing in the right location relative to infrastructure and the environment. It is not strategically planned and therefore does not satisfy the Housing Strategy.

- The PP does not align with the Ku-ring-gai Housing Strategy vision “to accommodate a changing community, close to key infrastructure and aligned with the local character”, to provide homes that “consider streetscape, context and building scale” and to “ensure housing respects local character, and is compatible with heritage and Biodiversity values”,
(f) to recognize, protect and conserve Ku-ring-gai’s indigenous and non-indigenous cultural heritage,
(l) to facilitate development that complements and enhances amenity for residential uses and public spaces,
(o) to protect the character of low-density residential areas and the special aesthetic values of land in the Ku-ring-gai area.

5. Greater Sydney Region Plan – A Metropolis of Three Cities

- The PP is inconsistent with the objective of the Greater Sydney Regional Planning around the provision of housing supply.
- ***Objection 10 – Greater Housing supply.***

The PP does not meet the objective in that the site is not appropriate for significant additional development as the Lourdes Retirement Village is not located near to shops, services, local amenity, and public transport.

Whilst the village will be providing an additional 73 dwelling units the additional housing is not appropriate due to being in a low density and heritage setting and with significant bushfire hazard and evacuation risk constraints.

- ***Objective 13 – Environmental Heritage is identified, conserved and enhanced.***

GML Heritage Assessment recognizes that Headfort House has local heritage significance. The PP give inadequate consideration to the impacts on the heritage significance of Headfort House, its curtilage and the HCA.

Thou

- ***Objective 14 – Integrated land use and transport creates walkable and 30 minutes cities.***
Strategy 14.1 – Integrate land use and transport plans to deliver the 30 min city.

The site is not well located to shops, services, local amenity and public transport. Whilst there will be a provision of an on-site small village bus, the public bus service across the road from the village does not operate on weekends and only 5 times a day during the week.

Future residents and employees will need to rely on private cars to access work, intermittent bus services, or maybe the village bus if one is provided!

- ***Objective 30 – Urban tree canopy cover is increased.***

The PP will see the removal of 233 trees, 85 of which are categorised of moderate to high category trees. The PP fails to report that the Sydney Turpentine Ironbark Forest is mapped on the site and how it will be managed and protected. The PP states that 22 indigenous trees of the 233 proposed to be removed. There will be trees replanted but there is insufficient information as to the species and future canopy outcomes. With a plan that the entire site will be managed as an Inner Protection Zone, the planting of canopy

trees will be discouraged from being planted to meet the requirements of an AZP. Therefore, it is anticipated that the urban tree canopy cover will be decreased and not increased within the site.

The PP's Arborist's report assesses there are 329 trees on the site that have been identified 96 of which are not planned to be removed. However, with the significant excavation of the site for underground parking across the site it will be left to the approval of a DA and landscape plan to explain what additional tree planting will be planted and to determine just how much deep soil area there will be across the site for the planting of future canopy trees if they are planned.

- ***Objective 28 – Scenic and cultural landscapes are protected.***

The PP is inconsistent with this objective in that the proposed built form will extend above the tree canopy due to the building heights being on the highest part of the site. The scenic landscape value of the surrounding area, the Crown Blocks HCA and the Seven Little Australians Park which is a heritage item.

- ***Objective 37 – Exposure to natural and urban hazards are reduced***
Strategy 37.1 – Avoid locating new urban development in areas exposed to natural and urban hazards and consider option to limit the intensification of development in existing urban areas most exposed to hazards.

The PP is inconsistent with this objective and strategy. The PP proposes to intensify the development on the site which is identified Bushfire Prone Land. The Lourdes Retirement Village houses people who are elderly and infirm and very vulnerable in the event of a bushfire.

We do not support the PP amendment to the KLEP to increase heights of buildings from 9.5 to 22.0 metres creating the effect of a more vertical village. Given the issues of the Lourdes bushland setting, heritage conservation and interface levels with the adjacent low density residential character of Killara the proposal will be an inappropriate dominant feature and result in the erosion of landscape character and be inconsistent with the residential character of the HCA and heritage items.

CONCLUSION

As Senior's Living is prohibited in designated high bushfire prone areas, the proponent relies on Existing Use Rights to update the existing Lourdes Retirement Village.

The proponent has, apparently, incorporated private dwellings into the plan in the high flame zone to facilitate satisfying APZ requirements and to reduce BAL for the Retirement Aged Facility.

The resultant-built form will not complement or integrate with the adjacent HCA or heritage items and will place at risk the demolition of Heartford House which is currently under assessment for local heritage listing.

The overbearing bulk and height of the buildings over the canopy is inconsistent with the existing 2 storey residential character and future vision for the area.

The Planning Proposal does not respond to the high environmental value of the surrounding bushland, or Biodiversity impacts due to excavation, tree removal, include the Sydney Turpentine Ironbark Forest ecological community mapped on site, adjoining bushland, and threatened species identified on council's Greenweb map. The Planning Proposal is not ecologically sustainable.

The Planning Proposal does not adopt an 'all hazards' approach to land-use planning and the impacts of climate change particularly regarding the vulnerable community of residents that it will impact.

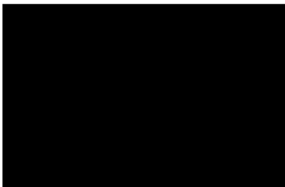
The impacts and costs of extreme weather events are expected to increase as our population grows and areas exposed to natural hazards such as Bushfire Prone Land. This Proposal does not limit exposure to the natural hazard but increases the likelihood of greater emergency management responses in the case of bushfire at the site due to population increase.

Once the controls are approved, the proponent can modify the Masterplan. The Planning Proposal has no strategic merit and unnecessarily creates intensification of development in a hazardous area with implications to life and property.

This proposal will result in the need for a higher level of response by the Emergency Services in the case of bushfire.

The Planning Proposal should be rejected as it represents a planning logistical exercise to satisfy a proponent objective to maximise development and financial gain rather than strategic planning or putting lives and material loss as a priority.

An inappropriate rezoning can set bad legal precedents and should be avoided at all costs. In fact, the government and its indecision makers have a duty to always act in the public interest. This PP is not in the public interest and should be refused.



cc Mayor and Councillors Ku-ring-gai Council
cc The Hon. Jonathan O'Dea Member for Davidson
cc The Hon. Alister Henskens SC MP – Member for Ku-ring-gai
cc The Hon Paul Fletcher – Member for Bradfield
cc Commissioner Rob Rodgers – Rural Fire Service
cc Mr David Boverman – Rural Fire Service

[REDACTED]

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[REDACTED]

[REDACTED]

submission

Submission is in excess of character limit. File outlining concerns is attached.

Thank you for the opportunity to comment on planning proposal PP-2022-658. I consider the proposal should be rejected because it:

- will not increase seniors housing and has no strategic merit,
- will not deliver greater choice and economies of scale,
- is an inappropriate intensification of the site (which, in addition to its location away from transport and services, is on bushfire prone land and accessible only by a bushfire prone road) and, critically,
- does not comply with bushfire safety requirements.

No strategic merit

In November 2018, the Sydney North Planning Panel found that the initial proposal to redevelop the Lourdes village had strategic merit because it “will allow for expanded and improved aged care facilities within an existing village”.

However, the new proposal will not deliver an increase in seniors housing. While it will increase the number of beds (and thus residents) in the nursing home from 83 to 110 (up by **27**), the number of apartments will fall from 157 to 141 (down by 16 units, meaning the loss of accommodation for up to **32** residents). As such this proposal no longer has strategic merit and must therefore be rejected.

The planning proposal and Elton demand study (Appendix I) make much of the fact that the ageing population will lead to greater demand for seniors housing. This proposal is described as meeting that demand. The planning proposal and Elton study repeatedly refer to the proposal **increasing** housing for seniors. This is misleading. In fact, the proposal could deliver a ~~neutral outcome or~~ net decrease in seniors housing (with 27 more nursing home beds being more than offset by the loss of apartment living for up to 32 residents).

	Current village	Initial proposal	New proposal
Indep Living Unit	108	266 new units (Planning proposal p 11 does not specify ratio of ILUs and SAs)	141
Serviced Apartments	49		0
Total indep units	157		141
Nursing home beds	83	130	110

No economies of scale

The Elton study also notes the importance of a larger village population creating economies of scale to support the provision of facilities and services onsite. This is incorrect. The loss of 16 independent living units, and hence up to 32 residents, means the proposed redevelopment will reduce the population of residents who will be physically capable of accessing the proposed services. Thus the report is wrong to suggest that the redevelopment will provide economies of scale and facilitate the provision of better facilities than at present.

The report also gives the impression that the new village will have many more facilities than are presently provided. This is not correct. The existing village has a pool, gym, cafe and other facilities are provided on site (e.g. GP, hairdresser, podiatry).

There are also several statements in the report that give the impression that demand for the units at Lourdes is in decline. There is no evidence of this and nor can there be. Stockland has effectively withdrawn Lourdes from the market by adopting a policy of not reselling units once they fall vacant due to their intention to redevelop the village.

Redeveloped village should include serviced apartments

The Elton report also speaks of the importance of offering baby boomers choice (p9). Ironically, the revised proposal offers less choice because it does not include serviced apartments. Instead, the proposed approach is for residents to access aged care services while living in their independent living unit.

Based on my own experience of accessing such services for my late wife and more recently exploring such a possibility for myself, I can attest that the business of accessing such services is complex and confusing, and care is provided by different staff on different days and at different times. Many such service organisation are already at capacity and have closed their books.

By contrast, residents of the (now closed) serviced apartments at Lourdes enjoyed easy access within their residential building to meals, services and activities, without the stress, complexity and uncertainty of having to deal with external service providers and having to be transported several times a day. Residents of the serviced apartments were also the beneficiaries of a high degree of “incidental supervision” and care as a result of their proximity to communal dining, activities etc.

Ironically, not providing serviced apartments in the new development is likely to lead to more residents seeking to access the nursing home because they lack the capacity to access and manage those services which could enable them to “age in place”. The Elton report states (p7):

Contemporary best practice recognises that a more balanced approach is preferable. Stephen Bull, former Chief Executive of Stockland Retirement Villages (operator of Lourdes), was asked about this by Ageing Agenda (O’Keefe 2015). He noted that many aged care providers were focussing either on high care, or on independent living, leaving a “real gap in the middle”:

“I think that’s the gap where you’re going to see a real focus in the next couple of years, because there are some residents who are not ready to go into high care aged care, but they can’t live independently either” (Stephen Bull cited in O’Keefe 2015).

Consistent with the original conditions of consent governing the Lourdes village, serviced apartments should be retained in the redeveloped village.

Residential development in the new proposal

The new proposal includes 63 town houses which would house up to 183 residents (based on 2.9 residents per townhouse: Elton demand study, p24. This proposal is inconsistent with Planning Priority N5 of the North District Plan of the Greater Sydney Commission. That document emphasises that such developments should be within walking distance of transport hubs (such as Lindfield Rail Station). It identifies “walking distance” as “within up to 10 minutes” from such hubs. The proposed

cluster of Town Houses is 1.7 km from Lindfield station, well beyond the target distance of 10 minutes walking

The proposal to house 183 additional residents on this site represents a very significant increase (near doubling) of the existing population of the village (if it were fully occupied). Adding so many extra residents would create additional traffic (particularly given that such residents are likely to make far more car trips than retirees – e.g.: for work and school) with resulting loss of amenity for older residents.

Critically, it is not appropriate to house 183 additional residents on bushfire prone land at the end of a single access road, which is narrow and is also classified as bushfire prone. Doing so will increase risks to all residents during a bushfire event or other emergency. Evacuating such a large population from this site, while emergency personnel are simultaneously seeking to access the site, will increase risks to all parties. This is contrary to objective 37 of the Greater Sydney Region Plan – being to reduce exposure to natural and urban hazards.

I reject the planning proposal's conclusion that the redevelopment "will also deliver better management of the bushfire risk associated with the site and surrounding area" (p x). This is not supported by the facts. Such a large increase in the number of residents living on this constrained bushfire prone site cannot possibly deliver better management of bushfire risks. On the contrary, it will put many more lives at risk at a time when climate change is increasing the frequency, intensity, speed and unpredictability of bushfires.

Inappropriate intensification of site

The planning proposal notes "the site forms the south-eastern extent of Killara and sits within a low density residential suburban and bushland context" (page vii). Allowing such significant height and FSR increases in a low rise suburban context is contrary to the planning objectives of having development transition from higher density living around transport corridors to lower density living away from transport corridors. This site intensification is on the edge of Killara and is not well serviced by transport or even road access. It is not an appropriate location for such development and creates a dangerous precedent which would undermine the vision for orderly development set out in numerous strategic plans.

Bushfire risk

The planning proposal does not comply with Ministerial Direction 4.3, concerning the critical issue of bushfire safety, and as such it must be rejected.

As the proposal notes on p37, the Department of Planning considers that the planning proposal is inconsistent with clause 6(b) of Ministerial Direction 4.3. This is because clause 6(b) requires that, for certain developments (including retirement villages), appropriate asset protection zones (APZ) must be incorporated to protect vulnerable residents from bushfire hazards, and reliance on performance based approaches is not acceptable.

The only building in the proposed redevelopment that would comply with the APZ provisions specified in RFS publication PBP2019 is the aged care facility. PBP 2019 has statutory authority by reason of s. 4.14 of the Environmental Planning and Assessment Act. **None of the independent living**

units would comply. It is reckless to assert that "all occupants across the site can move from their homes into the 'safer areas' without exposure to dangerous levels of radiant heat". The independent bush fire consultant to Ku Ring Gai Council, **Australian Bushfire Protection Planners Pty Limited** warned as early as April 2018, as follows.

Comment:

The site is not capable of accommodating the development as detailed in the proposed Master Plan as the setbacks proposed do not comply with the requirement that the exterior of the buildings have a radiant heat exposure of not more than 10 kW/m².

And

Comment:

The proposed bushfire risk mitigation measures are not adequate as the proposal does not address the core requirement of reducing the radiant heat on the exterior of the buildings to not more than 10kW/m² and the provision of safe access for residents and emergency service personnel has not been addressed.

These issues remain unaddressed in the most recent version of the Planning Proposal. On the contrary, the latest Bush Fire Consultant *Blackash* has done no more than propose a *Performance based solution* that has no statutory authority and has in fact been ruled out by Ministerial Direction 4.3

I am concerned that the Rural Fire Service appears to have uncritically accepted the Blackash proposal, including the proposed performance based solution, and deferment of assessment of fire safety matters until the Development Approval stage.

The following correspondence between Mr Boverman of the RFS and Ms Ashley Richards of the Department of Planning illustrates the background to the RFS change in its position. In so doing the RFS appears to have abrogated statutory responsibilities set out in page 18 of the RFS' own publication, PBP 2019.as follows.

"Appropriate consideration of bush fire hazards at the strategic planning phase is required by the EP&A Act s.9.1(2) and PBP should be considered in applying the Section 9.1Direction."

Its failure to do so is also in conflict with the following statement by Minister Stokes in his letter to the Hon Jonathan O'Dea dated October 2019. Minister Stokes noted that, **before the proposal can proceed to Gateway**, bushfire safety issues need to be resolved. He noted that the proponent had been given the opportunity to come back to the Department with a "design showing **solutions** to these serious concerns". This is yet to occur and the whole planning proposal relies on the RFS' unqualified acceptance of Blackash's "Design and Compliance strategy.

This was not the position previously adopted by RFS. It contradicts earlier advice provided by Mr David Boverman, RFS Manager of Development Planning and Policy. In an email dated 7 August 2018 from Mr Boverman to Craige Wyse of Ku Ring Gai Council, Mr Boverman stated:

Finally, it should be noted that the Bush Fire Design Brief Process needs to occur and **be completed before any planning proposals are acted on**, and this **process is yet to be successfully completed** by the proponent.
[emphasis added]

In addition to nursing home residents, the village will be home to residents living in 141 independent living units (housing up to 280 elderly residents) and ~ 183 residents in the proposed townhouses.

Many elderly residents will have limited mobility and be unable to move quickly to 'safer areas'. Planning for Bushfire Protection 2019 recognises that "evacuating at-risk members of the community is more challenging because they may be physically or psychologically less able to relocate themselves" (Appendix E, p.12). This is why APZs are required for retirement village developments - performance based approaches are not considered adequate.

Having an evacuation plan to manage forecast bad fire days by moving residents to safer areas or offsite (p19) is not sufficient - not all fire risks can be anticipated (e.g. arson, lightning strike), or the behaviour of fires accurately predicted. Indeed, climate change is making it more difficult to predict how fires will behave.

Further, consideration needs to be given to how elderly residents will be evacuated if power outages accompany fires (which is a particular risk given the location of the Lourdes village). How will residents leave their apartment on the fourth floor? Will the lifts work? Will there be lighting to guide residents to safety, and ventilation to prevent smoke inhalation? Will there be sufficient staff to evacuate residents (noting that many may have limited mobility)? This is why APZs, rather than performance based approaches, are mandated for retirement village developments.

The bushfire assessment at Appendix E is full of inaccurate statements such as "the entire site will be managed as an APZ" (p17). This is impossible given that an APZ is defined as "a fuel-reduced, physical separation between buildings and bushfire hazards" (p17). The assessment does however acknowledge (bottom of p25) that the proposed performance based approach does not comply with clause 6(b) of the Ministerial Direction. This is critically important. **It means that this proposal must be rejected because it fails to comply with a vital safety requirement.**

The bushfire assessment (p6) notes that, "based on the typical fire response in the area, considerable fire brigade intervention would see significant firefighting resources available at the site". During the black summer fires, emergency services were overwhelmed and unable to attend all fires. What was typical in the past is no guide as to what may occur in the future. At a time when climate change is leading to more frequent, intense and fast moving bushfires, strict compliance with bushfire safety requirements must be enforced. The safety of vulnerable elderly residents, as

well as those in the townhouses or the wider community, must not be compromised for the sake of developer profits.

██████████ (follow-up to previous submission)

I am writing to express my grave concern regarding the above planning proposal (to amend controls applicable to Lourdes Retirement Village, Killara, where I live) and to ask you to advise the Sydney North Planning Panel (SNPP) to reject this proposal.

I have already made a submission to the SNPP outlining my concerns relating to bushfire safety, and my concern that progression of the proposal was not objected to by the RFS. However, I was very sick in the lead up to the submission closing date (I had my gall bladder removed in emergency surgery) and was not able to consider the planning proposal in full. I have now had the opportunity to do so and have also been reading the submission to the SNPP by Ku-ring-gai Council. I therefore hope that you will take into account the following comments, in addition to my submission.

The Ku-ring-gai Council submission outlines all the same concerns I have regarding the planning proposal and is backed up by expert assessments which highlight the risk of significantly increasing the number of occupants on this site and not providing appropriate asset protection zones. Those reports make clear that the proposed redevelopment of the site could have tragic consequences. I call on you to prevent such an outcome by recommending that the proposal be refused on fire safety grounds.

I was heartened to see the following statement in the Ku-ring-gai Council submission (p54 of PDF document or 1st page of section titled "Part 3 Bushfire Assessment"): "NSW RFS confirmed that they have neither endorsed nor expressed support for the Planning Proposal, only support for the exhibition of the Planning Proposal." This statement differs from the way that the RFS position is described elsewhere - e.g. "The NSW RFS is satisfied that the proposed performance -based approach is appropriate to satisfy the 9.1 Direction."

The analysis included in the Ku-ring-gai Council submission makes clear that the performance-based approach adopted in the planning proposal is not adequate to protect the lives of residents and firefighters, and that insufficient bushfire risk assessment has been undertaken to enable a lawful decision on the planning proposal to be made.

I also note that the position expressed by RFS in September and November 2020 (that the RFS did not object to progression of the planning proposal) could not have been based on the current iteration of the planning proposal. This is because **the current proposal**, including 63 townhouses (which would house up to 183 residents - based on 2.9 residents per townhouse: Elton demand study, p24), **was not in existence when the email exchange between RFS and DPIE staff took place in late 2020**. This means that **any RFS support** given in 2020 to progression of the planning proposal **was not effective**, pursuant to Ministerial Direction 4.3 clause 7, as it did not relate to the same planning proposal that is to be determined by the SNPP.

As Ku-ring-gai Council's submission notes, climate change is fuelling more intense, fast moving and unpredictable fires. The strategy proposed to manage such risks at Lourdes involves being able to move hundreds of elderly residents, many of whom have limited mobility, out of buildings sited in what should be an asset protection zone (APZ). Critically, this strategy assumes that all fire risks can be predicted, and residents moved in time.

Even if it were possible to move this number of frail residents in the time required (and when power outages are also likely to impact the village), this strategy ignores the reality that **not all fire risks can be predicted** (eg lightning strike, arson). As such, this strategy will put into harm's way hundreds of vulnerable elderly - the very people that should be protected by the stringent APZ requirements

applicable to special fire protection purpose (SFPP) developments. Such intensification of the site will also put local residents and emergency personnel at grave risk. The black summer fires should have taught us that we cannot predict all fire behaviour and that emergency resources can be stretched beyond capacity.

I call on you to reject this proposal which could have tragic consequences and would create a terrible precedent for other developments in NSW. The safety of residents and firefighters depends on the position you now take in relation to this proposal.

- *Does the new plan actually provide any significant increased capacity for retirement living, which is supposedly the primary aim:*
 - The proposal stated:
 - “The key message for the subject site is that more seniors housing is required in every LGA” and “renewing and increasing seniors housing is of critical importance” (p.10, emphasis added)
 - the redevelopment “represents a unique opportunity to...address a significant anticipated shortfall in seniors housing” (p.15, emphasis added).

Yet the impact of the proposal on addressing this shortfall is minimal at best, because so much of the site is being sold off for purposes other than seniors housing.

- Currently there are 108 independent living units and (now closed) 49 serviced apartments. Post redevelopment there would be 141 independent living units and zero serviced apartments. How this can be described as a significant increase in seniors housing is puzzling to say the least. It seems that the overall increase of 33 independent living units and 27 residential aged care beds barely offsets the loss of 49 serviced apartments.
 - Another supposed goal is promotion of one-site progression through aged care. The serviced apartments were a critical stage of this one-site progression. For many residents, including my mother, the availability of this “in-between” level of care, between the independent living units and the residential aged care, was a significant factor in the decision to live at Lourdes rather than another retirement village. However, no compensation is being proposed for denying residents access to this future level of care.
 - The proposal states (p.34) that the current approximately 220 residents occupying independent living units and serviced apartments would be likely to “increase by up to 250 people”.
 - Presumably they mean will increase to a total of 250 people? Not increase to a total of 470 people? It seems to be a very misleading statement.
 - There are no details provided as to the basis on which this calculation is made, for example assumptions as to what percentage of independent living units would be accommodating couples vs singles
- *General comments:*

- Levande is giving off a large percentage of the site for use by people other than seniors. This critical aspect of the proposal is glossed over in the information provided to residents and authorities but will have a massive impact on the nature of Lourdes Retirement Village.
 - The proposal states that “the site will address growing demand for residential and senior housing by offering a variety of residential flat buildings and semi-detached dwellings” (p.31). Yet there did not appear to be any “semi-detached dwellings” made available to retirement residents under the plan. The “semi-detached” nature of the current dwellings at Lourdes is highly valued by the residents yet no attempt has been made to retain this benefit.
 - The proposal notes the “valuable regional views” (p.25) and “the site affords residents with sweeping views of bushland across the valley and beyond to both Chatswood and central Sydney” (p.31). However, it appears that all the prime sites in terms of bush views will no longer be provided for retirement living, rather they will only be available to people who purchase the proposed townhouses. Views of nature are recognised as beneficial to mental health yet it seems current residents will lose this amenity.
- *Steep paths.*
 - Much is made by the proposal of there being steep paths currently at Lourdes which “considerably restrict residents’ movement through the village and their ability to participate in village life”. While there is value in making the village easier and safer to traverse on foot, this comment grossly exaggerates the current situation. The proposal states that “in many instances the streets are too steep to walk” (p.21) which is complete rubbish – my mother has fairly advanced Parkinsons Disease and walks up the steepest path with her walker every day. No evidence is provided for the comments on impeding access to village life.
- *Nature of the new ILUs:*
 - The proposal states that (p.21) “access to many ILUs are exposed to the elements” as if this is a problem. Having entry to one’s own ILU direct from “the elements” is a valued aspect of the current design of the village, and indeed there are porches over the entrances in most cases. People don’t want to feel they are living in a high-rise apartment block, that’s why they chose Lourdes.
 - Residents have been told they will be provided with ILUs of the “same standard” as their current ILUs. What this means is completely unclear – it appears to be a somewhat subjective measure. No guarantee is provided that the new ILUs will be at least as big as the current ILUs, nor that there will be availability of 3-bedroom ILUs for those who currently occupy 3-bedroom ILUs.
- *The new community centre:*
 - The proposal states that the new community hub will “allow residents to experience village life, encourage social interaction and stimulate everyday wellbeing” as if this is a new benefit (p.13). This is no different to what is currently on offer. Indeed, village life has been severely detrimentally affected by the proposal due to new residents not coming into the village. With a smaller village population, it has been increasingly difficult to maintain the same range of village activities and to maintain the viability of the independently run village café.

- *Gardens/green space:*
 - The proposal notes that many of the existing ILUs feature private gardens (p.19). Many residents derive significant utility from the beautiful landscaping at Lourdes and having the flexibility to maintain their own small patch of garden should they choose to do so. This opportunity will be lost.
 - Reference is made to facilities for bowling and croquet but it the plans do not clearly accommodate these facilities. The existing croquet lawn is in regular use and highly valued by residents.
 - The proposal refers to “maintaining the village’s established landscaped character” (p.6) however the amount of existing landscaping to be retained seems very minimal. The proposal only refers to “retention of existing native vegetation along Stanhope Road along the northern boundary of the site” (p.38) and “retain and enhance the existing pockets of landscaped gardens located along Lourdes Avenue and Stanhope Road” (p.31). It seems the majority of the beautiful established gardens will be lost.
- *Activities program:*
 - The proposal states that “the increase in resident numbers will allow [the extensive activities program that currently exists] to be expanded” (p.34). However, as discussed above, the actual increase in numbers will be minimal so this seems an inflated claim.
 - The proposal states that “The master plan...aims to deliver authentic lifestyle experiences that resonate with senior residents” (p.35). Apart from the fact that this is meaningless marketing puffery, senior residents were quite happy with the “lifestyle experiences” they were enjoying before this plan was proposed and the numbers at the village were forced into decline.
- *Serviced apartment building:*
 - A meeting has recently been called seeking the approval of the residents to the demolition of the serviced apartments and acknowledgement that they will not be replaced. I believe the notice of meeting is deficient as it fails to include any explanatory memorandum setting out the financial impact of a decision either way. The notice states that this additional information will be provided at the meeting. I have subsequently heard that an advance copy of such information can be obtained on request at the Lourdes office, however since this is not made clear in the notice that is not sufficient. It is yet another example of residents being provided with inadequate information and being made to feel they are forced along one path, which happens to be the path that suits the developers.
 - The redevelopment proposal did not contemplate maintaining any serviced apartments, so it seems very convenient that an excuse has been found to demolish the building and not replace it.


Finally, as aged residents we do not see defined details of provisions for possible transition from independent living to more reliant facilities.

PETITION REGARDS THE CURRENT LOURDES VILLAGE PLANNING PROPOSAL (PP-2022-658)

We the undersigned object to the current Lourdes Village Planning Proposal at 95-97 Stanhope Road, KILLARA NSW 2071 (PP-2022-658). This is because the planning proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 to:

- Rezone land from R2 Low Density Residential to R3 Medium Density Residential
- Amend the Maximum Building Height from 9.5m up to 22m
- Amend the Floor Space Ratio control from 0.3:1 to 0.75:1

This proposal, if realised, will increase noise, traffic and degrade the quality of life and environment of this area. It will set a dangerous precedent for increased density, high-rise development, and bushfire risks across the Ku-ring-gai Local Government Area.

NAME	ADDRESS	SIGNATURE
David Tug		
Jaime Berger		
Judy So		
Trevor Prowse		
BRETT MOORECROFT		
DAVID LAMB		
Wip Kuantan		
Ben Chu		
ANTHONY BROWN		

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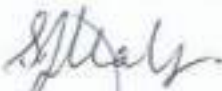

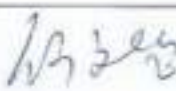
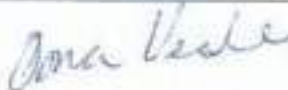




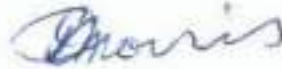
NAME	ADDRESS	SIGNATURE
Lu Luo		
Qing Shi		
Grace Douglas		
Nicole Doucet		
Alan Woodland		
STEVE ARCHUSARD		
TRUDY BRODIE		
Jia Li		
Curtis Kennedy		

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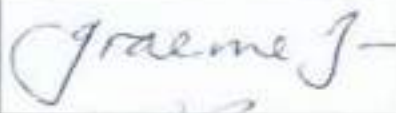




NAME	ADDRESS	SIGNATURE
Sue Healy		
Richard Blennan		
Wenzhe He		
Dona Vaale		
Keia Deng		
Tsun Y. CHAN		
ELIZABETH WILSON		
HELEN BENSON		
DAVID MORRIS		

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NAME	ADDRESS	SIGNATURE
Angela Wang		
Daniela Mooney		
ISABELLA PAK		
Manyit Sangha		
GRAEME TUN		
Phil Shelh		
Christian Chang-White		
Preetika Rastogi		
Eugene Heng		

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NAME	ADDRESS	SIGNATURE
Lachie Amisley		Lachie Q
Robert Scott		Robert Scott
D. Graham		D. Graham
D. Amisley		D. Amisley
A. Reeves		A. Reeves
Steven Feng		Steven Feng

1 October 2022

Louise McMahon
Director, Agile Planning & Programs
(On behalf of the Sydney North Planning Panel)
NSW Department of Planning & Environment

Dear Ms McMahon,

Re: Objection to the Lourdes Retirement Village Planning Proposal at 95-97 Stanhope Road (Lourdes Retirement Village), Killara (PP-2022-658).

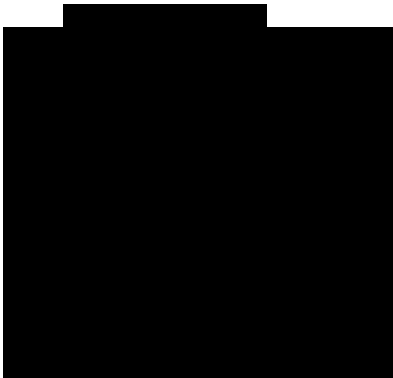
I am objecting to the Lourdes Retirement Village Planning Proposal for the following reasons:


1. The Lourdes Planning Proposal is pushing for redevelopment from the currently existing R2 Low Density to the proposed R3 Medium Density development of the Retirement Village. Residents currently reside in an existing R2 Low Density Residential zone and the Lourdes Planning Proposal is contrary to the existing environment in terms of height and types of buildings proposed. The proposal is contrary to the surrounding R2 Low Density Residential zone. The proposed built form of buildings ranging from 11.5m to 24m (3 to 7 levels) is inconsistent with the existing visual character and types of development in the surrounding locality. This high density proposed development will be even more pronounced and overbearing given it will be situated on a visually prominent site located on the highest ridge contour within a low density residential and bushland area. The proposed development reflects poor interface with adjacent low development dwellings, Stanhope Road and bushland. It is not conducive or in harmony with existing dwellings in Stanhope Road and the surrounding area. It is also not meeting the expectations of residents, regarding appropriate development for the Killara area that complements its local character.
2. High risk of bushfire as the site located on the highest ridge contour is surrounded by bushland, except on its frontage along Stanhope Road. It is highly likely this will be exacerbated by a solid wall of 63 town houses at the back of the site, closest to bushland, as well as high rise and high-density development being proposed across the site. There would be evacuation challenges (if the proposal was implemented) particularly with a marked increase in the numbers of vulnerable seniors, attempting to escape fire and firefighters and ambulances attempting to get access into the site at the same time. Stanhope Road is a dead-end street and fairly narrow (not allowing for a two-way flow of traffic at the same time), with only one way in and out. Such a scenario as fire within/near the site with an increased population of seniors, (as well as residents residing in the street) escaping at the same time, would likely be unmanageable putting elderly seniors at risk.

3. While the high-density development proposal increases housing for seniors, it is located some kilometres away from convenient transport links and shopping hubs, thereby exacerbating the isolation of seniors from connection with the rest of the community, as well as limiting access to shopping and health services and increasing reliance on private vehicles. Staff presently working at the village, and undertaking shift work are often seen walking the 30-minute walk to Lindfield Station due the lack of transport. The proposal will increase the traffic in Stanhope Road in a place where due to it being a narrow 'No Through Road' with only one way out, will become a bottle-neck for traffic and congestion. This high -density proposal is not suitable for the current site at Lourdes Retirement Village due to limited access to public transport and services. This will increase reliance on private vehicles contributing to noise, traffic-congestion, parking issues and impact the quality of life of local residents both inside and outside the village, particularly with the doubling of the population inside the village.
4. The proposal impacts on the local area and site-specific heritage significance particularly the onsite Headfort House and its surrounding context including the grotto and landscaped gardens as well as the adjacent Heritage Conservation Area and heritage items such as the Seven Little Australians Park. The company Levande, putting forward this proposal is a global company and disconnected from the local and heritage values important to the local residents inside and outside the village. The site was taken over by the Roman Catholic Church following the second world war and it retained historical features from the early part of the 20th century, when the site was developed into a school using the main building Headfort House. The Catholic Church also developed aspects of the site such as providing a religious grotto and chapel that have heritage value for the local community as well as maintaining Headfort House. The grotto has existed in its current site position for the duration of my life over 60 years and has heritage (cultural, religious and spiritual) meaning and significance for not only myself but also the local community. It should not be moved from where it is currently positioned as its heritage significance is connected to the place where it currently resides. Headfort House and surrounding context also needs to be maintained and respected for heritage value and significance.
5. The proposal aims to increase housing stock for the aged population where there is an increasing need for independent living units, supported accommodation and nursing home care. This is due to the massive growth in the aging "baby boomer" population. However, in contradiction to this aim, is the proposal for 63 townhouses that would house families rather than seniors, and is incongruent with the purpose of Lourdes Retirement Village and is against its stated aims. The housing of families in town houses with different needs to the aged population, are likely to clash and this may put vulnerable elderly residents at risk, particularly in a densely populated area. For example, residents with dementia could be inadvertently knocked down by a car, as I have already witnessed previously in this area. However, with more traffic and different age groupings residing together, the risk is likely to become greater and the safety of elderly people would be difficult to guarantee.

My position on the current Lourdes Retirement Village Planning Proposal, before the NSW Planning Panel is mirrored across the community, as exemplified by the attached Petition signed by over forty signatures.

I hope the NSW Planning Panel supports the majority position of Killara residents (as demonstrated in the Petition), against the Lourdes Retirement Village Planning Proposal R3 Medium Density Development, which sets a dangerous precedent for increased density, high-rise development and bushfire risks across the Ku-ring-gai Local Government Area. The Killara community is keen to preserve their environment and maintain their quality of life as currently established in Stanhope Road.





2 October, 2022

Ms Louise McMahon
Director;
Agile Planning & Programs (on behalf of
The Sydney North Planning Panel)
NSW Department of Planning and Environment

Dear Ms McMahon,

Levande / EQT Infrastructure • Development Proposal (PP-2022-658) • Lourdes, 95-97 Stanhope Rd, Killara, NSW 2071

I am writing to oppose the currently proposed development of Lourdes by proponent Levande (EQT Infrastructure) on the basis of multiple shortcomings – ones that have not been adequately addressed, and which extend to evaluative processes of site-specific merit, strategic merit (and the interdependence between the two), bushfire risk, safety issues, site access, pollution, stylistic incongruence, and numerous others.

As a local resident living directly across from Lourdes ('Killara Glades'), I am well acquainted with the subject site's history and particulars, constituting a family connection with the area over three generations. My grandfather initiated and operated a dairy farm along the northern flank of the Stanhope Road's eastern reaches over the earlier part of the C20th, providing essential milk-services and deliveries locally during WWII. Clarke Place, situated immediately to the north of Lourdes and Stanhope Road, bears his name.

My father, who attended the subject site's Milton Grammar School as a youngster, maintained good relations with the Lourdes' community and resident nuns through the 1970s and 1980s. Despite much local opposition to the development of Lourdes Retirement Village, it came into being on the understanding it would remain a low-density and architecturally low-profile entity, with a degree of consistency with the broader context.

Prior to Stockland's recent sale of its retirement living portfolio to Swedish-based investment firm EQT Infrastructure, initiatives to enlarge Lourdes occurred with some regularity during the past decade-plus period. Submissions of mine to relevant individuals and domains at local and state level date back to 2010 and 2011, more recent submissions occurring in 2018 and 2019.

Having reviewed the current initiative by the proponent Levande (EQT) to enlarge Lourdes' and its operations, the sensible conclusion is that any development needs to occur within the parameters and controls of the R2 Low-Density zoning as they currently apply to Lourdes and its broader residential context, particularly given Lourdes' considerable distance from transport hubs, main thoroughfares, retail centres, and resources nodes.

By figuring in an online-only format, the public exhibition for Planning Proposal PP-2022-658 presented as a notable shortcoming. Such public exhibition should have additionally manifested as a three-dimensional, in-situ architectural scale model on public view. In the absence of such, interested parties and the public have been denied the opportunity to gain a comprehensive sense of that which is proposed.

Much of the online documentation for PP-2022-658 appears to have been commissioned by Stockland, and with various updates seemingly at the initiative of Levande (EQT).

The proponent's hoped-for transformation of site and context – including though *not limited to* R2-to-R3 rezoning, amendment of maximum height of building controls (9.5 metres to 22 metres), and over a doubling of floor space ratio controls (0.3:1 to 0.75:1) – would spell an unwelcome precedent and result in irreversible, negative outcomes for the natural, built, and social environment, with impacts felt locally and more broadly during what would be an extended build period, and thereafter.

Ku-ring-gai, known as 'Sydney's Green Heart', encompasses a unique identity, with a distinctive tree canopy, bushland landscapes, and numerous heritage-zoned areas and sites. Community engagement in recent years has revealed documented concerns with overdevelopment of the local precinct and the negative aspects of new development. Any development at Lourdes is in need of recognising and prioritising such community concerns.

A checklist of issues, including but not limited to those following, should be sufficient to disqualify the kind of rezoning hopes that Levande (EQT) and or other beneficiaries currently hold for the site:

- Steep-sloped bushland surrounding much of Lourdes (from the southwest, south, and radially to the north) with marked bushfire risks to Lourdes and local residents, more so in tandem with any increase to population, density, building heights, and FSR.
- Stanhope Road being a dead-end, cul-de-sac road (narrowing at the Swains Gardens entry point), and allowing limited one-point access to Lourdes, makes for marked bushfire evacuation risks, particularly with seniors, the aged & vulnerable, and the mix and number of resident populations earmarked in tandem with the hoped-for development outcomes.
- Lack of both site-specific and strategic merit, and lack of synchronicity with KLEP 2015, Ku-ring-gai Community Strategic Plan, North District Plan, and Greater Sydney Regional Plan.
- Earmarked building heights, building style, material congestion, and built-form outcomes (including overshadowing) in tandem with proponent's hoped-for rezoning outcomes would create a clear visual and cultural disconnect, more so given the site position on an elevated ridge-contour high point, clearly visible from surrounding vantage points of the low-density Killara precinct and adjacent locales, including Lindfield and East Lindfield.
- Clear risks to natural flora, fauna, and biodiversity, with reports to date in this regard characterised by degrees of inconclusiveness and some lack of precision; number of mature site trees earmarked for removal in tandem with any change-of-zoning build reprehensible.

- Lifestyle disconnect ensuing with any such rezoning-associated development, with Lourdes becoming an enclave within the broader cultural and social framework of the area, ultimately resulting in cultural and social fragmentation.
- Distance from local centres & hubs, and lack of public transport and facilities spell any rezoning of Lourdes as being incongruous with well-informed, sensibly-driven initiatives.
- Increased visual, noise, air, and water pollution during and following any build – stemming from building contractors, increased site population, increased staff population, increased visitor population, increased service-vehicle volumes.
- Resultant incongruity with character and heritage values of the local area, which includes the C22 Heritage Conservation Area, heritage items such as the nearby Seven Little Australians Park, the culturally and architecturally significant Headfort House and its contextualising curtilage.

It is appropriate to reiterate here that in 2017, Stockland set about clearing a substantial amount of established vegetation along Lourdes' Stanhope Road frontage, erecting a brick wall somewhat out of character with the surrounds given its sheer length and voluminous number of characterless vertical uprights.

As part of the exercise, Stockland removed mature and unique vegetation in excess of the limits and permissions granted, with Ku-ring-gai Council confirming the non-compliance in writing on 8 August, 2017, again on 17 August, 2017.

As a result, Stockland were obliged to admit liability, offering to compensate for its unauthorised tree removal by offering to undertake replanting.

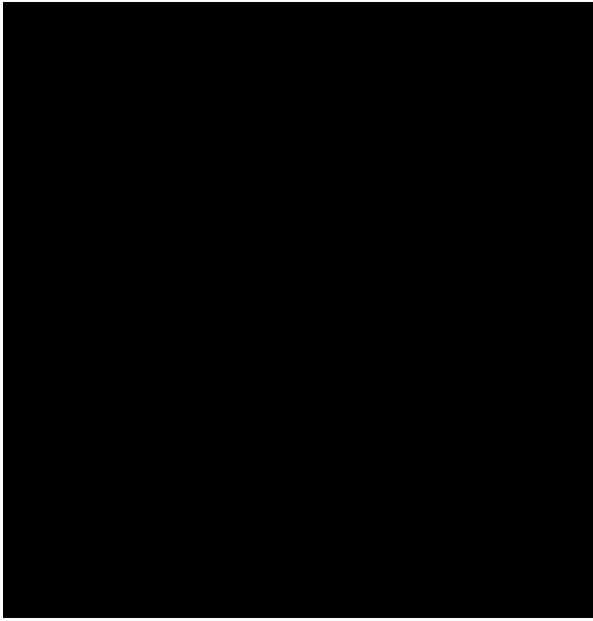
There are no guarantees a repeat of such kind of incident, possibly a larger transgression, would not occur in tandem with any rezone-related development at Lourdes, more so given the abnormal scale of the plans currently under consideration.

Concurrent with this planning matter, I note the proponent has development application DA0365/22 currently lodged with Ku-ring-gai Council, seeking premature demolition of a residential building structure within Lourdes. Any go-ahead for its demolition should not occur prior to consultative processes and decision-making are exhausted in tandem with PP-2022-658.

In conclusion, the sheer scale and aesthetic blandness of that for which approval is sought, characterised by thematic "displacements" (e.g. site's historic grotto), would result in a negative imprint on the environment and an irretrievable loss of the character so defining the locale – pointing to a need for a fair-minded, independent appraisal and outcome.

As part of informed and sensible decision-making, I trust the outcomes Levande (EQT) are banking on in conjunction with its rezoning attempt are accordingly rejected.

Finally, I look forward to an acknowledgement of receipt of this communication.



[REDACTED]

[REDACTED] Post Exhibition submission -1

My wife and I moved to Lourdes Retirement Village 6 years ago for many reasons. In particular we were impressed with the small or mini suburban ambiance of the Village-the distancing, the gardens and lawns and the neighbourly feeling. We now find that the Village "renewal", as it's being called, will involve the construction of several high rise apartment type buildings located in the centre of the property. Had we wanted "sardine tin" accomodation, we would not have come to Lourdes. We see a case of unwarranted spot rezoning. It has been put forward that almost endless consultations with RFS regulations resulted in the decision indicating that the renewed Village would have to be located on the very reduced perimeters at the property high point.

Curiously, the proposal includes the intent to construct 43 Town Houses around most of the Village perimeter and these dwellings will be located where independent retirement units are presently situated. Will they be fireproof?

Finally, as aged residents we do not see defined details of provisions for possible transition from independent living to more reliant facilities.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Post Exhibition submission -2

I strongly oppose any redevelopment of Lourdes Retirement Village in the proposal submitted by Stockland [now Verlande]. Approval would mean allowing a medium high density development in the middle of a low density residential area. It would be at the end of a dead end road with limited road access, endangering the lives of elderly people in the event of a bush fire as the Village is not within a legally safe distance from bush land. It would also mean an increase in the population of the village escalating the danger in the event of an emergency evacuation.

Submission Planning Proposal-2022-658
95-97 Stanhope Road, Killara (Lourdes Retirement Village)

Thank you an extension of time to lodge my submission.

While it is correct that the buildings on the site are not conform with current building regulations and that an update to current building construction in bushfire prone lands is desirable, the Planning Proposal (PP) raises serious concerns. Please register my objection to the PP on the following grounds.

The PP proposal results in delivery of an increase in dwelling numbers and housing diversity in a location which is unsuitable for such intensification. There is also a lack of evidence that on balance, there is strategic merit or site-specific merit for the proposal:

- The Planning Proposal is inconsistent with state strategic plans and inconsistent with local strategic planning strategy.
- The gross floor area and density is too high for the site in the context of bush fire riskj.
- The PP is inconsistent with the location's current character.
- The development contradicts Section 4 of the Planning for Bushfire 2019 that establishes *strategic principles for the exclusion of inappropriate development*.
- The Blackash Bushfire Assessment is flawed and under-estimates the likelihood of a bush fire, its potential severity and intensity and the potential impact on life and property.
- The development in the PP would not complement but would detract from the adjoining conservation area and the heritage items in the area, in particular on views from the adjoining lands.
- The Planning Proposal presents unacceptable risk to life and property by increasing dwelling numbers and increasing vulnerable population, in addition to introducing non senior's dwellings along the bushfire flame zone on the interface with bushland.
- The proposal to use R3 non-senior townhouses in the Bushfire Flame Zone at the interface with bushland to the south in the outer asset zone of the site is unacceptable.
- There is no evidence to support a development with existing controls is unviable.

1. STRATEGIC PLANS

1.1 Ministers s.9.1 directions – the PP will deliver more housing and diversity of housing. However, the location is inappropriate for intensification of housing for a vulnerable population and for multistorey development.

The PP is inconsistent with the R2 context consisting of one and two storey houses, it adjoins a Conservation zone Council's mapping indicates the site interface with the bushland as Biodiversity Corridor and Buffer Area, the site adjoins Core Biodiversity lands to the south, east and northeast. The site is not on a transport hub and it is not within walkable distance to a strategic centre.

A high proportion of the subject area is identified in the Bushfire map as high bush fire prone Vegetation Category 1 (the vegetation considered to be highest risk for bushfire) or buffer. The site is identified under PBP 2019 as Special Fire Protection Purposes (SFPPs). The site is located toward the end of a dead-end street and intensification is likely to increase unacceptable risk to future residents.

1.2 Ministerial Directions Direction 5.1 *Integrating land use and transport* the PP is inconsistent with this Directive.

1.3 Greater Sydney Region Plan

The PP is inconsistent with the strategy as:

- **Infrastructure.** New infrastructure is not being developed in the area.
- **The targeted development focused on housing delivery** is not around a centre and transit/rail station.
- **Land Use Assessment.** The site is not within a Town Centre nor within 800m walkable distance to a Town Centre. It is 1.7 km from the Lindfield Town Centre and as the terrain is steep and footpaths are not continuous and verges steep or terraced not accessible. Relying on an internal bus-service is inconsistent with development within a “walkable” distance to facilities.



PHOTOS: Looking east along Stanhope Road to the site

Objective 13: “Environmental heritage is identified, conserved and enhanced”. The PP is inconsistent with this objective as the high-rise buildings will dominate the canopy and be visible from adjoining lands, including heritage listed Seven Little Australians” and properties in Conservation area C22.

1.4 North District Plan

The PP is inconsistent with **Planning Priority N16 “Protecting and enhancing bushland and biodiversity”**

The adjacent bushland is mapped Biodiversity Core and the site boundary Biodiversity Core Buffer. The Masterplan proposes to cut into the slope and excavate for construction and the increase in hard surfaces (including new road) and water flow on the adjoining Biodiversity Corridor and Riparian zone must be acknowledged and considered.

Vegetation on the site will be lost to provide adequate Asset Protection Zones.

There is no evidence that the PP will satisfy Planning Priority N16, it will indirectly impact on the Core Biodiversity.

1.5 Ku-ring-gai Housing Strategy and LEP 2015

- The proposed R3 zoning on a site 1.7 km from the nearest Town Centre is inconsistent with the Ku-ring-gai Housing Vision and Ku-ring-gai LEP 2015 aims to locate high-rise along a transport hub and medium density within 800metres of a Town Centre, providing a transition to R2 dwellings.
- The zoning is also inconsistent with to (e), (f), (l) and (o) of the Ku-ring-gai Local Environment Plan 2015 (LEP 2015):
 - (e) to manage risks to the community and the environment in areas subject to natural hazards and risks,
 - (f) to recognize, protect and conserve Ku-ring-gai’s indigenous and non-indigenous cultural heritage,

- (l) to facilitate development that complements and enhances amenity for residential uses and public spaces,
- (o) to protect the character of low-density residential areas and the special aesthetic values of land in the Ku-ring-gai area.

- The proposed rezoning from R2 to R3 is inconsistent with the Objectives of the R3 Zone in the Ku-ring-gai LEP 2015.

Zone R3 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a transition between low density residential housing and higher density forms of development.
- When preparing a draft LEP, local councils are required to apply the EP&A Act s.9.1(2). Direction 4.4 *Planning for Bush Fire Protection*. The decision of council to zone the site R2 is commensurate with bushfire risk. There is no evidence provided that complying with the gazetted zoning and controls would not result in a viable development.

1.5 HOUSING SEPP 2021

“The Housing SEPP gives incentives to supply affordable and diverse housing in the right places and for every stage of life.” (NSW Planning Housing SEPP)

- The operative words regarding the PP are, *“in the right places” and “affordable”*.
 - Inconsistency with planning strategies and bushfire risk make the site inappropriate.
 - There is no evidence that any housing will be affordable.

However, if the PP is approved with proposed heights and FSR, under **Clause 87 Additional floor space ratios** is sought by the proponent to provide affordable housing, further increases in heights and density will result creating further negative impacts.
- The PP is inconsistent with the controls of the Housing SEPP 2021 **Part 5. Housing for seniors and people with disability Division 3 Development standards**
- **Clause 84 Development standards – general**
Requirement:
 - (2) (c) (i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building.
 - (3) The servicing equipment must-
 - (c) not result in the building height having a height of more than 11.5m
- **Clause 87 Additional floor space ratios** apply to land where a residential flat building is permitted which is not the case under R2 or R3 zoning, but a residential flat building is sought with the PP. If the consent authority accepts development of residential flat buildings on site, it should be conditioned so that clause 87 cannot be used to further increase FSR and heights.
- **Clause 96 Bushfire prone land considerations:**
The site is located on ridge top which is not advisable on bushfire prone land due to upslope location in the event of a bushfire.
The proponent’s report does not consider:
The proposed exits are into a one-way street and the steep gradient of the lower section of road in case of evacuation.
Access and egress to the site is via a single one-way street to the closest intersection with no pedestrian links.
The existing population from the same street that would require evacuation in the event of a bushfire including 16 houses east of the development in the direction of a steep hill and dead end.

An existing senior's living, Swain Manors, is located in Stanhope Road about 200metres from the subject site.

- **Clause 99 Neighbourhood amenity and streetscape**

(b) (i) The desirable elements of the current character is the low density residential character, the gardens and tree canopy lined streets and the contiguous bushland setting.

(ii) there are no plans to transition the subject area into higher density as it is located over 800m from a transport line and town centre, it is a conservation area, heritage items include the Seven Little Australians Reserve.

The height and bulk and number of buildings and dwellings on the site will not complement the existing character of the area. Requirements to comply with bushfire regulations and removal of vegetation for construction will also expose the visibility of the development.

The proponent states there will be planting of trees, however this is not guaranteed given the risk of bushfires on the site.

1.4 BIODIVERSITY

The site adjoins land mapped Core Biodiversity Lands on its south, east and northeast boundary. The site boundary is mapped as Biodiversity Corridor and Buffer Area. The site is on a ridge line and terrain to the south is steep to a Riparian zone.

The impact on biodiversity must be a consideration. The Masterplan proposes to cut into the slope and the increase in hard surfaces (including new road) and water flow on the adjoining Biodiversity Corridor and Riparian zone must be acknowledged and considered.

Vegetation on the site will be lost to provide adequate Asset Protection Zones.

1.5 BUSHFIRE

It's worth noting 10% of homes destroyed by fire in NSW during the Black Summer were not in mapped bushfire-prone land (Rogers 2020).

- **R3 on the southern interface of bushland.** Constructing R3 medium density non-senior's living on the interface with bushland in a Bushfire Flame Zone, to reduce the fire risk for the senior's living development is unreasonable and unacceptable risk to people's lives. The proposal is for one-, two- and three-bedroom houses and future occupants of the three storey houses could be families, so the occupation levels could be high. The urban bushland interface, should be reserved for the establishment of adequate asset protection zones to the senior's development on site.
- **Bushfire Attack Levels (BAL) required Asset Protection Zones (APZ), and Building Standards** are flawed due to inconsistencies or inaccuracies in the Black Ash Bushfire Assessment 22 February 2022, which result in an under-estimation of fire risk, intensity, and fire runs.
 - a. **Fire direction.** Black Ash Bushfire Assessment 1.2 Location states – *"Given the location of the sites, any bushfires impacting the site would be burning under what is normally a cooler easterly or south-easterly wind."*
The report ignores the fire history available on council maps showing that fires from the northeast have also occurred in the past.
 - b. The Bushfire report uses a **Fire Danger Index (FDI)** 55 when the Planning for Bushfire Protection 2006 & 2019 prescribes an FDI of 100 for Greater Sydney.
 - c. **Effective Slope** influences fire behaviour.
"The rate of a bushfire's spread can double on upslopes of 10 degrees and double again at 20 degrees." (Webster 2012).

In the Bushfire report:

- i) The measurement of effective slope is minimised in the north easterly part of the site and inconsistent with council's independent bushfire report.
- ii) Effective slope measurements, for the north easterly slope is taken from an existing building within the subject site when the effective slope should be the slope of the land on which the Classified vegetation is located.

d. Determination of the Bushfire Attack Level (BAL) is therefore inaccurate – Building Standard requirements are affected.

e. Provision of Asset Protection Zone (APZ) The Bushfire Report *Appendix E- Bushfire Engineering and Compliance Strategy updated* Page 2 states the APZ will be maximised but cannot fully comply.

The development is on a ridge line, upslope which is an additional risk factor in the event of a bushfire. There needs to be an independent review of Bushfire Risk and Assessment. Provision of prescribed APZ should be mandatory.

RFS Planning for Bushfires 2019

- The PP is inconsistent with RFS Planning for Bushfires 2019 that states that a development area exposed to a high fire risk should be avoided.
- The nature of SFPP developments means that occupants may be more vulnerable to bush fire attack. As stated above, the Bushfire Assessment has been based on some questionable assumptions/calculations. 4.4.1 of the PB 2019 states that for an SFPP the proposal must demonstrate that the required APZs can be met on the site.
 - The Bushfire Report *Appendix E- Bushfire Engineering and Compliance Strategy updated* Page 2 states the APZ will be maximised but cannot comply:

"Aside from the APZ design which would normally require a maximum exposure of 10kW/m², the bushfire design for the Lourdes Village will comply with Chapter 6 of Planning for Bushfire Protection 2019."

- This *maximum exposure of 10kW/m²*, conflicts with Chapter 8.2.2 of the Planning for Bushfires 2019, that states for buildings exceeding three storeys in height (defined as a multi-storey building), the buildings are *required to comply with the performance criteria in Chapter 5, including the requirement for an APZ which meets a threshold of 29kW/m²*.
- For multi-storey buildings there are additional considerations and key issues cited as follows:
 - Population** - higher resident densities can pose issues for emergency management;
 - Location** – bush fire impacts can be increased where high rise buildings are located in higher elevations or on ridge tops;
 - Egress** - is more challenging and places an increased demand on road infrastructure during evacuation;
 - Construction** - there is a higher external façade surface area that may be exposed to bush fire attack and:
 - car and storage facilities on the ground level can provide an additional fuel loading; balconies and external features can easily trap embers which can ignite combustible materials.
 - Height** -the height can result in increased exposure to convective heat.

It is submitted that the Blackash Bushfire Report has not given sufficient consideration to requirements for Multi-building to comply with the performance criteria within Chapter 5 and Chapter 8 of the Planning for Bushfires 2019

- The bushland vegetation adjoining the site is *Coastal Flats Tall Moist Forest* a tall eucalyptus forest with a high overall fuel load. It is not clear whether the Bushfire Assessment has used the categorisation of this vegetation as Forest or another category.

CONCLUSION


The PP is inconsistent with strategic planning strategies and the intensification of use is unsuitable in the context of a bushfire prone site.

Avoidance of the risk would include minimising expansion or increased density of existing development in a mapped bushfire prone area, particularly vulnerable uses. Planning for Bushfire 2019.

The inconsistencies/inaccuracies in the proponent's Bushfire Report are unacceptable and an independent report should be commissioned.

The Department should demonstrate duty of care and exercise the precautionary principle. The applicant should be given certainty, the PP should be refused. The site should retain its R2 zoning, height controls and FSR.

[REDACTED]
[REDACTED]
[REDACTED]



I understand the exhibition period for the proposed redevelopment of Lourdes retirement village, at which my mother is a resident, has closed. Nonetheless I hope you will consider the following comments. Page references are to the version of the proposal provided to residents in mid 2021. Thankyou

- *Does the new plan actually provide any significant increased capacity for retirement living, which is supposedly the primary aim:*

- The proposal stated:
 - “the **key message** for the subject site is that more seniors housing is required in every LGA” and “renewing and increasing seniors housing is of critical importance” (p.10, emphasis added)
 - the redevelopment “represents a unique opportunity to....address a significant anticipated shortfall in seniors housing” (p.15, emphasis added).

Yet the impact of the proposal on addressing this shortfall is minimal at best, because so much of the site is being sold off for purposes other than seniors housing.

- Currently there are 108 independent living units and (now closed) 49 serviced apartments. Post redevelopment there would be 141 independent living units and zero serviced apartments. How this can be described as a significant increase in seniors housing is puzzling to say the least. It seems that the overall increase of 33 independent living units and 27 residential aged care beds barely offsets the loss of 49 serviced apartments.
- Another supposed goal is promotion of one-site progression through aged care. The serviced apartments were a critical stage of this one-site progression. For many residents, including my mother, the availability of this “in-between” level of care, between the independent living units and the residential aged care, was a significant factor in the decision to live at Lourdes rather than another retirement village. However, no compensation is being proposed for denying residents access to this future level of care.
- The proposal states (p.34) that the current approximately 220 residents occupying independent living units and serviced apartments would be likely to “increase by up to 250 people”.
 - Presumably they mean will increase to a total of 250 people? Not increase to a total of 470 people? It seems to be a very misleading statement.
 - There are no details provided as to the basis on which this calculation is made, for example assumptions as to what percentage of independent living units would be accommodating couples vs singles
- *General comments:*
 - Levande is hiving off a large percentage of the site for use by people other than seniors. This critical aspect of the proposal is glossed over in the information provided

to residents and authorities but will have a massive impact on the nature of Lourdes Retirement Village.

- The proposal states that “the site will address growing demand for residential and senior housing by offering a variety of residential flat buildings and semi-detached dwellings” (p.31). Yet there did not appear to be any “semi-detached dwellings” made available to retirement residents under the plan. The “semi-detached” nature of the current dwellings at Lourdes is highly valued by the residents yet no attempt has been made to retain this benefit.
- The proposal notes the “valuable regional views” (p.25) and “the site affords residents with sweeping views of bushland across the valley and beyond to both Chatswood and central Sydney” (p.31). However, it appears that all the prime sites in terms of bush views will no longer be provided for retirement living, rather they will only be available to people who purchase the proposed townhouses. Views of nature are recognised as beneficial to mental health yet it seems current residents will lose this amenity.
- *Steep paths.*
 - Much is made by the proposal of there being steep paths currently at Lourdes which “considerably restrict residents’ movement through the village and their ability to participate in village life”. While there is value in making the village easier and safer to traverse on foot, this comment grossly exaggerates the current situation. The proposal states that “in many instances the streets are too steep to walk” (p.21) which is complete rubbish – my mother has fairly advanced Parkinsons Disease and walks up the steepest path with her walker every day. No evidence is provided for the comments on impeding access to village life.
- *Nature of the new ILUs:*
 - The proposal states that (p.21) “access to many ILUs are exposed to the elements” as if this is a problem. Having entry to one’s own ILU direct from “the elements” is a valued aspect of the current design of the village, and indeed there are porches over the entrances in most cases. People don’t want to feel they are living in a high rise apartment block, that’s why they chose Lourdes.
 - Residents have been told they will be provided with ILUs of the “same standard” as their current ILUs. What this means is completely unclear – it appears to be a somewhat subjective measure. No guarantee is provided that the new ILUs will be at least as big as the current ILUs, nor that there will be availability of 3 bedroom ILUs for those who currently occupy 3 bedroom ILUs.
- *The new community centre:*
 - The proposal states that the new community hub will “allow residents to experience village life, encourage social interaction and stimulate everyday wellbeing” as if this is a new benefit (p.13). This is no different to what is currently on offer. Indeed, village life has been severely detrimentally effected by the proposal due to new residents not coming in to the village. With a smaller village population, it has been increasingly difficult to maintain the same range of village activities and to maintain the viability of the independently run village café.

- *Gardens/green space:*

- The proposal notes that many of the existing ILUs feature private gardens (p.19). Many residents derive significant utility from the beautiful landscaping at Lourdes and having the flexibility to maintain their own small patch of garden should they choose to do so. This opportunity will be lost.
- Reference is made to facilities for bowling and croquet but if the plans do not clearly accommodate these facilities. The existing croquet lawn is in regular use and highly valued by residents.
- The proposal refers to "maintaining the village's established landscaped character" (p.6) however the amount of existing landscaping to be retained seems very minimal. The proposal only refers to "retention of existing native vegetation along Stanhope Road along the northern boundary of the site" (p.38) and "retain and enhance the existing pockets of landscaped gardens located along Lourdes Avenue and Stanhope Road" (p.31). It seems the majority of the beautiful established gardens will be lost.

- *Activities program:*

- The proposal states that "the increase in resident numbers will allow [the extensive activities program that currently exists] to be expanded" (p.34). However, as discussed above, the actual increase in numbers will be minimal so this seems an inflated claim
- The proposal states that "The master plan...aims to deliver authentic lifestyle experiences that resonate with senior residents" (p.35). Apart from the fact that this is meaningless marketing puffery, senior residents were quite happy with the "lifestyle experiences" they were enjoying before this plan was proposed and the numbers at the village were forced into decline.

- *Serviced apartment building:*

- A meeting has recently been called seeking the approval of the residents to the demolition of the serviced apartments and acknowledgement that they will not be replaced. I believe the notice of meeting is deficient as it fails to include any explanatory memorandum setting out the financial impact of a decision either way. The notice states that this additional information will be provided at the meeting. I have subsequently heard that an advance copy of such information can be obtained on request at the Lourdes office, however since this is not made clear in the notice that is not sufficient. It is yet another example of residents being provided with inadequate information and being made to feel they are forced along one path, which happens to be the path that suits the developers.
- The redevelopment proposal did not contemplate maintaining any serviced apartments, so it seems very convenient that an excuse has been found to demolish the building and not replace it.

Thank you for taking these issues into account
Kind regards



SECOND PETITION REGARDS THE CURRENT LOURDES VILLAGE PLANNING PROPOSAL (PP-2022-658)

We, the undersigned, object to the current Lourdes Village Planning Proposal (PP-2022-658) at 95 – 97 Stanhope Road, KILLARA NSW 2071, as such planning proposal, as put forward by proponent, Levande (under Swedish EQT Infrastructure) seeks to amend the Ku-ring-gai Local Environmental Plan 2015 to undertake the following:

- Rezone the land from R2 Low Density Residential to R3 Medium Density Residential.
- Amend the Maximum Building Height from 9.5 metres to 22 metres.
- Amend the Floor Space Ratio control from 0.3:1 to 0.75:1 for more concentrated development.

This proposal, if realised, will increase the number of dwellings, increase noise & traffic pollution, impact heritage sites and degrade the quality of life and environment of this area. It will set a dangerous precedent for increased density, high-rise development and bush-fire risks across the Ku-ring-gai Local Government Area.

The proposal attempts to dispense with the usual Asset Protection Zone (APZ) requirement as per the EP&A Act for retirement villages. As such, the RFS Commissioner is required to personally sign off on the proposal for it to proceed, as per the proponent's hoped-for outcomes.

This petition has been prepared by [REDACTED]

NAME	EMAIL	SIGNATURE	DATE SIGNED
Teresa Macleod	[REDACTED]	[Signature]	20/6/23
Cindi Hill	[REDACTED]	[Signature]	20/6/23
MICHAEL DUNNE	[REDACTED]	[Signature]	20/6/23
HEATHER DUNNE	[REDACTED]	[Signature]	20/6/23
LINDSAY HANNA	[REDACTED]	[Signature]	20/6/23
ROB MCKENZIE	[REDACTED]	[Signature]	20/6/23
Andrew Brook	[REDACTED]	[Signature]	20/6/23

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NAME	ADDRESS	EMAIL	SIGNATURE	DATE SIGNED
CAROLYN ELLAWAY	[REDACTED]	[REDACTED]	[Signature] 21/6/2023	21/6/2023
BRENDA GOLDSCHMIDT	[REDACTED]	[REDACTED]	[Signature]	21/6/2023
Jonathan Moss	[REDACTED]	[REDACTED]	[Signature]	21/6/2023
TOM GAVAGHAN	[REDACTED]	[REDACTED]	[Signature]	21.6.2023
Jocanne Li	[REDACTED]	[REDACTED]	[Signature]	21/6/2023
TRISTAN RAPPO	[REDACTED]	[REDACTED]	[Signature]	21/6/2023
Alice Coffey	[REDACTED]	[REDACTED]	[Signature]	21/6/2023

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NAME	ADDRESS	EMAIL	SIGNATURE	DATE SIGNED
Jennifer Brown			Jennifer Brown	22/6/23
Sean Hill			Sean Hill	23/6/23
Pascal Gerwenka			Pascal Gerwenka	23/06/23
Kim Gerwenka			Kim Gerwenka	23/6/23
J. Elam			J. Elam	22/6/23
B. B. Hogg			B. B. Hogg	23/6/23
P. Clarke			P. Clarke	26/06/23

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NAME	ADDRESS	EMAIL	SIGNATURE	DATE SIGNED
Nicola Hill			N. Hill	21/6/23
Chun Fen Shao			Chun Fen Shao	24/6/23
Andy Fan			Andy Fan	24/6/23
STEPHAN GRAY			Stephan Gray	24/6/23
NICOLE BODDAM-WHETHAM			Nicole Boddam-Whetham	24/6/23
Graham Turvey			Graham Turvey	24/06/23
Dennis Lee			Dennis Lee	24/06/23

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NAME	ADDRESS	EMAIL	SIGNATURE	DATE SIGNED
Georgina Campbell				24/6/23
Andrew Campbell				24/6/23
Barbara Jeff Rella				24/6/23
MOONHUI NAM				24/6/23
D.J. Cronin				24/6/23
MARY WARREN				24/6/23
MAX WARREN			 net.com.au	24/6/23

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Sue Birsted			ham.com.au S.Birsted	25/6/23
Paul Birsted			com P.A.Birsted	25/6/23
Joy Buzar			ham.com J.Buzar	25/6/23
ANDREW SKYRING			at Andrew	25/6/23
WENDY ZHU			city Wendy	25/6/23
NEIL CLARKE			com Neil	26/6/23
Patricia Clarke			Patricia	26/6/23