

Decision provided  
AUSGRID RESPONSE (REF-1540)

### **Proposal case details**

#### **Referral case details**

**Following a preliminary review, is the detail provided complete and is the case ready for a decision?**

Yes, the application is ready for decision

**What is the outcome of your review?**

Advice

#### **Comments**

Ausgrid has no comment to make with regard to this planning proposal (Re zoning) at this point in time.

Ausgrid however does look forward to reviewing future Development Application submissions for any development attached to this proposal and will then provide feedback accordingly.

Rathna Rana  
Senior Urban Planner, Strategy and Environment  
Ku-ring-gai Council  
[rrana@krg.nsw.gov.au](mailto:rrana@krg.nsw.gov.au)

### Planning Proposal - Lourdes Retirement Village, Killara

Dear Ms Rana

Thank you for the opportunity to comment on the planning proposal for the redevelopment of the Lourdes Retirement Village, Killara, under Ku-ring-gai Local Environmental Plan 2015 (LEP).

Considerations under the National Parks and Wildlife Act 1974 and the Heritage Act 1977

Based on the information provided, it is understood that there are no identified impacts on:

- Aboriginal objects or places protected under the National Parks and Wildlife Act 1974, or
- State Heritage Register items or historic archaeology protected under the Heritage Act 1977.

However, this does not mean that these impacts do not exist. It is recommended that if Council has not already done so, all necessary heritage assessments are undertaken, and impacts are sufficiently addressed. Council's assessment should include, but not be limited to:

- a search of the [State Heritage Inventory](#), and
- the [Aboriginal Heritage Information Management System](#).

There may also be a need to undertake an Aboriginal cultural heritage assessment and/or an historic archaeological assessment to inform the planning proposal. NSW's website has further information in relation to preparing:

- [Aboriginal cultural heritage assessments](#), and
- [Historic archaeological assessments](#).

Local heritage considerations under the Environmental Planning and Assessment Act 1979

It is noted that the proposal is located near to 'Seven Little Australians Park' (I1100), a Local heritage item listed under Council's LEP, which adjoins the subject site from the south and east.

The site also adjoins the Crown Blocks Heritage Conservation Area (C22), and the north-western portion of the site appears to fall within the Heritage Conservation Area (HCA). As Local items and HCAs are listed under your LEP, Council is the consent authority, and the assessment and consideration of any impacts on them from the planning proposal rests with Council.

## Heritage NSW's legislative responsibilities

Heritage NSW's current legislative responsibilities include the administration of:

- the functions of the Heritage Act, and
- the Aboriginal cultural heritage functions under the National Parks and Wildlife Act.

If there are no impacts to State Heritage Register items, Aboriginal cultural heritage or historic archaeology further referral or consultation on this planning proposal is not required.

If you have any questions, please contact Stela Razzaque, Senior Planning Officer by email at [stela.razzaque@environment.nsw.gov.au](mailto:stela.razzaque@environment.nsw.gov.au) or by phone on 02 8229 2905.

Yours sincerely

T. Appel

Tracy Appel  
A/Manager, South Assessments  
Heritage NSW  
Department of Planning and Environment  
13/10/2022

27 September 2022

Our Ref: 201933

**Rathna Rana**

Senior Urban Planner

Ku-ring-gai Council

rrana@krg.nsw.gov.au

**RE: PP-20220-658 at 95-97 Stanhope Road (Ref-1541)**

Thank you for notifying Sydney Water of the planning proposal listed above, which proposes the rezoning of the site to R3 Medium Density Residential and amendments to the maximum building heights and floor space ratio under the Ku-ring-gai LEP 2015. These changes will facilitate the development of an additional 141 independent living units, new aged care facility with 110 beds, and 62 townhouses. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

**Water Servicing**

- Trunk potable water servicing should be available via the Pymble Water Supply Zone.
- Amplifications, adjustments, and/or minor extensions may be required.
- Detailed servicing requirements will be provided at the Section 73 stage.

**Wastewater Servicing**

- Wastewater servicing should be available via a DN300 SGW wastewater main (laid in 1932) within the property boundary.
- Amplifications, adjustments, and/or minor extensions may be required.
- Detailed servicing requirements will be provided at the Section 73 stage.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our [Land Development](#) web page.

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (e.g. planning proposal) but will vary over time with development and changes within the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping horizontal stroke extending to the right.

**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150



**Transport  
for NSW**

4 November 2022

TfNSW Reference: Syd22/00967

John McKee  
General Manager  
Ku-ring-gai  
818 Pacific Highway  
Gordon NSW 2072

**Attention:** Angela Smidmore

Dear Mr McKee,

**PLANNING PROPOSAL PP-2022-658: REQUEST FOR AGENCY COMMENTS FOR  
LOURDES RETIREMENT VILLAGE – 95 STANHOPE ROAD, KILLARA**

TfNSW appreciates the opportunity to provide comment on the above proposal as referred to Transport for NSW (TfNSW) via DPE's planning portal on 15 August 2022 and apologises for the delay in providing our response. We now note that the planning proposal received a Gateway Determination to proceed on 25 October 2022.

The submitted documentation has been reviewed and it is noted that the planning proposal seeks to amend Ku-ring-gai LEP as follows:

- Rezone the site from R2 Low Density Residential to R3 Medium Density Residential
- Amend the maximum height of buildings from 9.5m to heights ranging from 9.5m to 22m
- Amend the floor space ratio (FSR) control from 0.3:1 to 0.75:1.

TfNSW notes that the proposal will facilitate the renewal of an existing retirement village and deliver new seniors housing supply that aligns with Ku-ring-gai's Local Housing Strategy. The proposed renewal also provides an opportunity for improvements to active and public transport amenities, particularly pedestrian facilities within and external to the site. Traffic generated by the proposal is relatively minor in nature noting that vehicle trips generated by seniors housing (not employees of the village) generally occur outside of the morning and evening peak periods thereby reducing potential traffic impacts associated with the proposal on the local and regional road network.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Tricia Zapanta would be pleased to receive your email via [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carina Gregory'.

Carina Gregory  
**Senior Manager Strategic Land Use**  
**Land Use, Network & Place Planning, Greater Sydney**

**Transport for NSW**

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124  
P 131782 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602

5<sup>th</sup> September, 2022

Michael Cassel,  
Secretary  
Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Attn: Shruthi Sriram, [shruthi.sriram@dpie.nsw.gov.au](mailto:shruthi.sriram@dpie.nsw.gov.au)

Dear Sir/Madam,

**RE: SINSW RESPONSE – 95-97 STANHOPE ROAD, KILLARA PLANNING PROPOSAL**

School Infrastructure NSW (SINSW), as part of the Department of Education (DoE), welcomes the opportunity to provide comments on the abovementioned Planning Proposal (PP).

SINSW has reviewed the available information and advises that as the proposal is for seniors housing, this will not generate a need for additional students or teaching spaces.

The recent *Local Environmental Plan (LEP) Making Guideline 2021* (prepared by the Department of Planning and Environment) outlines the following referral criteria for Planning Proposals to be sent to SINSW (refer to Appendix B of the Guideline): SINSW notes that the submitted Statement of Environmental Effects outlines:

- The proposal relates to land within Greater Sydney that will facilitate more than **250 additional dwellings**.
- The proposal relates to land outside of Greater Sydney that will facilitate more than 100 additional dwellings/lots.
- The proposal makes provision for a new public primary and / or secondary school.
- The proposal is located on land adjacent to an existing public school and future development may impact on solar, daylight access, and privacy to the school site.
- The proposal includes new road infrastructure in the vicinity of existing schools.

While this PP does not meet the new criteria, Council is requested to monitor and consider the cumulative impact of population growth on schools planning in the locality. SINSW has no further comments or particular requirements in relation to this PP.

Should you require further information about this submission, please contact SINSW Strategic Planning Team at [Strategicplanning@det.nsw.edu.au](mailto:Strategicplanning@det.nsw.edu.au).

Yours sincerely,



**Rebecca Willott**  
**R/Executive Director – Infrastructure Planning**





[REDACTED]

[REDACTED]

[REDACTED]

Hi Renee and Mary

I am unfortunately included in the planning portal in error and have been working with the Planning team to be removed. I do not need to provide comment on this project. Apologies for the confusion.

Kind regards  
Anna

[REDACTED]

Hi Mary,

Thank you for responding so quickly, very appreciated.

Kindest,

**Renee Ezzy**  
Senior Planning Officer, Agile Planning  
Programs, Infrastructure and Digital (PID)| Planning Group  
**Department of Planning and Environment**

[REDACTED]

4 Parramatta Square  
Parramatta NSW 2150

Working days Monday to Friday, 08:30am - 05:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

[Privacy/Legal disclaimers go here.](#)

Please consider the environment before printing this email.

[REDACTED]

Hi Renee,

I have checked the Planning Portal and there is no referral to me or any other NSWLHD officer for the PP-2022-658 - 95 Stanhope Road, Killara.

I have checked the internal email NSW Health addresses and Anna Bethmont is cc'd to my email.

**Anna Bethmont:** Can you action\_PP-2022-658 - 95 Stanhope Road, Killara in the NSW Planning Portal as it appears to be assigned to you.

Thanks for your help.

Regards,

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