

DATE OF DECISION	27 July 2022
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet ward, Brian Kirk, Kim Wheatley, Suzanne Jolly
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2022-658 - Planning Panel for Lourdes Retirement Village (95-97 Stanhope Road, Killara).

The proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 as follows:

- Rezone site from R2 Low Density Residential to R3 Medium Density Residential.
- Amend maximum building heights from 9.5m to heights ranging from 9.5m to 22m.
- Amend maximum FSR from 0.3:1 to 0.75:1.

The proposal facilitates a Concept Master Plan that includes:

- 141 independent living units.
- A new aged care facility with 110 beds.
- 1,400sqm of internal communal space.
- Medium density development of the southern portion of the site comprising of approximately 63 townhouses.

PANEL DECISION – EXHIBITION OF PLANNING PROPOSAL



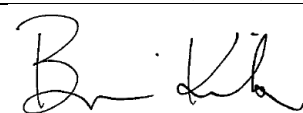

The Department of Planning and Environment has advised that all relevant Gateway Determination conditions have been met, subject to further minor updates to address conditions.

As the Planning Proposal Authority, the Panel determined the planning proposal as submitted is suitable for public exhibition, subject to the proposal being updated to address the following:

- Specifically consider the implications of clauses 84 and 87 of SEPP (Housing) 2021;
- Include an indicative layout for Townhouse Type C;
- The timeline should be updated to reflect the Gateway Milestones conditioned; and
- Consideration of parking rates set out in the SEPP (Housing) 2021 for aged care facilities and independent living units.

The proposal will be exhibited for a minimum of 30 days as per the Gateway determination dated 10 May 2022.

The decision was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet ward
 Brian Kirk	 Kim Wheatley

Jolly

Suzanne Jolly