

133 **Planning Proposal to modify zoning, height and FSR to land at 95-97 Stanhope Road Killara - Lourdes Retirement Village**

File: S11689

Vide: GB.8

The following members of the public addressed Council on this item:

S Czyz

F Brady

R Johnson

For Council to consider a Planning Proposal at 95-97 Stanhope Road, Killara on land currently operating as Lourdes Retirement Village.

Resolved:

(Moved: Councillors Ngai/Szatow)

It is recommended:

- A. That Council does not support the request for the Planning Proposal at 95-97 Stanhope Road, Killara (Lourdes Retirement Village) and that it not be submitted for a gateway determination for the following reasons:
- i. High bushfire risks due to the proximity of the site to open bushland;
 - ii. High bushfire evacuation risks related to aged and vulnerable residents within Seniors Housing;
 - iii. Limited access to public transport and services;
 - iv. Impacts on the locality's heritage significance, Items and Conservation Area;
 - v. Interface impacts on adjacent low density dwellings, Stanhope Road and bushland;
 - vi. Lack of strategic merit and inconsistencies with the *KLEP 2015* and *Ku-ring-gai Community Strategic Plan*;
 - vii. Lack of strategic merit and inconsistencies with the *North District Plan* and *Greater Sydney Regional Plan*.
- B. That, in accordance with cl10A of the *EP&A Regulation 2000*, the proponent be notified of Council's decision not to support the Planning Proposal.

CARRIED UNANIMOUSLY

Councillor Ngai withdrew during discussion
Councillor Ngai returned