

Planning Proposal

Lourdes Retirement Village, Killara

Prepared for
Stockland

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Revision history

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B	1 June 2017	Client Review
C	19 June 2017	Final Draft for Client Review
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F	20 October 2017	Draft, incorporating Ku-ring-gai Council comments
G	25 October 2017	Final, incorporating Ku-ring-gai Council comments
H	20 December 2017	Draft, incorporating Ku-ring-gai Council comments
I	2 February 2018	Final, incorporating Ku-ring-gai Council comments

Preparation of the application

This Planning Proposal has been prepared by Jane Anderson, Urban Planner and Geoff Kwok, Urban Planner. The report has been reviewed by Adrian Melo, Associate and Urban Planner, Jane Freeman, Principal and Urban Planner and Michael Harrison, Director, Urban Design and Planning.

Project team

The Project team is set out below:

Applicant and Project Manager	Stockland
Urban Planning	Architectus
Urban Design	Architectus
Heritage	GML Heritage
Seniors and Social Demand	Elton Consulting
Surveyor	Norton Survey Partners
Bushfire	EcoLogical
Traffic	ARUP
Ecology	ACS Environmental
Arboriculture	Naturally Trees

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Attachments

- Attachment A** – Urban Design Study, prepared by Architectus, dated January 2018
- Attachment B** – Site Survey, Prepared by Norton Survey Partners, dated 22 April 2015
- Attachment C** – Traffic Impact Assessment, Prepared by ARUP, dated May 2017
- Attachment D** – Bushfire Protection Assessment, Prepared by EcoLogical Australia, dated May 2017
- Attachment E** – Heritage Letter – Response to Draft Urban Design Study, Prepared by GML Heritage, dated May 2017
- Attachment F** – Heritage Significance Assessment – Headfort House, Prepared by GML Heritage, dated May 2017
- Attachment G** – Social Effects Report, Prepared by Elton Consulting, dated May 2017
- Attachment H** – Lourdes Demand Study, Prepared by Elton Consulting, dated November 2015
- Attachment I** – Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated May 2017
- Attachment J** – Ecological Assessment, prepared by ACS Environmental, dated February 2017
- Attachment K** – Resident Meeting Number 1 Minutes, dated September 2015
- Attachment L** – Resident Meeting Number 2 Presentation, prepared by Stockland, dated November 2015
- Attachment M** – Resident Meeting Number 3 Presentation, prepared by Stockland, dated December 2015
- Attachment N** – Resident Meeting Number 4 Presentation, prepared by Stockland, dated October 2016
- Attachment O** – Resident Meeting Number 5 Presentation, prepared by Stockland, dated December 2016
- Attachment P** – Resident Information Session Minutes, dated February 2017

Introduction

This Planning Proposal has been prepared by Architectus on behalf of Stockland for an existing retirement village site located at 95 Stanhope Road (Lourdes Retirement Village), in the suburb of Killara. The Planning Proposal seeks Council support to progress an amendment to the land use zoning, maximum height of buildings and floor space ratio applicable to the site in the Ku-ring-gai Local Environmental Plan (KLEP) 2015. The proposed rezoning would allow for the delivery of high quality seniors housing to meet the needs of the existing and future community.

The site is an irregularly shaped allotment that consists of two lots, legally described as Lot 21 and Lot 22 in Deposited Plan 634645. A site survey has been provided at **Attachment B**. The site has a total area of approximately 5.25 hectares, and is owned by Stockland Aevum Limited. Lourdes Retirement Village was initially constructed in 1983, and currently consists of 108 independent living units, 49 serviced apartments; and an 83 bed residential aged care facility. The building stock is aging and does not provide services and facilities that are competitive with market demand. Dwellings do not have lift access and vehicular and pedestrian access is not legible, and in many instances the streets are too steep to walk.

The demand study prepared for Lourdes Retirement Village by Elton Consulting (November 2015) appended at **Attachment H**, includes a review of the future economic viability of the existing dwellings and infrastructure and concludes that a full redevelopment of the site is required. The study found that the existing building stock on the site is already “experiencing a decline in viability and cannot meet the expectations of the emerging baby boomer market, which differs significantly from the more modest demands of previous generations”.

The site provides an opportunity to develop contemporary seniors housing which responds to the market demand for improved infrastructure, services and community facilities, thus achieving the objectives and intended outcomes of the planning proposal. The sites location is shown in **Figure 1** below.



Figure 1 Local context plan

Site outlined in red

Source: NearMaps, dated May 2017

Whilst the Planning Proposal addresses the whole of the site, the area which will undergo significant redevelopment as a result of the Planning Proposal is the northern area of the site shaded in orange in **Figure 2** below, and as detailed in the supporting Urban Design Study provided at **Attachment A**.

- The master plan has been designed to allow for this work to be undertaken independently at a later stage as the proposed road network, built form and pedestrian connectivity is robust, responds to the existing site topography and allows for a range of built form options to be further explored. The southern area of the site consists of existing independent living units which are proposed to be retained at this stage.

The primary challenge for the renewal of the southern part of the site is bushfire management (refer to the Urban Design Study at **Attachment A**). These will need to be renewed in the near future but will be subject to a separate planning process at a later stage once the long term future of these buildings is further resolved. However, in calculating FSR for the whole site, these units contain GFA which has been included in the consideration of the recommended planning controls.



Figure 2 Lourdes Retirement Village – area to be redeveloped

Site outlined in red, area to be redeveloped shaded in orange.

Source: Six Viewer, NSW Government

This Planning Proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and *A Guide to Preparing Planning Proposals*, NSW Department of Planning and Environment (2016). In line with these documents, this Planning Proposal explains the intended effect of the proposed instrument and sets out the justification for the making of the proposed instrument.

PART 1 Objectives

The planning proposal seeks to amend the Ku-ring-gai Local Environmental Plan (KLEP) 2015 to facilitate the renewal of an existing seniors housing development, by allowing for the provision of a diverse range of housing typologies for seniors housing on the site.

The objectives of this proposal are:

- To provide opportunity for increased seniors housing provision to meet the growing demands of the current and future population, and allow for renewal of the subject site;
- To replace aged building stock with seniors housing apartments that meet contemporary market demand;
- To allow holistic planning of the site with specific design considerations relating to delivering centralised community functions and a new 'main street', where residents can experience an element of village life;
- To provide quality private communal facilities for the current seniors community;
- To rationalise and significantly improve the current street and pedestrian network including the provision of significant additional communal open space;
- To positively address the site features, including the bushland fringe and the site's steep topography, and allow for retention of significant trees;
- To allow for the restoration and preservation of Headfort House; and
- To ensure that the site structure allows for the future renewal of the southern part of the site, should that be approved in the future under a separate Planning Proposal.

PART 2 Explanation of provisions

The objectives are to be achieved through the amendment of the following planning provisions:

- Amend the KLEP 2015 Land Zoning Map Sheet LZN_014 from R2 Low Density Residential to **R3 Medium Density Residential**;
- Amend the KLEP 2015 Height of Building Map Sheet HOB_014 to permit the maximum permissible height of a range between **9.5 meters and 24 meters**; and
- Amend the KLEP 2015 Floor Space Ratio Map Sheet FSR_014 to permit a maximum floor space ratio of **0.8:1**.

These amendments will allow for the optimal built form and public domain outcomes, facilitate the redevelopment and renewal of the site, and facilitate the preferred master plan option detailed in the Urban Design Study appended at **Attachment A**.

Proposed KLEP Land Use Zoning

The subject site is currently zoned R2 Low Density Residential under the KLEP. Table 3 below summarises the objectives of R2 and its permissible land uses.

Table 1 Zone R2 objectives and land uses under KLEP 2015

Objectives of the zone	<ul style="list-style-type: none">– To provide for the housing needs of the community within a low density residential environment.– To enable other land uses that provide facilities or services to meet the day to day needs of residents.– To provide for housing that is compatible with the existing environmental and built character of Ku-ring-gai.
Permitted without consent	<i>Home occupations</i>
Permitted with consent	<i>Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings</i>
Prohibited	<i>Any development not specified in item 2 or 3</i>

While the objectives of the zone support the proposed redevelopment of the site, *seniors housing* is not permissible in the zone.

Thus, the proposed land use zoning for the site is **R3 Medium Density Residential**, which is to be reflected in an amended KLEP 2015 Land Zoning Map Sheet LZN_014. This will facilitate the renewal of seniors housing stock to meet current and future demand by permitting seniors housing on the site.



Figure 3 Existing land use zoning

Site outlined in red

Source: Ku-ring-gai LEP 2015, Sheet LZN_014

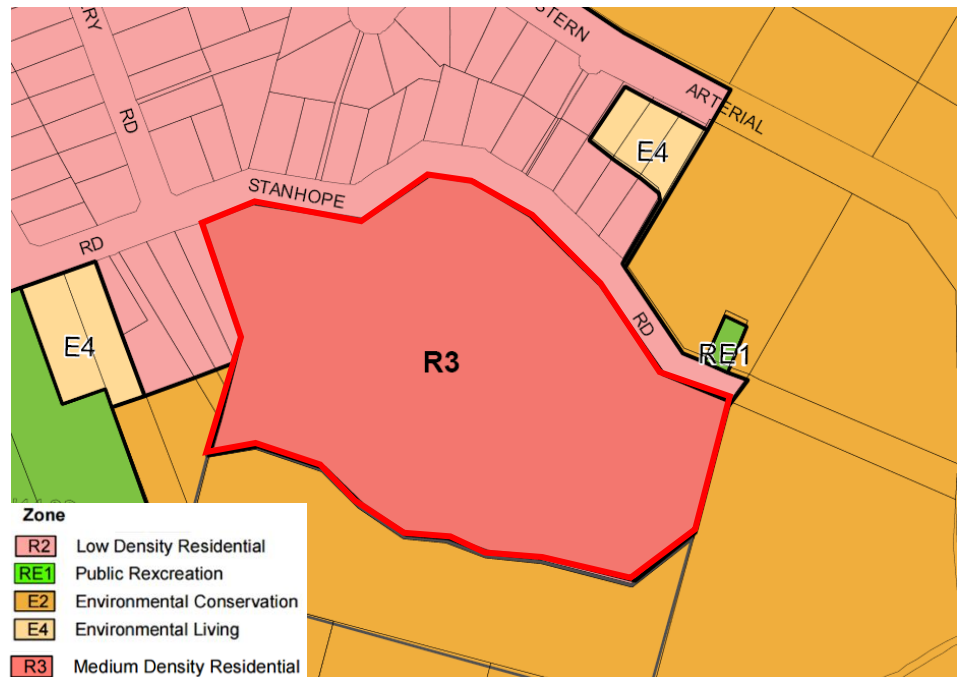


Figure 4 Proposed land use zoning

Site outlined in red

Source: Architectus, July 2017

The objectives of the **R3 Medium Density Residential Zone** under KLEP 2015 are:

- 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.
- The following uses are permitted without consent:
- Home occupations

The following uses are permitted with consent:

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; **Seniors housing**; Shop top housing*

The following uses are prohibited:

Any development not specified in item 2 or 3

Under the R3 zone ‘seniors housing’ is a permissible land use, and is defined by the Standard Instrument LEP below:

Seniors housing means a building or place that is:

- a) a residential care facility, or
- b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- c) a group of self-contained dwellings, or
- d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for:
- e) seniors or people who have a disability, or
- f) people who live in the same household with seniors or people who have a disability, or
- g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.

Proposed KLEP Height of Buildings Control

The subject site is currently subjected to a maximum building height of 9.5 metres under the KLEP.

The proposed maximum height of buildings for the site is to range between **9.5 to 24 meters**, which is to be reflected in an amended KLEP 2015 Height of Building Map Sheet HOB_014.



Figure 5 Existing maximum building height
 Site outlined in red
 Source: Ku-ring-gai LEP 2015, Sheet HOB_014

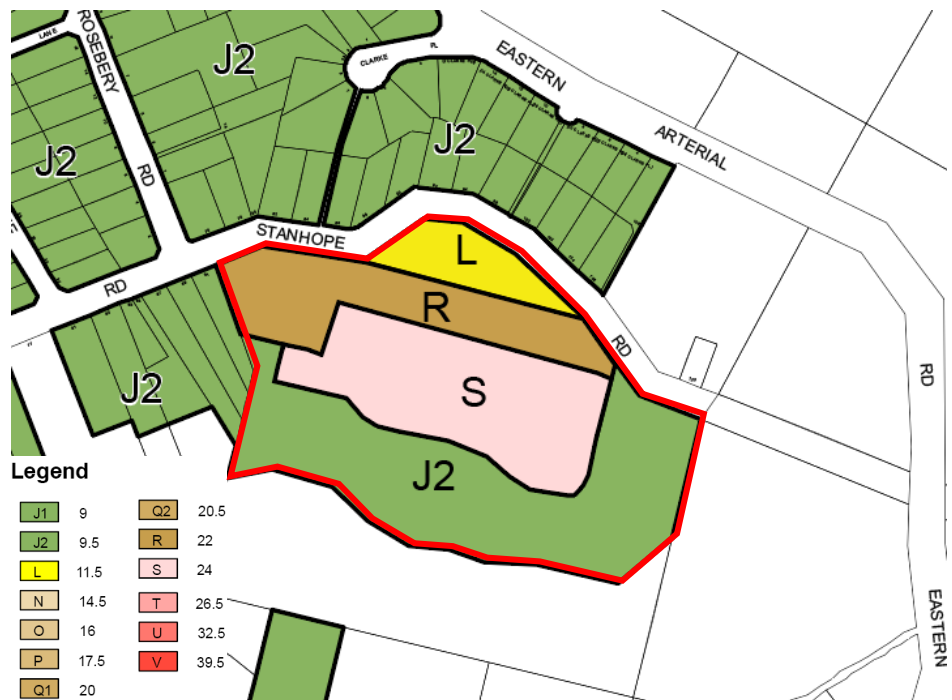


Figure 6 Proposed maximum building height
 Site outlined in red
 Source: Architectus, July 2017

The existing maximum building height control restricts development to 9.5 meters on the subject site which does not allow for development that meets market expectations, particularly with regard to accessibility and managing the site's topography. It should be noted that the greatest heights are provided in response to existing site topography and to facilitate accessible lift access through buildings from lower parts of the site to the central area.

Building heights are proposed in accordance with the built form set out as the illustrative master plan in the Urban Design Study appended at **Attachment A**. The study identifies buildings between the heights of 3 and 6 storeys.

The maximum building height in meters for these buildings should allow for:

- 11.5 meters at the Stanhope Road precinct;
- 22 meters at the Village Centre precinct; and
- 24 meters at the Bushland precinct.

It is noted that the southern area of the site consists of existing independent living units which are proposed to be retained at this stage. The maximum building height for the southern part of the site of 9.5 metres is not proposed to change.

It should also be noted that the total maximum amount of development will be limited in concert with the FSR which includes the existing buildings to be retained under the proposal and the new buildings.

Proposed KLEP Floor Space Ratio Control

The subject site is currently subjected to a maximum floor space ratio of 0.3:1 under the KLEP.

- The proposed maximum floor space ratio for the site is **0.8:1**, which is to be reflected in an amended KLEP 2015 Floor Space Ratio Map Sheet FSR_014.

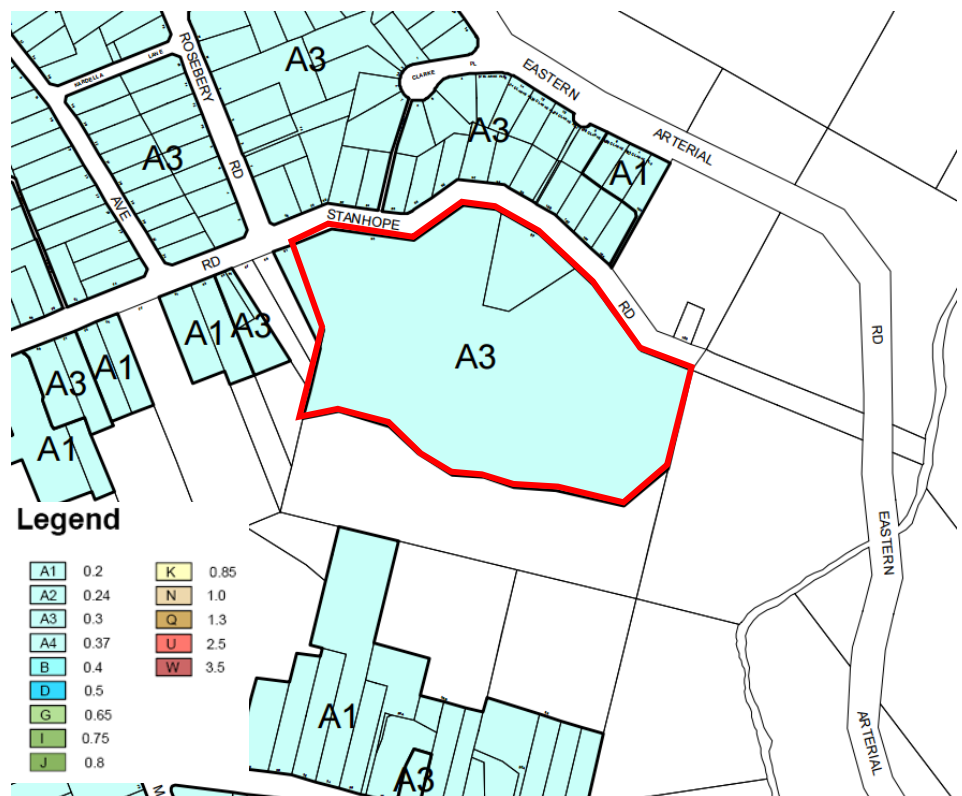


Figure 7 Existing maximum floor space ratio
 Site outlined in red
 Source: Ku-ring-gai LEP 2015, Sheet FSR_014



Figure 8 Proposed maximum floor space ratio

Site outlined in red

Source: Architectus, July 2017

The amended maximum FSR control of 0.8:1 takes into account the retention of existing dwellings in the southern portion of the site and provision of new dwellings. They have also been proposed in accordance with the built form set out as the illustrative master plan for the site detailed in the Urban Design Study appended at **Attachment A**.

Under current planning controls, the permissible maximum FSR for the site is restricted to 0.3:1. Similar to the current height control, the current FSR control does not allow for development of a built form that would allow for the renewal of the site and provision of additional seniors housing.

The total gross floor area proposed under the master plan is:

- 26,977m² for the independent living units and associated community uses;
- 9,859m² for the residential aged care facility; and
- 6,168m² for the retained existing dwellings in the southern part of the site.

This amounts to a floor space ratio of 0.8:1. Accordingly, it is recommended the floor space ratio zone 'J' under Ku-ring-gai LEP 2015, which permits a maximum floor space ratio of 0.8:1, be applied to this site.

Although it is acknowledged that this is an increase in density beyond that of the sites wider surrounds, this is required to afford a high quality outcome for future residents, and the Urban Design Report shows that this density can be achieved without imposing on streetscape character or the significance of Headfort House.

PART 3 Justification

This section provides justification of the Planning Proposal in line with the *'questions to consider when demonstration justification'* set out within the NSW Government's *'A guide to preparing planning proposals'*.

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

A series of site specific reports were undertaken in support of the planning proposals. These are addressed below.

Urban Design report

A Urban Design Report prepared by Architectus (December 2017) reviews the site, its context and immediate surrounds. This incorporates a range of specialist consultant input also detailed below but details a master plan which has informed this Planning Proposal.

The Master Plan is informed by the following key principles:

- Connection to village life: Creation of a new main street within the Lourdes Village, where residents and visitors can experience an element of village life and feel part of their community.
- Connections to each other through design: Providing opportunities for residents to interact and control interaction with others through pathway/ circulation design and private planting near communal areas.
- Private and common open space: The redevelopment of the site presents the opportunity to create green roofs for communal and private open space. There should also be a clear hierarchy and delineation between private, village-wide communal and building communal open space.
- Spaces for events: The master plan could provide for green, flexible spaces to allow or a range of events, outdoor dining, markets and the like. This would help create a variety of activities and offerings to the Village community.
- Sensitive integration with the streetscape and neighbourhood: using sight lines and articulation to minimise the impact.

To achieve this the Master seeks to:

- Reinvigorate and support the seniors community through delivery of new modern buildings including community facilities;
- Retention of existing entrance with an improved landscape setting, with the chapel to also be retained with new community facilities.
- Retention of Headfort House.
- New village 'main street' which will form the central spine of activity.
- New 'village green' which will form the focal point for events and flexible open space. This will be adjacent to a new community centre , with a range of villagewide facilities.
- Retention of existing trees along Stanhope Road.
- A new residential aged care facility (RACF).

- A terraced garden from First Avenue leading southward toward the bushland.

Heights of buildings will range from 3 to 6 storeys, with the tallest building located in the centre of the site, and not visible from surrounding areas.

Traffic Impact Assessment

A Traffic Impact Assessment prepared by Arup (10 May 2017) provides an assessment of the site's existing transport conditions, forecast traffic generation, road network impacts, parking provisions, access arrangements and public transport availability. Refer to the Traffic Impact Assessment at **Attachment C**.

The existing vehicular and pedestrian entry to the site is from Stanhope Road, at the north-west of the site. There are two existing loop roads on the site known as First Avenue and Lourdes Avenue which are accessible for private vehicles and local bus services. Public transport servicing the site is via local bus route 556, which operates daily from Lindfield Station to East Killara. It services the site directly via First Avenue and three bus stops within the site. Pedestrian access to the site is generally poor due to the site's steep topography. Footpaths along Stanhope Road leading to the site are generally narrow and discontinuous with no pedestrian crossing facilities.

As part of the Traffic Impact Assessment, tube counts were undertaken which identified that the peak arrivals for the site occurred around 12pm and peak departures occurred around 2pm. This indicates that residents will generally avoid the network peak hours on weekdays.

The master plan for the site proposes the realignment of internal roads, improved traffic access including provision of an additional site access point at the north-east of the site, improved pedestrian access and circulation, and relocation of bus stops within the site.

Bushfire management

The subject site is identified as a "buffer" on the Ku-ring-gai Council Bush Fire Prone Land Map (2017). Refer to the map at **Figure 11** below.

A Bushfire Protection Assessment has been prepared by EcoLogical Australia (May 2017) to advise on the bushfire protection requirements for the proposed site master plan (refer to the Bushfire Protection Assessment at **Appendix E**). The report provides analysis on the bushfire threat, identifies minimum distance requirements for an Asset Protection Zone (APZ), and identifies building requirements for the proposed buildings in accordance with the requirements of the NSW Planning for Bush Fire Protection (PBP) 2006.

The Assessment finds that the subject land is capable of accommodating future development and associated land use with appropriate bushfire protection measures and bushfire planning requirements. The strategies provided by the Assessment to mitigate bushfire risk include:

- Ensuring adequate setback from bushfire prone vegetation (APZs);
- Ensuring adequate access and egress from the subject land through a well-designed road system;
- Considering the adequacy of water supply and the delivery of other services (gas and electricity);
- Providing for effective and ongoing management of APZs; and
- Considering construction standards implications for future developments.

The proposed master plan for the site is considered to provide adequate setback from APZs.

EcoLogical recommend that a detailed assessment and consideration of the relevant bushfire protection strategies be undertaken at future development application stage which should include a more comprehensive review of the road and lot layout and subsequent planning controls, to ensure they are well designed in terms of bushfire protection outcomes.

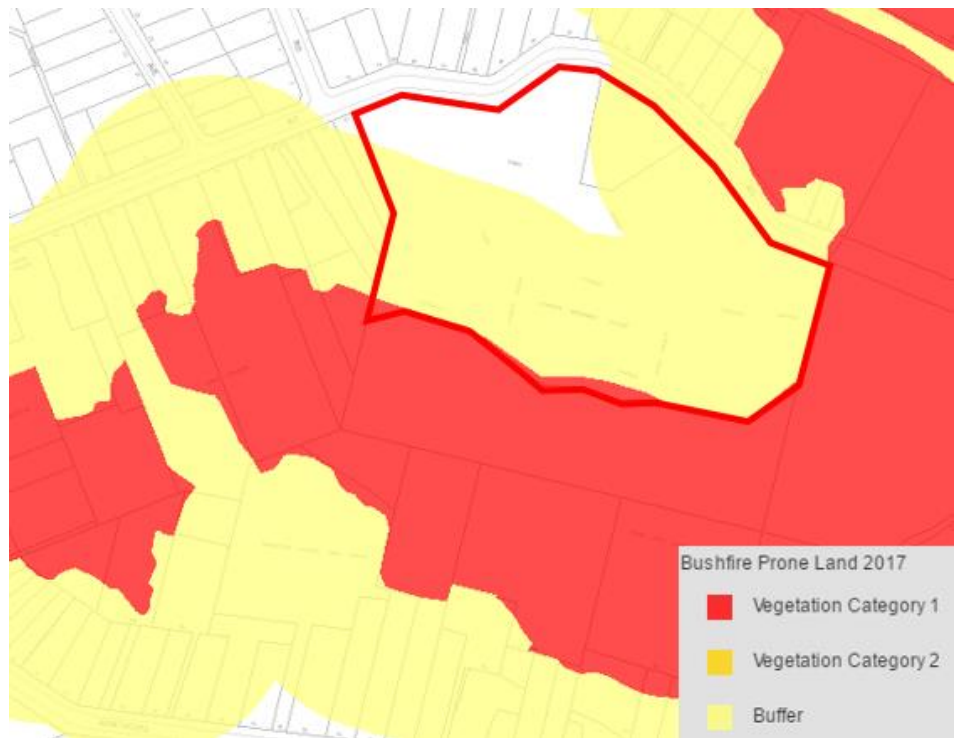


Figure 9 Bush Fire Prone Land Map
 Site outlined in red
 Source: Ku-ring-gai Council web mapping

Heritage

The subject site is not a heritage item itself, however there are a number of 'Local' heritage items and Conservation Areas bordering the site. Refer to the KLEP 2015 at Error! Reference source not found. below.

The site is one of the few lots in the area that is not a heritage item, with only a small portion of the site located within a Heritage Conservation Area. As detailed in Figure 10 below.

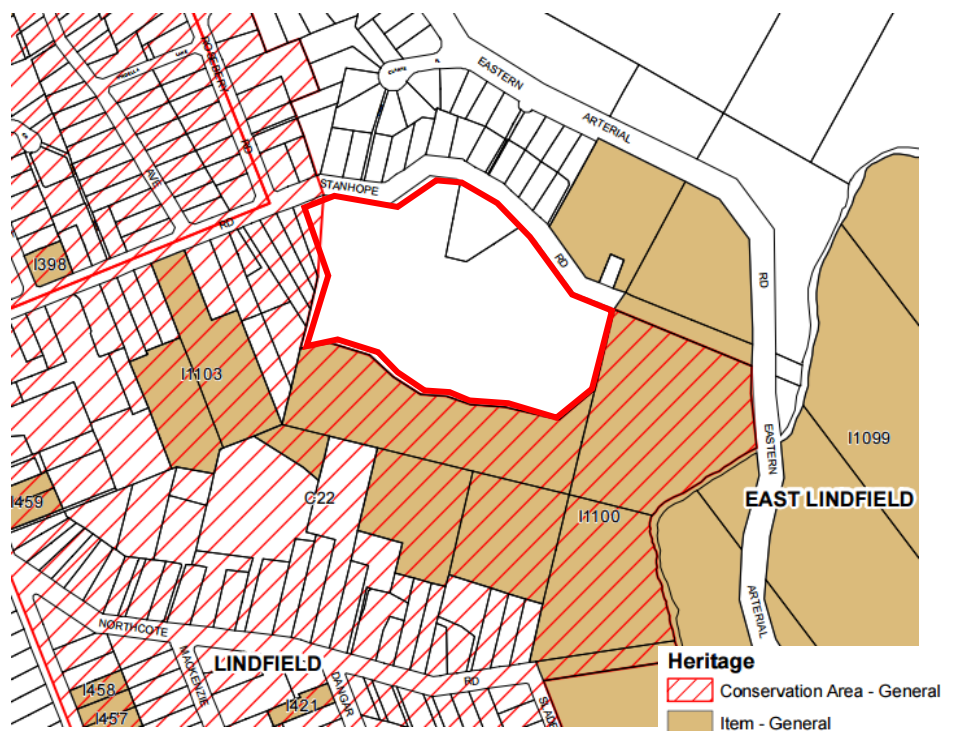


Figure 10 KLEP 2015 Heritage Map
 Site outlined in red.
 Source: Ku-ring-gai Local Environmental Plan 2015, Sheet HER-014

A response to the Draft Urban Design Study (prepared by Architectus, July 2017) with regards to heritage context has been provided by GML Heritage (9 May 2017). The assessment provides advice about the treatment of existing items on the site including the Headfort School building and surrounding garden, the Grotto (a statue of Our Lady of Lourdes and commemorative plaque), the gateway entry to the site, the bushland fringe interface and the proposed built form character. Refer to the advice at **Attachment E**.

In addition, a Heritage Significance Assessment for Headfort House has been prepared by GML Heritage (May 2017). Headfort house is a one to two storey masonry building with a pitched tiled roof that was constructed on the site between 1918 and 1921. The two-storey part of the building comprises the 'schoolhouse' and is connected to a chapel wing. Headfort House formed part of the former Headfort School which operated on the site (later as Milton Grammar School) until 1935.

Headfort House is the last building remaining on the site from the time prior to the retirement village. The Assessment finds Headfort House, through its various historical uses and current use as a retirement village, is important to the Ku-ring-gai community's sense of place.

Headfort House has been considered by GML Heritage against the NSW Heritage Manual guidelines. GML Heritage's assessment found that although Headfort House has significance at a local level, it *does not* reach the threshold for heritage listing at a local level under the following criterion:

- *Demonstrates aesthetic characteristics and/or high degree of creative or technical achievement in NSW (Criterion C);*
- *Potential to yield information that will contribute to an understanding of NSW's cultural or natural history (Criterion E);*
- *Possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (Criterion F); and*
- *Demonstrates the principal characteristics of a class of NSW's cultural or natural places or environments (Criterion G).*

Nevertheless, the Master Plan prepared by Architectus at **Attachment A** integrates Headfort House, with the vision to retain and restore the existing building. The Urban Design Report identifies the opportunity for built form to respond to the historical context of Headfort House, including upgrading the building's existing entry to interface with proposed buildings, and upgrading the its front and side gardens.

Seniors Living Study

The *Overview of Social Effects* prepared by Elton Consulting (May 2017) appended at **Appendix H**, describes the evolving demand for seniors housing, including both the quantum of demand and characteristics demanded. The report also provides an analysis of the potential community impact issues that may affect future residents and the surrounding community as a result of the proposed redevelopment.

The report identifies the three main drivers of changing demand as the following:

- The continuing expansion of the older population;
- Cultural change – baby boomers expect choice; and
- Growing affluence.

Elton Consulting identify that seniors' living providers are responding to these factors by seeking to address the demand for wider choice, more spacious dwellings, and a range of services, including 'lifestyle' facilities.

There are currently approximately 220 residents occupying independent living apartments and serviced apartments at Lourdes. This number is likely to increase by up to 250 people under the proposed master plan. As such, the report provides that the proposed increase in resident numbers has the potential to impact services and facilities in the local area, with resulting effects for future residents and for people in the surrounding community. These impacts include requirements such as increased transport, options for entertaining and socializing, shopping, medical services and

domestic assistance. These requirements have been addressed by the master plan for Lourdes and are supported by expert advice appended to this Planning Proposal.

Ecological Assessment

An Ecological Assessment has been prepared by ACS Environmental (February 2017) to undertake an ecological assessment and biodiversity survey at Lourdes Retirement Village and is provided at **Attachment H**. The Assessment found that the subject site has been extensively modified in relation to natural vegetation structure and floristics over time. The site is currently comprised of managed curtilage, formal garden beds and landscaped areas of planted and established trees.

The Assessment found that there are no threatened species or populations occurring at the subject site. As such, 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.

Arboricultural Impact Assessment

An Arboricultural Impact Appraisal and Method Statement has been prepared by Naturally Trees (May 2017) and provided at **Attachment I**. The Statement provides an assessment of 394 trees located within and adjacent to the subject site. It provides an assessment of their importance and identifies trees to be retained and trees to be removed as part of the proposed development. The Statement finds that the proposed development will necessitate the removal of 43 high category trees, which are considered moderate to high significance and display good health and condition, and 81 trees of low and very low retention value will be removed as a result of the proposed development. It is noted that the remainder of the high category trees are positioned relatively close to the proposed development and as such sensitive tree construction measures must be implemented during development.

Areas of deep soil are proposed throughout the development to ensure the village relates closely to the bushland setting.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

In considering alternative solutions, the planning proposal is the best means of achieving the objectives established in **Part 1** above as:

- A development application would not have the ability to achieve the intended outcomes outlined in this planning proposal as the development would be limited by the uses permitted by the R2 Low Density Residential zone. As this precludes seniors housing, the objectives of providing additional housing provisions for the growing demands of an aging population, and replacing aged building stock to meet contemporary market demand, cannot be achieved through a development application under the current KLEP controls unless through SEPP (Housing for Seniors or People with a Disability) 2004.
- The option of pursuing redevelopment of the site under the *State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004* limits the height of buildings to 8 metres. The height limit would not provide sufficient incentive for the renewal and rejuvenation of the subject site. It will unduly limit the development potential of the subject site to meet the anticipated demand in the region by restricting the delivery of housing for seniors.

As these alternative processes have little to no capacity to achieve the intended outcomes, the planning proposal to amend KLEP 2015 is the best means of achieving the objectives. The evolution of the design, from the initial proposed site rezoning of R4 High Density Residential to R3 Medium Density Residential, also illustrates why the planning proposal is the best means of achieving the objectives and intended outcomes. That is, although the increase of density and height facilitates the increase of seniors housing to meet the demands of the future population, the project's amenity, scale and relationship to the existing community needed to be considered. The initial R4 High Density Residential zoning would not have achieved the objectives and intended outcomes as the current R3 Medium Density Residential proposal does.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal is consistent with the objectives and actions of the following strategies.

Table 2 Applicable regional, sub-regional and district strategies

Strategic plans	<ul style="list-style-type: none">– <i>A Plan for Growing Sydney, 2014</i>– <i>Draft Greater Sydney Region Plan 2056</i>– <i>Draft North District Plans</i>– <i>NSW 2021: A Plan to Make NSW Number One</i>– <i>NSW State Health Plan: Towards 2021</i>
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A Plan for Growing Sydney, 2014

Sydney's metropolitan strategy, *A Plan for Growing Sydney*, was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, livability, and for the location of housing, employment, infrastructure and open space.

The Metropolitan Strategy's vision for Sydney is "a strong global city, a great place to live". The Strategy identifies goals, directions and principles which inform the future growth and development of Sydney.

Relevant directions from the Metropolitan Plan are noted at **Table 3** below.

Table 3 *A Plan for Growing Sydney*

Strategy or Strategic Plan	Consistency	Comment
GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles <i>Direction 2.1: Accelerate housing supply across Sydney</i> <i>Direction 2.3: Improve housing choice to suit different needs and lifestyles</i>	Yes	The Planning Proposal seeks to grow the availability of high quality seniors housing at the existing Lourdes Retirement Village, which is located in an area of predominately single detached dwellings. This will enhance the existing seniors community and allow people to age in place through a variety of different housing typologies with varying levels of care. The proposed master plan for the site will provide a mix of housing types and sizes, including residential aged care.
GOAL 3: A great place to live with communities that are strong, healthy and well connected <i>Direction 3.1: Revitalise existing suburbs</i> <i>Direction 3.3: Create healthy built environments</i>	Yes	<p>This Planning Proposal would achieve this goal by facilitating the development and more effective utilisation of the existing Lourdes Retirement Village. The Planning Proposal also seeks to ensure the delivery of well-designed, high quality buildings to meet the seniors housing needs of the existing and future community.</p> <p>The master plan for the site also proposes improved open space and community facilities, promoting enjoyment of these buildings by residents and the wider community. Furthermore, the proposal seeks to improve permeability and walkability within and beyond the site by introducing simplified walking environments and pathways.</p> <p>The Planning proposal will also revitalise the wider suburb and region through the redevelopment of the site.</p>

Goal 1: “A competitive economy with world-class services and transport”, and Goal 4: “A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources” are not considered to be directly relevant to this Planning Proposal.

In addition to the above, the site is identified as being within the North Subregion as defined by the strategy. The priority actions identified for the north subregion are been established by the strategy and include the following:

- Accelerate housing supply, choice and affordability and build great places to live.
- Protect the natural environment and promote its sustainability and resilience.

Through addressing the above goals, the proposal also addresses the actions and directions of the plan. This Planning Proposal seeks to amend the permissible planning controls applicable to the site to allow development which will increase the supply of seniors housing and provide a range of high quality housing options that are competitive with market standards. This will ensure the acceleration of housing supply, choice and affordability.

The master plan proposes to create a quality built environment that focuses on community living. The plan provides improved pedestrian accessibility and realignment of the street network, including the construction of a new ‘main street’, where residents can experience an element of village life and feel part of their community, through the creation of a great place.

The proposed development seeks to take advantage of the proposed bushland setting through orientation of development to take advantage of the district bushland views. The submitted masterplan identifies the retention of existing significant trees and a materials schedule which will ensure that future development will protect and promote the sustainability and resilience of the natural environment.

Whilst the site is located on the edge of urban bushland which is identified as bushfire prone, a report prepared by EcoLogical has identified that the proposed use is suitable for the site, subject to the implementation of strategies to manage the bushfire prone nature of the site. Subject to these strategies, the site will be suitable for the proposed land uses, ensuring that the natural environment is protected (refer to **Attachment D**).

Draft Greater Sydney Region Plan 2056: ‘A metropolis of three cities – connecting people’

Recently, the Greater Sydney Commission released the draft *Greater Sydney Region Plan 2056 ‘A metropolis of three cities – connecting people’*, on 22 October 2017. The draft plan is intended to supersede *A Plan for Growing Sydney* when community consultation is finalised, and the plan is formalised by the Greater Sydney Commission.

The draft plan is a broad vision for the next 40 years, based on a global metropolis of three-cities: an Eastern Harbour City, a Central River City and a Western Sydney Aerotropolis. The objectives relevant to this proposal have been considered below.

Table 4 *Draft Greater Sydney Region Plan 2056*

Objective	Consistency	Comment
Objective 10 - Greater housing supply	Yes	Objective 10 recognises that providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney’s growing population. The master plan proposes a range of seniors housing options, including independent living units and a residential aged care facility, in a location that is accessible to established communities within Ku-ring-gai. The amended KLEP controls will enable the introduction of additional seniors housing stock, responding to the need for 725,000 additional new homes required over the next 20 years in metropolitan Sydney as identified in the draft Plan. The delivery of contemporary seniors housing stock addresses the changing trends of seniors living in the area identified in the Lourdes Demand Study appended at Attachment H .

		<p>Importantly, people have strong neighbourhood preference, with over 80% of people moving locally and less than 15 kilometres. This means there is a need for increased housing in established areas, such as Killara, to meet demand for housing within existing neighbourhoods and allow the community to age in place.</p> <p>Objective 10 also encourages in-fill development in the form of medium density housing within established precincts to maintain the local appeal and amenity of the area. As identified, the site is located within an established residential area, characterised by high value detached dwellings and a natural bushland surrounding. The proposed master plan appended at Attachment A illustrates how the concept built form transitions between the proposed development and the surrounding context. The tallest buildings (6 stories) are located within the centre of the site, providing an opportunity for buildings adjacent to the established neighbourhood to be lower in height, ensuring a sensitive design interface with surrounding detached dwellings and bushland.</p>
Objective 11 Housing is more diverse and affordable	Yes	<p>Objective 11 aims to deliver housing diversity throughout metropolitan Sydney to accommodate varying population groups, including seniors. Renewing and increasing seniors housing is of critical importance, that will provide a diversity of housing outcomes across Greater Sydney. A range of housing types provide for the needs of communities at different stages of life and caters for diverse household types. As the master plan proposes additional independent living units for seniors and a residential aged care facility, Ku-ring-gai residents will be provided with a greater opportunity to age within their community.</p>

Draft North District Plan

The revised draft *North District Plan*, released by the Greater Sydney Commission in October 2017, sets out planning priorities and actions for the growth and development of the North District.

The draft Plan recognises that new housing must be in the right places to meet locational demand, and to respond to demand for different housing types, tenure, price points, preferred locations and design. Importantly, new housing supply must be coordinated with local infrastructure to create liveable, walkable and cycle friendly neighbourhoods with shops, services and public transport. The subject site, being accessible to the neighbourhood centre Killara and local centre Lindfield, centre can achieve all of these outcomes.

Objective	Consistency	Comment
Planning Priority N3 – Providing services and social infrastructure to meet people's changing needs	Yes	<p>A key planning priority of the draft Plan is to provide services and social infrastructure to meet District residents' changing needs. These changing needs have been influenced by an aging population in the area, with the Ku-ring-gai local government area projected to have the largest growth in the 65 to 84 age groups. By 2036, 20% of the District's population will be aged 65 or over.</p> <p>The draft Plan responds to these trends by implementing Action 8: deliver social infrastructure to reflect the needs of the community now and on the future.</p> <p>The master plan addresses the planning priority's objectives and Action 8 by integrating social infrastructure within the site. The concept master plan appended at Attachment A, illustrates how a residential aged care facility, community centre and communal open spaces can be delivered on the site to strengthen health and support networks within the community, and allow local residents to age in place.</p>
Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs and services	Yes	<p>The provision of housing supply, choice and affordability, with access to jobs and services is also a key priority identified in the draft Plan. Over the next 20 years, the population of the North District is expected to grow by an additional 196,000 people, generating demand for an additional 92,000 homes. The draft Plan also identifies that the population of Greater Sydney generally prefer to remain within their local area, with 82 per cent of residents moving into a new home within 15 kilometres of their former residence.</p> <p>The planning proposal directly addresses these priorities as it delivers more diverse housing types in a medium density setting within Ku-ring-gai, as well as creating opportunities for older people to continue living within their community. Additional independent living units and a residential aged care facility increase seniors housing stock in the local area, and addresses the increasingly aged population previously identified.</p>
Planning Priority N15 – Protecting	Yes	<p>The draft District Plan identifies the significance of protecting Sydney's</p>

and improving the health and enjoyment of Sydney Harbour and the District's waterways		<p>waterways and respecting their cultural, environmental and recreational value to the North District. Action 59 has been implemented in the draft District Plan to ensure that environmentally sensitive coastal areas and waterways are protected.</p> <p>Although the site is not located immediately adjacent to a body of water, Gordon Creek runs within bushland that stretches between Swain Gardens, Seven Little Australians Park and Soldiers Memorial Park, before emptying into Middle Harbour approximately 2km north west of the site. The master plan concentrates development in the centre of the site, while retaining existing independent living units between Lourdes and First Avenues, ensuring a buffer between the bushland and Gordon Creek is maintained.</p> <p>Detailed assessment and consideration of relevant stormwater strategies would need to be undertaken in a future detailed DA stage, which should include a more comprehensive review of stormwater run-off from the site and potential effects on Gordons Creek and Middle Harbour.</p>
Planning Priority N16 – Protecting and enhancing bushland and biodiversity	Yes	<p>As bushland covers approximately 48% of the North District, the draft District Plan recognises the significance of bushland areas in providing habitat to support biodiversity. The planning priority's Action 63 is to protect and enhance biodiversity by supporting landscape-scale biodiversity conservation and the restoration of bushland corridors.</p> <p>The subject site is located adjacent to a biodiversity area as defined by the KLEP 2015 Terrestrial Biodiversity Map in Part 4, however the northern portion of the site, to which this Planning Proposal relates, is not identified as a biodiversity area. In addition, an Ecological Assessment prepared by ACS Environmental (Attachment J) found that there are no threatened species or populations occurring at the subject site. As such, bushland biodiversity is not considered to be negatively impacted.</p>
Planning Priority N17 – Protecting and enhancing scenic and cultural landscapes	Yes	<p>The scenic and cultural landscapes of the North District contribute to the identity and international profile of Greater Sydney. In particular, the site's surrounding bushland and topography provide for a unique setting, with district views to the south. The following actions have been addressed by the proposed master plan appended at Attachment A:</p> <p>Action 64: <i>Identify and protect scenic and cultural landscapes.</i></p> <p>Action 65: <i>Enhance and protect views of scenic and cultural landscapes from the public realm</i></p>

The heights of proposed buildings will range from 3 to 6 stories, with the tallest buildings located centrally within the site, and the remaining built form cascading from the centre of the site. The visual impact of the proposed buildings have been minimised by the strategic placement of built form, enhancing integration with the scenic bushland landscape. Sensitive integration with the streetscape and neighbourhood has been considered by implementing principles of design articulation and sight lines to minimise the impact on the surrounding context. It is also proposed to retain the use of Headfort House as a chapel for the local community, strengthening the cultural landscape within the community and the site itself.

NSW 2021: A Plan to Make NSW Number One

NSW 2021 was the NSW Government's 10-year plan to guide decision making and deliver priorities for communities. The plan's five key strategies are to "rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities". These five strategies are supported by goals and targets. The targets addressed by this Planning Proposal include:

- "Goal 5, Target 1: Improve housing affordability and availability
 - Partner with local councils to ensure that targets for housing and growth and the priorities within the subregional plans and regional plans are reflected in relevant planning proposals and in local planning instruments (local environmental plans)"

The proposed redevelopment of Lourdes Retirement Village will improve housing availability for seniors in the northern subregion while significantly improving quality of housing. This Planning Proposal seeks to amend the KLEP 2015 by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential to enable higher density development on the site.

- "Goal 24: Make it easier for people to be involved in their communities
 - Increase community participation, and
 - Improve our sense of community"

The proposed redevelopment of Lourdes Retirement Village will create an opportunity to improve the community experience for residents and sense of village life by implementing a whole-of-site masterplan.

The redevelopment would include a new main street within the Lourdes village that is straight and level, thereby providing a legible and accessible space that feels more like a public street, is inviting for visitors and clear for deliveries and emergency services. The new main street would be the focus for services provided on site (hairdresser, medical suite and café) and have an active and vibrant character.

NSW State Health Plan: Towards 2021

The *NSW State Health Plan: Towards 2021*, was published in 2014 and is the NSW State Government's strategic framework for bringing together NSW Health's existing plans, programs and policies to create a more connected health care system in NSW. The Plan sets out key directions and strategies to support people to live healthy and active lives, and to stay out of hospital.

'Strategy Four' of the Plan is to "design and build future-focused infrastructure". The plan supports "utilising opportunities provided by the non-government provision of non-clinical support services" to respond to demand and growth.

The master plan identifies that the current housing at Lourdes is outdated and does not have lift access to many of the apartments. Vehicular and pedestrian access is not legible, and in many instances the streets are too steep to walk. The village's ageing dwellings and infrastructure require a major redevelopment to ensure the long term viability of the village and attract the forthcoming baby boomer market whose expectations far exceed the current retirees market.

The master plan for Lourdes is driven by the need to provide contemporary seniors housing to compete with market standards, to increase housing choice for the growing demand for seniors housing, and to provide housing that will enable residents to age in place and have convenient access to day to day needs.

There is growing evidence which suggests that community-based health services can improve the health status of the general population. Therefore, age appropriate facilities, coupled with additional health and wellbeing services, can allow retirement village residents to remain in their home for longer and enter aged care facilities later (Australian Institute of Health and Welfare). This is discussed further in **Section 2.10**.

Assessment Criteria

a) Does the proposal have strategic merit?

Consistency with Regional, District, Precinct and Local Plans

The proposed amendments to the KLEP 2015 are consistent with relevant strategic plans, including *NSW 2021: A Plan to Make NSW Number One*, *NSW State Health Plan: Towards 2021*, *A Plan for Growing Sydney*, the *Draft Greater Sydney Region Plan 2056*, and the *Draft North District Plan*

The *Draft North District Plans* recognise the demographic trend of gaining population in the area, and identifies the largest proportional population growth will be in the age bracket of "over 85s, with the total growth of people over 65 accounting for almost 40% of all the District's growth".

The proposed amendments to the KLEP 2015 will support the proposed master plan to renew Lourdes Retirement Village with a contemporary style of development that responds to the aging demographic of the district, meets expectations for seniors housing, and maintains the viability of the retirement village into the future. It will result in a diverse range of seniors housing building typologies providing a range of housing choice.

Response to Changing Demographic Trends and Seniors' Needs

The Planning Proposal also addresses changing demographic trends and population projections for the north district. The Australian Bureau of Statistics provides information regarding population demographics and existing housing diversity in the Ku-ring-gai LGA and the suburb of Killara. As of the 2011 census, the population of Killara was 9,087 people. The percentage of the population in age brackets of 70 years and older exceeded Australian averages.

The composition of dwelling structure in Killara is predominantly detached housing (65.9%). Flats, units and apartments make up most of the remaining dwellings (32.3%). There are very few semi-detached houses, row or terrace house, townhouses (1.8%).

The Department of Planning and Environment's *2016 NSW Population and Household Projections* provides population, age and household projection data in Sydney's LGA's between 2011 and 2036. The summary forecasts a 1.2% average annual population growth rate for the north subregion.

The projection states “the north subregion has a more mature age profile with the largest numbers in their 30s and 40s. The fastest growing age groups will be those aged 65 and older. By 2031, for the first time ever, the number of people aged 65 and older will outnumber children under 15 years”. The average annual population growth rate for people aged 65 years and over in the north subregion is forecast to be 2.5%.

In response to the forecast population trends in the north subregion, the planning proposal and master plan for Lourdes Retirement Village is an opportunity to provide a range of housing types for the growing population in the area. By increasing the supply of seniors housing and introducing community facilities on the site, the planning proposal caters for the increasing aged population and their changing expectations in the north subregion.

The Lourdes Demand Study prepared by Elton Consulting (appended at **Appendix I**), provides an assessment of the drivers affecting demand in retirement village living. It finds the population of older people is rapidly growing and are increasingly wealthy, independent and healthy. As such the aging population in the area has higher expectations of services provided by retirement villages.

In addition, the Overview of Social Effects report prepared by Elton Consulting (May 2017), appended at **Appendix H**, describes the evolving demand for seniors housing, including both the quantum of demand and characteristics demanded. Elton Consulting identify that seniors’ living providers are responding by seeking to address the demand for wider choice, more spacious dwellings, and a range of services, including ‘lifestyle’ facilities.

This Planning Proposal seeks to facilitate the increase of high quality seniors housing supply in Killara that meets the changing needs and expectations of residents.

b) Does the proposal have site specific merit?

This Planning Proposal has considered potential environmental impacts of the proposed redevelopment of Lourdes Retirement Village, including impacts of the proposed redevelopment on current residents and surrounding neighbours.

The Urban Design Report prepared by Architectus (June 2017) is attached to this Planning Proposal at **Appendix A**. The Report provides a good understanding of the sites attributes, context and potential impacts and recommends the master plan that is being sought by this Planning Proposal.

The heritage context of the site has been taken into consideration and has helped to shape the master plan for the site. The site is not a heritage item itself, however there are a number of ‘Local’ heritage items and Conservation Areas bordering the site. Particular consideration has been given to the importance of Headfort House, a one to two storey schoolhouse and chapel constructed on the site between 1918 and 1921, which has been found to be important to the Ku-ring-gai community’s sense of place (GML Heritage, May 2017).

Part of the subject site is identified as bushfire prone land on the Ku-ring-gai Council Bush Fire Prone Land Map (2017). As such, new dwellings are not permitted in the Asset Protection Zone. A Bushfire Protection Assessment prepared for the site (EcoLogical, May 2017) demonstrates that the northern part of the site is capable of accommodating redevelopment with appropriate bushfire protection measures and bushfire planning.

Other supporting reports including ecology, transport, and arboricultural have also been provided which have identified that the proposal is appropriate for the subject site. These are considered in further detail in **Questions 7 and 8** below.

The existing land use of the site will remain for the purpose of seniors housing. Consultation with current residents has been undertaken including presentation of the preferred urban design option for the site.

The master plan for Lourdes proposes to redevelop the existing retirement village on the site in order to maintain the viability of the retirement village into the future.

Q4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

Yes. The Planning Proposal is consistent with the objectives and actions of the Ku-ring-gai Council local strategic plan.

Table 5 Applicable local strategies and other local strategic plans

Strategic plans	–	Community Strategic Plan 2030: Our Community. Our Future.
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Community Strategic Plan 2030: Our Community. Our Future.

Ku-ring-gai Council's local strategic plan, adopted in 2009 and revised in August 2015, is known as *Community Strategic Plan 2030: Our Community. Our Future*.

Our Community, Our Future is the outcome of consultation with residents, community groups, business and agencies and was undertaken by Council over the past four years. The aim of the plan is to provide long term direction for the delivery of community policies, programs and services. The Ku-ring-gai *Community Strategic Plan 2030* recognises the LGA's ageing population trend is "significantly higher than Greater Sydney" and the need to "provide aged care housing that will enable residents to age in place and have convenient access to day to day needs". The Community Strategic Plan identifies the following themes relevant to this planning proposal. It is recognised that there are other themes but not considered relevant due to nature of proposal.

Theme 01 – Community, People and Culture

The master plan considers objectives defined in 'Theme 01' of *Our Community, Our Future*, which relates to 'community, people and culture'. Relevant themes objectives from 'Theme 01' of the Plan are noted at **Table 6** below.

Table 6 Community Strategic Plan 2030: Theme 01 Objectives

Objectives	Consistency	Comment
<i>C4.1 A community that embraces healthier lifestyle choices and practices</i>	Yes	The master plan for Lourdes Retirement Village proposes to improve the community's access to cultural, recreational and leisure facilities with the development of a new 'community hub' in the centre of the site, and communal open space including terraced gardens, landscaped bush walks and a village green. The proposed realignment of the site's internal roads will include the development of a 'main street' designed to allow residents to experience village life, encourage social interaction and stimulate everyday wellbeing.
<i>C5.1 A community where residents feel safe and enjoy good health</i>	Yes	The existing Lourdes Retirement Village has good environmental amenity and privacy. The proposed master plan for Lourdes is designed to retain the existing amenity of the bushland setting and renew the built environment, including housing stock, pedestrian accessibility, services and facilities. It will provide a clean and safe village environment with opportunities for improved social and physical activity and neighbourhood vibrancy.
<i>C6.1 Housing diversity, adaptability and affordability is increased to support the needs of a changing community</i>	Yes	The intended outcome of this Planning Proposal is to facilitate the delivery of high quality seniors housing which will meet the needs of the existing and future community. The master plan for Lourdes proposes increased residential density on the site to address shortages of desirable seniors housing supply in the Ku-ring-gai LGA.

Theme 02 – Natural Environment

Table 7 Community Strategic Plan 2030: Theme 02 Objectives

Objectives	Consistency	Comment
<i>N2.1 Our bushland is rich with native flora and fauna.</i>	Yes	<p>The proposed master plan preserves critical elements of the native flora and fauna as evidenced by the number and extent of tree canopy retained.</p> <p>This would be further explored and ensured through a detailed design DA which would consider detailed design components to maximise tree retention on site and minimise impacts on associated fauna.</p>

Theme 03 – Places, Spaces and Infrastructure

Table 8 Community Strategic Plan 2030: Theme 03 Objectives

Objectives	Consistency	Comment
<i>P1.1 Ku-ring-gai's unique visual character and identity is maintained.</i>	Yes	The topography and native bushland that surrounds the site are defining characteristics of the surrounding context. The master plan maintains this unique visual character and identity by strategically placing buildings of varying heights throughout the site to responds to the bushland context. The development's 6 storey buildings are located centrally within the site, while the surrounding buildings reduce in height, integrating with the existing lower scale built form to the north and south of the site.
<i>P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai.</i>	Yes	The master plan demonstrates how the proposed amendments to the KLEP can assist in delivering quality design outcomes through improved communal open spaces and community facilities, improved street and pedestrian networks, and well-designed housing for seniors that meet the demands of future and current populations.
<i>P3.1 The built environment delivers attractive, interactive and sustainable living and working environments.</i>	Yes	The master plan proposes communal open spaces, a community centre and new pedestrian links within the site to enhance interactivity between local residents. The creation of a new main street within the Lourdes Village will enable residents and visitors to experience an element of village life and feel part of their local community. Design principles have been implemented by the master plan to encourage interaction, including the location and design of pedestrian circulation areas and pathways, as well as private planting near communal areas.

<i>P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed.</i>	Yes	Although the site does not contain any heritage items, a Heritage Significance Assessment of Headfort House, the oldest building to pre-date the retirement village, has been prepared by GML Heritage (Attachment F). The assessment found that although Headfort House has significance at a local level, it <i>does not</i> reach the threshold for heritage listing at a local level. However, the master plan identifies how Headfort House can better integrate into the development through restoration of the building and upgrades to the adjacent gardens, while retaining its use as a chapel for the community.
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Theme 04 – Access, Traffic and Transport

Table 9 Community Strategic Plan 2030: Theme 04 Objectives

Objectives	Consistency	Comment
<i>T2.1 The local road network is managed to achieve a safe and effective local road network.</i>	Yes	<p>The master plan for the site proposes the realignment of internal roads, improved traffic access including the provision of an additional site access point at the north-east of the site, improved pedestrian access and circulation, and relocation of bus stops within the site.</p> <p>A Traffic Impact Assessment prepared by Arup appended at Attachment C, provides an assessment of the site's existing transport conditions, forecast traffic generation, road network impacts, parking provisions, access arrangements and public transport availability. It is considered that there is adequate public infrastructure to support the Planning Proposal. This is evidenced by the supporting Traffic Impact Assessment which identifies that the proposal will not have an unreasonable impact upon the surrounding road network and public transport.</p>

It is considered that the site is well located to continue to provide seniors housing. The master plan proposes to improve the community's access to cultural, recreational and leisure facilities. The development of a new 'community hub' in the centre of the site, and addition of various communal open spaces, will allow residents to experience village life, encourage social interaction and stimulate everyday wellbeing.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. This Planning Proposal is consistent with the relevant applicable *State Environmental Planning Policies* as detailed below:

- *State Environmental Planning Policy No 19—Bushland in Urban Areas (SEPP 19)*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- *State Environmental Planning Policy No 55 – Remediation of Land* is also considered but is not deemed applicable for the purpose of this planning proposal

This Planning Proposal is also consistent with the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

State Environmental Planning Policy No 19—Bushland in Urban Areas (SEPP 19)

This policy applies to all land within NSW identified in Schedule 1, which includes land within the Ku-ring-gai local government area. The aims of SEPP 19, as specified in Clause 2, are to protect and preserve bushland because of its value to the community as part of natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.

Clause 9 of SEPP 19 requires the consideration of specific principles for proposed development on land adjoining land zoned or reserved for public open space. The subject site is partially surrounded by native bushland zoned as E2 Environmental Conservation, with the adjacent Swain Gardens, Seven Little Australians Park and Soldiers Memorial Park located in close proximity to Lourdes Retirement Village.

The planning proposal has taken into account the following:

- the need to retain bushland on the land;
- the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland; and
- any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.

In consideration of potential impacts on bushland, an Ecological Assessment and biodiversity survey was undertaken by ACS Environmental and is appended at **Attachment J**. The Assessment found that the subject site has been extensively modified in relation to natural vegetation structure and floristics over time. The site is currently comprised of managed curtilage, formal garden beds and landscaped areas of planted and established trees.

The extent of tree removal is detailed in an Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees, appended at **Attachment I**. The Statement finds that the proposed development will necessitate the removal of 43 high category trees, which are considered moderate to high significance and display good health and condition, while 81 trees of low and very low retention value will be removed.

As the Ecological Assessment identified, there are no threatened species or populations occurring at the subject site. As such, the removal of trees identified in the Arboricultural Impact Appraisal and Method Statement are not considered to have an adverse impact on the surrounding bushland's natural heritage, or its aesthetic, recreational, educational or scientific value.

In addition, KLEP's Terrestrial Biodiversity Map located in **Part 4 Mapping** illustrates the extent of terrestrial biodiversity in the area, which is limited to surrounding bushland and not the subject site itself.

The effect of potential soil erosion, siltation of streams and waterways, and the spread of exotic plants in neighboring bushland will need further assessment when detailed built form is finalised in a future development application for the site. Future development will need to comply with relevant storm water management controls implemented by Ku-ring-gai Council, including water sensitive urban design principles and on-site detention, to minimise the potential impact on local waterways.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors)

This policy applies to all land within New South Wales identified as land for urban purposes with exceptions and conditions listed under Clause 4 of the SEPP. It aims to promote seniors housing in well situated urban locations that are identified as accessible, in close proximity to transport and other urban amenities.

The subject site is currently zoned R2 Low Density Residential under KLEP 2015 where 'seniors housing' is not permitted. As part of this Planning Proposal, the site is proposed to be rezoned to R3 Medium Density Residential under KLEP 2015 where 'seniors housing' is permitted. As the R3 zone facilitates the proposed land use, the local planning controls will not prevent the development of housing for seniors and as such, it is considered that SEPP Seniors will not apply to future seniors housing development on the site.

This proposal is consistent with the objectives and actions of SEPP Seniors as it presents an opportunity to increase the supply of seniors housing within Ku-ring-gai LGA. The master plan responds to the desirable elements of the sites character, contributes to the quality and identity of the area and maintains neighbourhood amenity and appropriate residential character through a built form that responds to the sites landform, building setbacks that reduce bulk and overshadowing, street heights that are compatible with adjacent development and retaining existing trees on the site.

State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)

This policy applies to the whole state of New South Wales and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 6 of SEPP 55 relates to 'Contamination and remediation to be considered in zoning or rezoning proposal'. The subject site is proposed to be rezoned as part of this Planning Proposal, however the proposed redevelopment of the site will be for the purpose of seniors housing, and will therefore continue residential land uses on the site which are currently permissible.

As the rezoning of the site will not result in a change of land use and that residential is already permissible, no further consideration of SEPP 55 is required at this stage.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (REP) applies to land within the Sydney Harbour Catchment and is applicable to the site due to its proximity to Middle Harbour located approximately 2kms in the site's north east. The relevant aims of the REP, as provided by Clause 2(1), are:

- to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained;
- to ensure a healthy, sustainable environment on land and water; and
- to achieve a high quality and ecologically sustainable urban environment.

This Planning Proposal is consistent with the REP as it aims to protect and enhance identified environmentally sensitive lands and waterways and implement appropriate planning provisions. Future development will comply with Council's stormwater

management controls including on-site detention, water sensitive urban design principles or as stipulated in Ku-ring-gai Council's Water Management DCP.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

A review of the consistency of the Planning Proposal with relevant Ministerial Directions under Section 117 of the EP&A Act 1979 is discussed at **Table 10** below. Those not listed do not apply to the proposal due to nature of intended effect or location of the subject site.

Table 10 Response to Section 117 Directions

No.	Direction	Objectives	Consistency	Comment
2 Environment and Heritage				
2.3	Heritage Conservation	<ul style="list-style-type: none"> – <i>Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i> 	Yes	<p>The Planning Proposal does not propose to amend the heritage status of any of the heritage items or conservation zones surrounding the site.</p> <p>Any amendments to heritage item listings will be considered at the Development Application phase. Critically, although the site is partially located within a Heritage Conservation Area, it is noted that the submitted master plan details how this is effectively addressed through retention of existing buildings and low scale buildings ensuring appropriate interface with adjoining buildings.</p>
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	<ul style="list-style-type: none"> – <i>Encourage a variety and choice of housing types to provide for existing and future housing needs;</i> – <i>Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and</i> – <i>Minimise the impact of residential development on the environment and resource lands.</i> 	Yes	<p>The Planning Proposal will facilitate the delivery of high quality seniors housing to meet the needs of the existing and future community in the Ku-ring-gai LGA. The development will increase housing supply and improve the choice of dwelling type available.</p> <p>The Planning Proposal will make efficient use of existing transport infrastructure as the site is located close to Killara Train Station (approximately 1km west) and is serviced by bus route 556, which links Lourdes with Lindfield Train Station in 6 mins. The internal roads will be upgraded and realigned in some sections. The existing chapel will be retained.</p>

No.	Direction	Objectives	Consistency	Comment
				<p>The site is an existing retirement village and as such the proposed development will increase residential density without impacting resource lands. The development will apply sensitive building treatments to the bushland fringe and improve bushland walking tracks for residents and the wider community.</p> <p>The proposal, given that it is located within an existing low density residential area already provided with infrastructure, will ensure effective use of services. As detailed within the master plan, community services will be provided on site which will support the use of the site for seniors housing.</p>
3.3	Home Occupations	<ul style="list-style-type: none"> – <i>Encourage the carrying out of low-impact small businesses in dwelling houses.</i> 	Yes	<p>The Planning Proposal does not seek to change the permissibility of home occupations in dwelling houses.</p>
3.4	Integrating Land Use and Transport	<ul style="list-style-type: none"> – <i>Improving access to housing, jobs and services by walking, cycling and public transport;</i> – <i>Increasing the choice of available transport and reducing dependence on cars;</i> – <i>Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car;</i> – <i>Supporting the efficient and viable operation of public transport services; and</i> – <i>Providing for the efficient movement of freight.</i> 	Yes	<p>The site is located close to existing transport infrastructure including Killara Train Station and a bus route which passes through the site.</p> <p>The Planning Proposal will enable the intensification of seniors housing in a well-connected site and encourage use of public transport.</p> <p>The master plan for the site proposes the realignment of internal roads, improved traffic access including provision of an additional site access point at the north-east of the site, improved pedestrian access and circulation, and relocation of bus stops within the site. This supports the use of buses.</p> <p>The site has an efficient bus route which services the various key locations directly.</p> <p>The three existing bus stops within the site are proposed to be relocated at major</p>

No.	Direction	Objectives	Consistency	Comment
				destinations such as the Admin and Community Centre and the RACF, and would be easily accessible to residents.
4	Hazard and risk			
4.4	Planning for Bushfire Protection	<ul style="list-style-type: none"> – <i>Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas;</i> – <i>Encourage sound management of bush fire prone areas.</i> 	Yes	<p>The proposal is supported by a bushfire assessment which identifies that the subject site is appropriate for the suggested land uses, subject to the implementation of key strategies. These strategies include:</p> <ul style="list-style-type: none"> – Ensuring adequate setback from bushfire prone vegetation (APZs); – Ensuring adequate access and egress from the subject land through a well-designed road system; – Considering the adequacy of water supply and the delivery of other services (gas and electricity); – Providing for effective and ongoing management of APZs; and – Considering construction standards (AS3959) implications for future developments depending on development type. <p>These can be ensured through future development applications and detailed design resolutions. The review of the proposed master plan by EcoLogical Australia identified that as the proposal is an infill Special Fire Protection Purpose development of a site with currently inadequate bushfire protection measures, the degree to which the proposal increases the safety of occupants is vital.</p> <p>In this regard the proposal shifts a large proportion of existing</p>

No.	Direction	Objectives	Consistency	Comment
				<p>residents from buildings vulnerable to bushfire attack into buildings compliant with contemporary bushfire protection standards. Notably the most vulnerable occupants, in the existing RACF, are moved to a position further from the higher bushfire attack potential into a RACF resilient to the predicted burning attack.</p> <p>Improvements in evacuation management options are another notable improvement in bushfire risk associated with the proposal.</p> <p>Currently occupants need to shelter in buildings that have limited bushfire resilience if a fire attack occurred before off-site evacuation could be completed (NB: this is the most likely of fire attack scenarios under adverse fire weather).</p> <p>Under this rapid bushfire-attack scenario, the proposal provides a level of on-site refuge equivalent to national best practice and much more resilient than the existing situation. Whilst an increase in occupant numbers is proposed, the level of bushfire safety of existing and additional residents is considered will be above that of the current facility.</p>
6	Local Plan Making			
6.1	Approval and Referral Requirements	– <i>Ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	Yes	The Planning Proposal does not contravene the objectives of this direction.
6.3	Site Specific Priorities	– <i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i>	Yes	The proposal seeks to rezone the land to allow for the proposed use to be carried out. It does not refer to drawings which show details of the development. The proposed heights and FSRs are not overtly

No.	Direction	Objectives	Consistency	Comment
				restrictive and respond to the constraints of the site including topography which would be relevant for any proposed permissible land use.
7	Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	– Give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Yes	<p>The Planning Proposal will enable development that is consistent with the key directions of the Metropolitan Strategy. Refer as:</p> <ul style="list-style-type: none"> – it seeks to grow the availability of high quality seniors housing at the existing Lourdes Retirement Village, which is located in an area of predominately single detached dwellings. This will enhance the existing seniors community and allow people to age in place through a variety of different housing typologies with varying levels of care. The proposed master plan for the site will provide a mix of housing types and sizes, including residential aged care. (Goal 2, Direction 2.1 and 2.3) – it would achieve this goal by facilitating the development and more effective utilisation of the existing Lourdes Retirement Village. It also seeks to ensure the delivery of well-designed, high quality buildings to meet the seniors housing needs of the existing and future community. It will also revitalise the wider suburb and region through the redevelopment of the site. (Goal 3 Direction 3.1 and 3.3)

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations, or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site is currently used for the purpose of a retirement village and the proposed development is also for the purpose of a retirement village. It is considered unlikely that the proposed changes to land use zoning, height or FSR will have environmental impacts the site.

Ecological Assessment

An Ecological Assessment has been prepared by ACS Environmental (February 2017) to undertake an ecological assessment and biodiversity survey at Lourdes Retirement Village and is provided at **Attachment J**. The Assessment found that the subject site has been extensively modified in relation to natural vegetation structure and floristics over time. The site is currently comprised of managed curtilage, formal garden beds and landscaped areas of planted and established trees.

The Assessment found that there are no threatened species or populations occurring at the subject site. As such, 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.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

At this stage the Planning Proposal will not likely result in any adverse environmental effects. Any environmental effects that may arise during the design and development phase, or construction phase of the site should be addressed at the Development Application stage. Critically, the master plan is accompanied by an Arboricultural Impact Appraisal and Method Statement has been prepared by Naturally Trees (May 2017) and provided at **Attachment I**. The Statement provides an assessment of 394 trees located within and adjacent to the subject site. It provides an assessment of their importance and identifies trees to be retained and trees to be removed as part of the proposed development.

The Statement finds that the proposed development will necessitate the removal of 43 high category trees, which are considered moderate to high significance and display good health and condition, and 81 trees of low and very low retention value will be removed as a result of the proposed development. It is noted that the remainder of the high category trees are positioned relatively close to the proposed development and as such sensitive tree construction measures must be implemented during development. Areas of deep soil are proposed throughout the development to ensure the village relates closely to the bushland setting.

Bushfire management

The subject site is identified as a “buffer” on the Ku-ring-gai Council Bush Fire Prone Land Map (2017). Refer to the map at **Figure 11** below.

A Bushfire Protection Assessment has been prepared by EcoLogical Australia (May 2017) to advise on the bushfire protection requirements for the proposed site master plan (refer to the Bushfire Protection Assessment at **Appendix E**). The report provides analysis on the bushfire threat, identifies minimum distance requirements for an Asset Protection Zone (APZ), and identifies building requirements for the proposed buildings in accordance with the requirements of the NSW Planning for Bush Fire Protection (PBP) 2006.

The Assessment finds that the subject land is capable of accommodating future development and associated land use with appropriate bushfire protection measures and bushfire planning requirements. The strategies provided by the Assessment to mitigate bushfire risk include:

- Ensuring adequate setback from bushfire prone vegetation (APZs);

- Ensuring adequate access and egress from the subject land through a well-designed road system;
- Considering the adequacy of water supply and the delivery of other services (gas and electricity);
- Providing for effective and ongoing management of APZs; and
- Considering construction standards implications for future developments.

The proposed master plan for the site is considered to provide adequate setback from APZs.

EcoLogical recommend that a detailed assessment and consideration of the relevant bushfire protection strategies be undertaken at future development application stage which should include a more comprehensive review of the road and lot layout and subsequent planning controls, to ensure they are well designed in terms of bushfire protection outcomes.

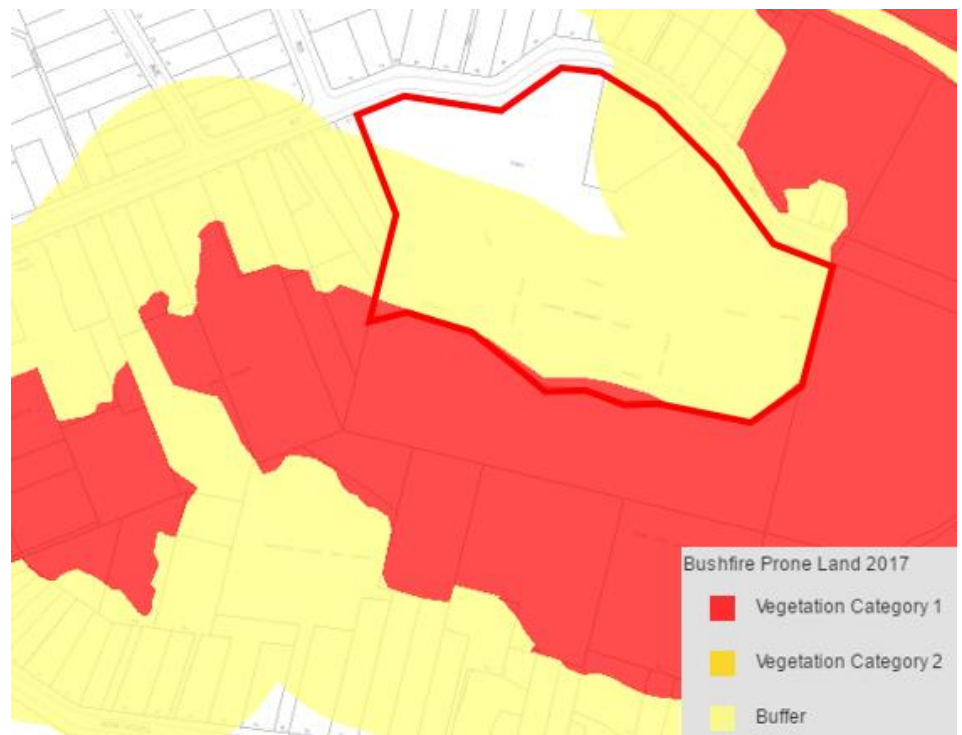


Figure 11 Bush Fire Prone Land Map

Site outlined in red

Source: Ku-ring-gai Council web mapping

NSW Planning for Bush Fire Protection 2006

Planning for Bush Fire Protection (PBP) 2006 is a guide prepared by the NSW Rural Fire Service to plan for development on land that may be impacted by risk of bushfire. It applies to all development applications on land classified as bush fire prone land, identified on a Council's Bush Fire Prone Land Map. A large portion of the site at Lourdes Retirement Village site is identified as a bushfire prone bushfire "buffer" on the Ku-ring-gai Council Bush Fire Prone Land Map (2017) as indicated in **Figure 23**.

The land adjacent to the subject site is zoned "Vegetation Category 1". The Bushfire Protection Assessment prepared by EcoLogical at appended at **Attachment D** provides recommendations to satisfy the requirements of PBP.

The proposal is supported by a bushfire assessment which identifies that the subject site is appropriate for the suggested land uses, subject to the implementation of key strategies. These strategies include:

- Ensuring adequate setback from bushfire prone vegetation (APZs);
- Ensuring adequate access and egress from the subject land through a well-designed road system;

- Considering the adequacy of water supply and the delivery of other services (gas and electricity);
- Providing for effective and ongoing management of APZs; and
- Considering construction standards (AS3959) implications for future developments depending on development type.

These can be ensured through future development applications and detailed design resolutions. The review of the proposed master plan by EcoLogical Australia identified that as the proposal is an infill Special Fire Protection Purpose development of a site with currently inadequate bushfire protection measures, the degree to which the proposal increases the safety of occupants is vital.

In this regard the proposal shifts a large proportion of existing residents from buildings vulnerable to bushfire attack into buildings compliant with contemporary bushfire protection standards. Notably the most vulnerable occupants, in the existing RACF, are moved to a position further from the higher bushfire attack potential into a RACF resilient to the predicted burning attack.

Improvements in evacuation management options are another notable improvement in bushfire risk associated with the proposal.

Currently occupants need to shelter in buildings that have limited bushfire resilience if a fire attack occurred before off-site evacuation could be completed (NB: this is the most likely of fire attack scenarios under adverse fire weather).

Under this rapid bushfire-attack scenario, the proposal provides a level of on-site refuge equivalent to national best practice and much more resilient than the existing situation. Whilst an increase in occupant numbers is proposed, the level of bushfire safety of existing and additional residents is considered will be above that of the current facility.

Further assessment of bushfire impacts will be undertaken at DA stage for the proposed development.

Ku-ring-gai Bushfire Management Policy 2008

The subject site is identified as a bushfire “buffer” on the Ku-ring-gai Council Bush Fire Prone Land Map (2017).

The Ku-ring-gai Council Bushfire Management Policy, which was first adopted by council in 1991 and revised in 2008, applies to the site. The document sets out policies for bushfire management, including actions such as management of fuel on private property and on public land, smoke management and community education. The Hornsby/Ku-ring-gai *Bush Fire Risk Management Plan 2016-2021* is the draft plan and was exhibited in 2016, however it is understood that the draft policy is not substantially different from the current policy.

Further assessment of bushfire impacts will be undertaken at DA stage for the proposed development which will address the policies for bushfire management.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposed seniors housing and community spaces are expected to service the existing and future demand of the residential population in the Ku-ring-gai LGA and surrounding area.

An analysis of local demographic trends and demand for retirement living has been undertaken by Elton Consulting and is supported as demonstrated in the Social Effects Report at **Attachment G** and Lourdes Demand Study at **Attachment H**. Relevant details of these are provided below.

The Lourdes Demand Study identifies and evaluates the drivers that influence the demand in retirement village living. It finds that the general population is ageing, with the average annual population growth rate for people aged 65 years and over in the north subregion forecast to be 2.5%, which is double the 1.2% average annual population growth rate. It also finds that older populations are increasingly wealthy, independent and healthy, and thus have higher expectations of services and offerings of seniors living.

Furthermore, the Overview of Social Effects Report describes the evolving demand for retirement villages and significant social issues arising from the planning proposal. The three prominent drivers of changing demand include:

- *The continuing expansion of the older population;*
- *Cultural change – baby boomers expect choice; and*
- *Growing affluence.*

Elton Consulting have identified that seniors living providers have responded to these factors by delivering a wider range of dwelling options and more contemporary living amenities, while also offering centralised communal and lifestyle facilities.

This Planning Proposal seeks to facilitate the increase of high quality seniors housing supply in Killara that meets the changing needs and expectations of residents identified in the Overview of Social Effects Report and Lourdes Demand Study.

Age appropriate facilities, coupled with additional health and wellbeing services on the site, allow residents to remain in their home for longer, even if they are living alone. This enables them to delay entry into residential aged care. The Master Plan also envisions Lourdes as a retirement hub, rather than a retirement village, where there is an integration of specialist retail and community spaces to service both Lourdes residents and the local community, along with publicly accessible open spaces, seniors housing and aged care facilities. This integration allows residents to remain in the local community as they age, ensuring that their ties to the community are not compromised.

In this sense, the Planning Proposal has adequately addressed the social and economic changes in the population of seniors within the context of the north subregion.

Additionally, the likely social effects by not providing additional seniors housing on the site and the retention of the existing buildings are significant. This is as there is a clear need to renew the existing stock on the property which can only occur through allowing additional development potential on the site.

Through allowing the additional density on the site, the recognised demand for seniors living in the north sub-region can be addressed. It also allows for the provision of a series of connected housing models with varying levels of care that will permit ageing in place.

Heritage context

The subject site is not a heritage item itself, however there are a number of 'Local' heritage items and Conservation Areas bordering the site. Refer to the KLEP 2015 at Error! Reference source not found. below.

The site is one of the few lots in the area that is not a heritage item or located within a Heritage Conservation Area. Therefore development of the site is not restricted by heritage controls. As such, the site provides a rare opportunity to increase density in the Killara area.

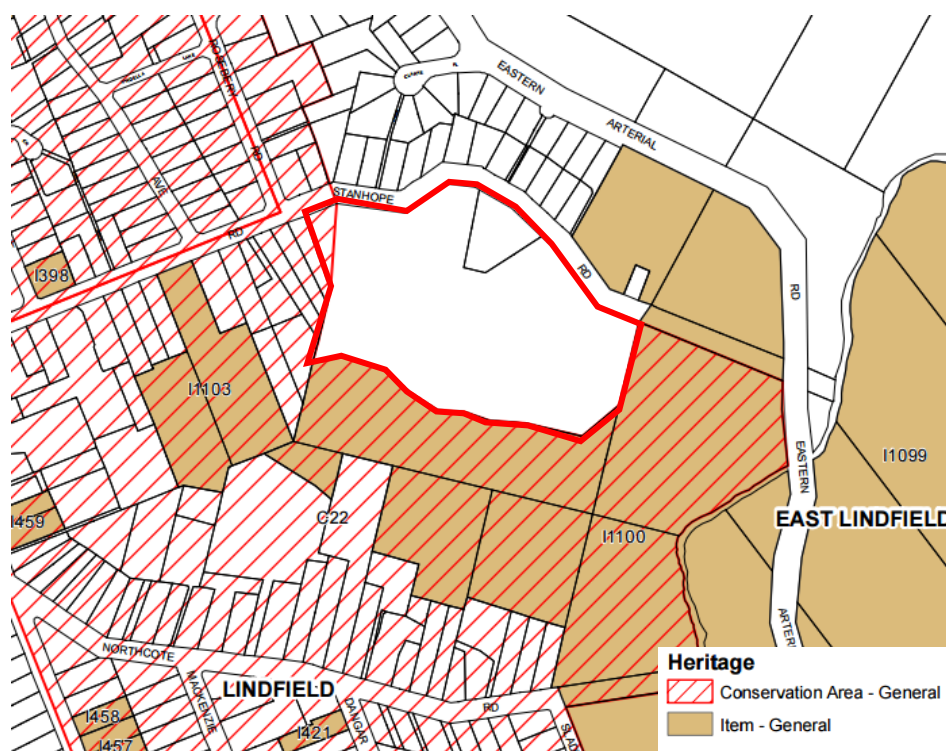


Figure 12 KLEP 2015 Heritage Map

Site outlined in red.

Source: Ku-ring-gai Local Environmental Plan 2015, Sheet HER-014

A response to the Draft Urban Design Study (prepared by Architectus, July 2017) with regards to heritage context has been provided by GML Heritage (9 May 2017). The assessment provides advice about the treatment of existing items on the site including the Headfort School building and surrounding garden, the Grotto (a statue of Our Lady of Lourdes and commemorative plaque), the gateway entry to the site, the bushland fringe interface and the proposed built form character. Refer to the advice at **Attachment E**.

In addition, a Heritage Significance Assessment for Headfort House has been prepared by GML Heritage (May 2017). Headfort house is a one to two storey masonry building with a pitched tiled roof that was constructed on the site between 1918 and 1921. The two-storey part of the building comprises the 'schoolhouse' and is connected to a chapel wing. Headfort House formed part of the former Headfort School which operated on the site (later as Milton Grammar School) until 1935.

Headfort House is the last building remaining on the site from the time prior to the retirement village. The Assessment finds Headfort House, through its various historical uses and current use as a retirement village, is important to the Ku-ring-gai community's sense of place.

Headfort House has been considered by GML Heritage against the NSW Heritage Manual guidelines. GML Heritage's assessment found that although Headfort House has significance at a local level, it *does not* reach the threshold for heritage listing at a local level under the following criterion:

- *Demonstrates aesthetic characteristics and/or high degree of creative or technical achievement in NSW (Criterion C);*
- *Potential to yield information that will contribute to an understanding of NSW's cultural or natural history (Criterion E);*
- *Possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (Criterion F); and*
- *Demonstrates the principal characteristics of a class of NSW's cultural or natural places or environments (Criterion G).*

Nevertheless, the Master Plan prepared by Architectus at **Attachment A** integrates Headfort House, with the vision to retain and restore the existing building. The Urban Design Report identifies the opportunity for built form to respond to the historical context

of Headfort House, including upgrading the building's existing entry to interface with proposed buildings, and upgrading the its front and side gardens.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

It is considered that there is adequate public infrastructure to support the Planning Proposal. This is evidenced by the supporting Traffic Impact Assessment which identifies that the proposal will not have an unreasonable impact upon the surrounding road network and public transport.

The site is well located and seeks to utilise existing public transport infrastructure and existing road connections to the site.

Local bus route 556, operates daily from Lindfield Station to East Killara. It services the site directly via the first avenue loop and three bus stops within the site.

The site is an existing retirement village and the proposed rezoning of the site will not change the use of the site, but rather enable the delivery of high quality seniors housing to meet the needs of the existing and future community. With regards to social infrastructure and open space, it should be noted that the submitted master plan identifies significant private use community facilities and open space to be provided on site to support the seniors housing use. It is noted that this will need to be further evidenced by any subsequent detailed design application for the site.

The Planning Proposal seeks to amend the land use zoning to R3 Medium Density Residential, and increase the maximum permissible building height and FSR controls, resulting in an increased number of residents living at the site. The master plan for the site proposes a redevelopment of the community hub, realignment of the internal streets, improved landscaping and upgrades to services and facilities.

Consultation will be required with Council, Transport for NSW and the RMS in relation to roads, traffic and transport at more detailed Development Application stages.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

A meeting was held with the NSW Department of Planning and Environment in March 2017 to discuss the project in relation to bush fire assessment.

The Department offered to facilitate a meeting with the Rural Fire Service, which was judged premature prior to the completion of the Bushfire Engineering Brief.

Any further State and Commonwealth comments regarding the proposal will be gathered during the consultation program of the preparation of the Draft Local Environmental Plan, as discussed in **Section 6** of this report.

PART 4 Mapping

The following maps identify the site, the subject of this Planning Proposal, the current development standards relating to the site, the proposed amendment to the zone and proposed development standards.

Proposed changes to KLEP maps

- Land use zone



Figure 13 Existing land use zoning map

Site outlined in red

Source: Ku-ring-gai LEP 2015, Sheet LZN_014

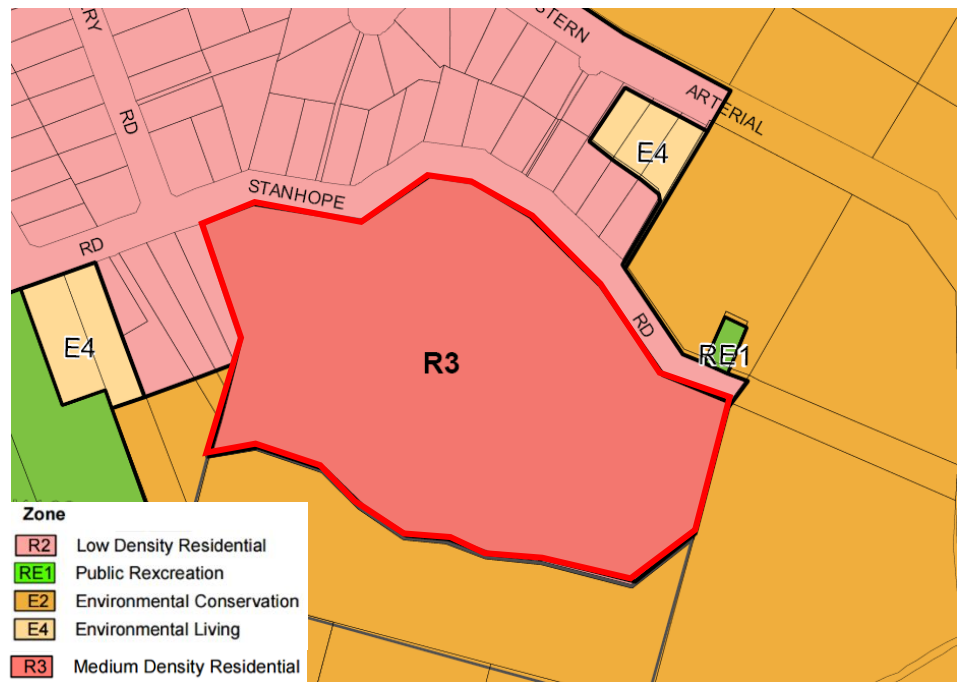


Figure 14 Proposed land use zoning map

Site outlined in red

Source: Architectus, July 2017

- Building height



Figure 15 Existing maximum building height map

Site outlined in red

Source: Ku-ring-gai LEP 2015, Sheet HOB_014

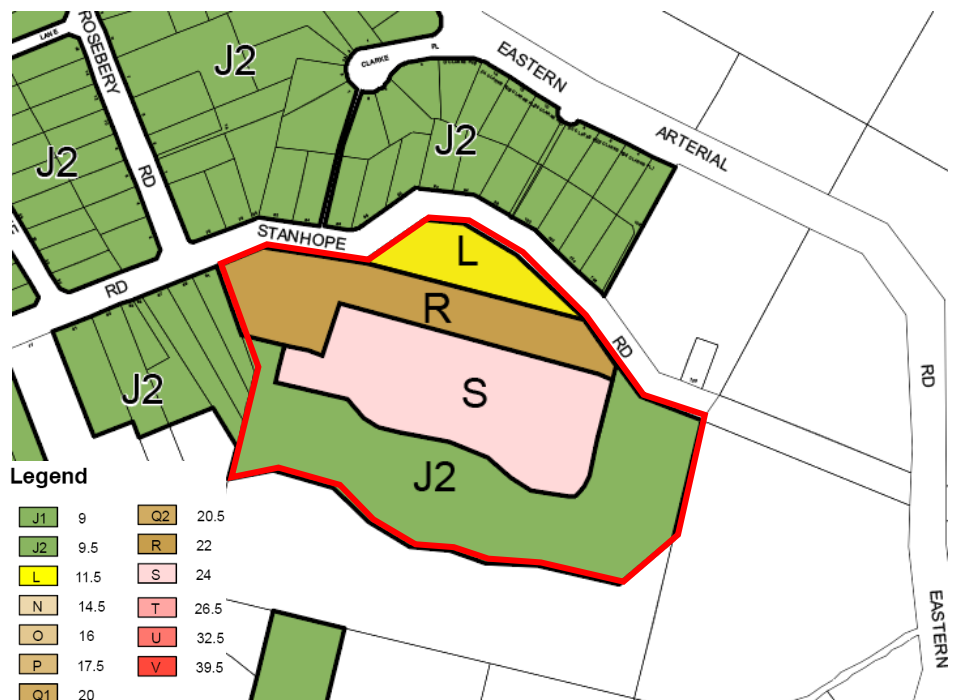


Figure 16 Proposed maximum building height map

Site outlined in red

Source: Architectus, July 2017

- Floor space ratio

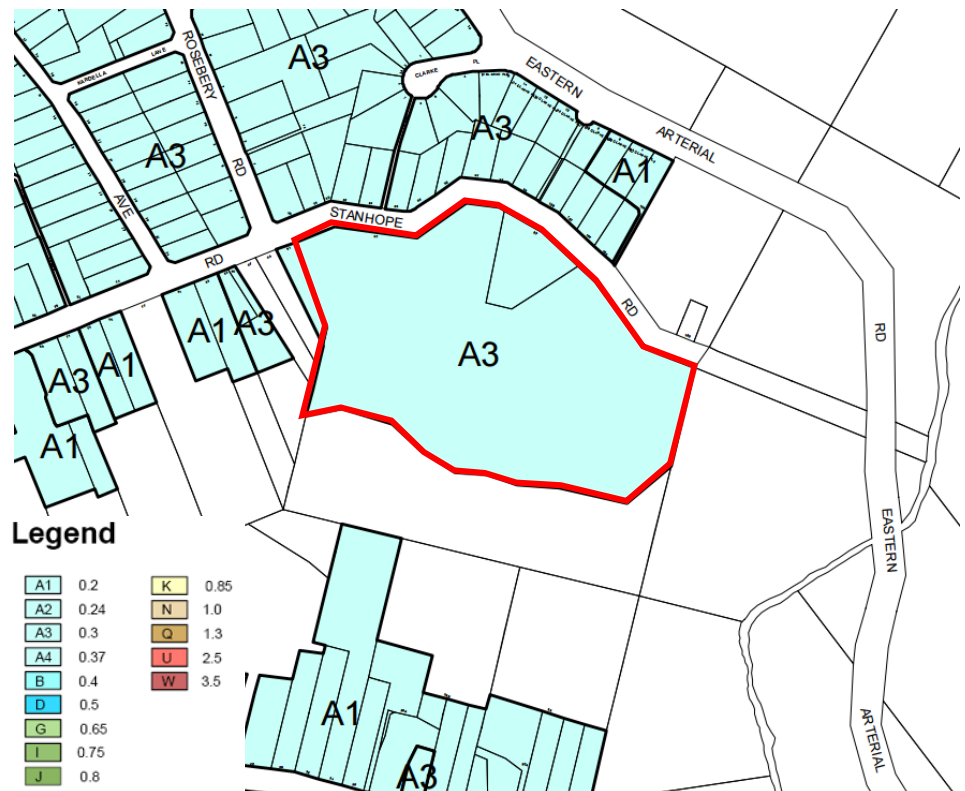


Figure 17 Existing maximum floor space ratio map

Site outlined in red

Source: Ku-ring-gai LEP 2015, Sheet FSR_014



Figure 18 Proposed maximum floor space ratio map

Site outlined in red

Source: Architectus, July 2017

KLEP maps to remain – no changes proposed

- Terrestrial Biodiversity

The subject site is located adjacent to a biodiversity area as defined by the KLEP 2015 Terrestrial Biodiversity Map in Error! Reference source not found., however the northern portion of the site, to which this Planning Proposal relates, is not identified as a biodiversity area.

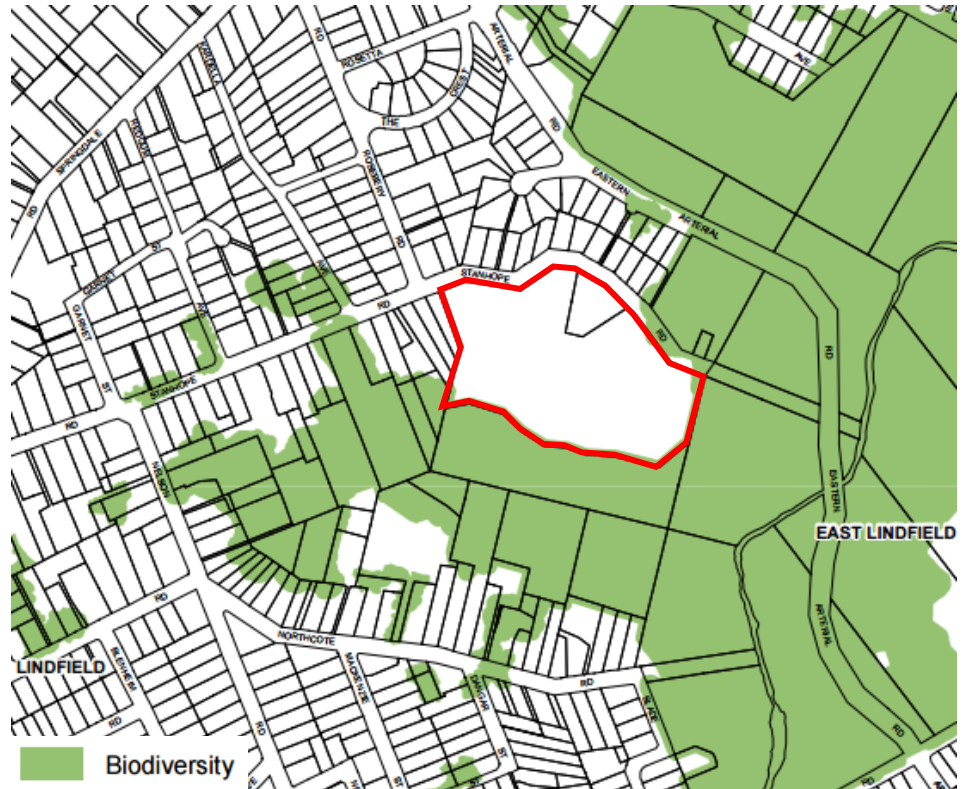


Figure 19 KLEP 2015 Terrestrial Biodiversity Map

Site outlined in red

Source: Ku-ring-gai LEP – Terrestrial Biodiversity Map_Sheet BIO_014

- Heritage

The subject site is not a heritage item itself, however there are a number of 'Local' heritage items and Conservation Areas bordering the site. Refer to the KLEP 2015 at Error! Reference source not found. below.

The site is one of the few lots in the area that is not a heritage item or located within a Heritage Conservation Area. Therefore development of the site is not restricted by heritage controls. As such, the site provides a rare opportunity to increase density in the Killara area.

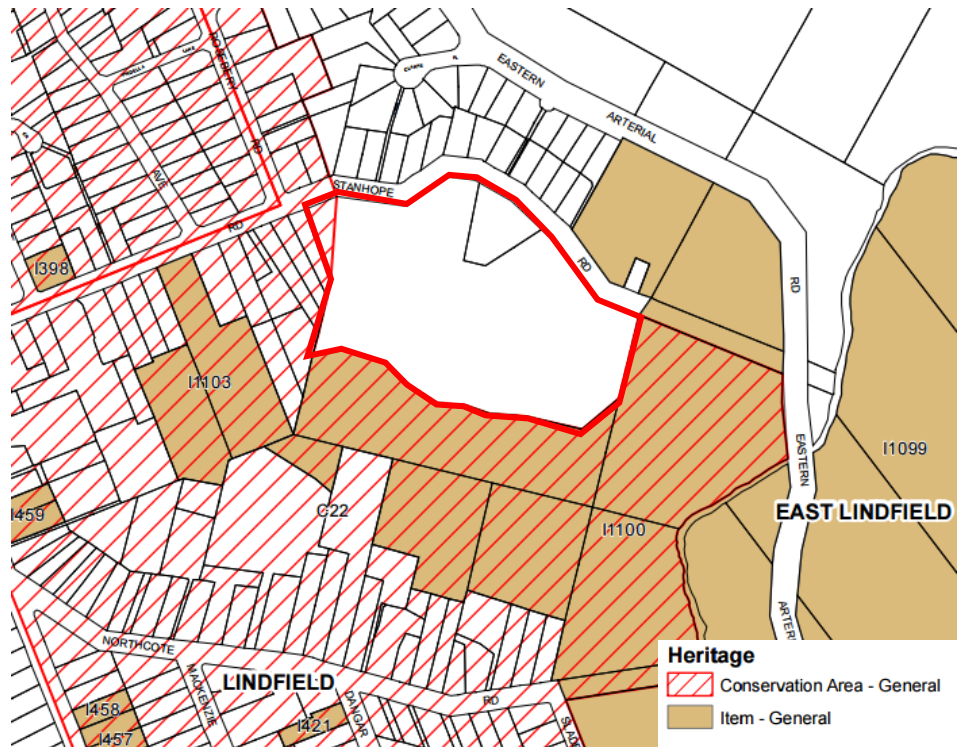


Figure 20 KLEP 2015 Heritage Map

Site outlined in red.

Source: Ku-ring-gai Local Environmental Plan 2015, Sheet HER-014

PART 5 Community consultation

This section provides information regarding consultation with stakeholders, residents and the community which has informed the preparation of this Planning Proposal.

Stakeholder engagement

Stockland takes engagement with stakeholders seriously and has prepared a Communications and Engagement Plan for this project to guide interactions with stakeholders. Stockland believe in proactive engagement outside of the statutory requirements, with communication beginning with stakeholders well before the lodgement of a Planning Proposal, and continuing through to design and construction.



Engagement with residents

Living on the site, and given their age, Stockland recognises that a proposal of this kind would mean significant changes for residents at Lourdes. Stockland's goal in this process is to gain their support for the vision for the site and their feedback on the details of their future homes.

Discussions were commenced with residents about the challenges of the site and the vision to renew it in October 2015, and Stockland have been meeting regularly with residents since this time, using detailed presentations to seek their feedback on the progression of the site's master plan. Stockland have also made themselves available to residents and their families for a number of one-on-one meetings whenever they're requested.

Feedback from residents has played a key role in influencing the following:

- Options for redevelopment;
- Proposed staging;
- Community facilities; and
- Design elements relating to retirement village amenity and aged care quality and services.

Stockland has also engaged considerably with the Village's residents committee, who have been strong advocates for the residents of the village and have provided regular feedback on the proposal as it progressed.

To support these meetings, Stockland provided a copy of the Planning Proposal, for review, on its lodgement. Engagement with residents will continue at regular intervals as planning for the project progresses.

Engagement with local community

Stockland recognise the importance of engaging with our neighbours in the early stages of the planning proposal. As part of the next phase in planning for the project, at the lodgement of this proposal Stockland have commenced a targeted consultation program with the neighbours and a number of relevant stakeholders.

Letters outlining the proposal and offering a meeting have been hand delivered to neighbours in proximity to the site. For those who were not able to be talked to on the day, Stockland will be making themselves available to meet at another suitable time. To support this, a project specific 1800 information line has been setup and an email address created.

Stockland will also be requesting meetings from a number of key stakeholders as part of community consultation.

These meetings are important relationship builders where Stockland hope to detail the vision for the site and gain feedback on elements of the early design. As with the current residents, Stockland will continue to engage and keep neighbours and key stakeholders informed as the planning proposal progresses.

This will be in addition to the minimum public exhibition periods (likely to be 28 days) anticipated to be imposed by the Department of Planning and Environment under any forthcoming Gateway Determination

Community consultation timeline

Consultation with current residents has been undertaken including presentation of the preferred urban design option for the site. Detail on the consultation undertaken to date is provided below.

Table 11 Consultation timeline

Date	Meeting	Description	Evidence
7 & 8 October 2015	Resident Meeting Number 1	Meeting to gain an understanding of resident likes and dislikes.	Refer to minutes appended at Attachment K

4 & 5 November 2015	Resident Meeting Number 2	Presentation back to the residents on the issues that they had raised in the prior meeting and what we are suggesting to do to address them in the redevelopment. Particular focus on grade of the site, community centre location, lifts in units and sheltered access.	Refer to presentation to residents appended at Attachment L
11 December 2015	Resident Meeting Number 3	Presentation to residents of the masterplan and design intent with key principles that are important to residents and how they have been incorporated into the current masterplan.	Refer to presentation to residents appended at Attachment M
17 October 2016	Resident Meeting Number 4	Recap of the process undertaken so far (what people like and don't like about the village). The planning process about to be undertaken, the key aspects of the masterplan, our commitments, timing, next steps.	Refer to presentation to residents appended at Attachment N
14 November 2016	New Purchasers Meetings	Update to new residents on the development process.	No presentation, informal meeting
7 December 2016	Chair of Resident Committee (RC) and Development Advisor Meeting	Meeting to discuss the development.	No formal minutes, all residents committee meetings are minuted by residents.
14 December 2016	Resident Meeting Number 5		Refer to presentation to residents appended at Attachment O
9 January 2017	Residents Committee Briefing	Meeting to discuss what will be presented at the Resident Information sessions.	No formal minutes, all residents committee meetings are minuted by residents.
23 January 2017	Presentatio n of Parameter Drafts to RC	Presentation to the executive committee of the parameter drafts.	No formal minutes or presentation
2 February 2017	Residents Committee Q&A.		No formal minutes or presentation
10 February 2017	Residents Information Session.		Refer to minutes appended at Attachment P
16 June 2017	Residents Committee Meeting.		No formal minutes or presentation all residents committee meetings are minuted by residents.
6 July 2017	Residents Visits to Cardinal Freeman.		No formal minutes or presentation

PART 6 Project timeline

Timeline

The timeframe for amendment of the KLEP 2015 is expected to be dependent on the consideration of Council of the Planning Proposal and progression of any additional information requested by Council.

It is considered that the technical studies required to progress the Planning Proposal to a Gateway determination have been submitted along with this Planning Proposal.

Staging

Detail on projected project timeframes are provided below.

Table 12 Project timeline

Stage	Timing
Lodgment of Planning Proposal to Council	July 2017
Consideration by Council	July to September 2017 February 2018
Lodgment for Gateway determination	March 2018
Anticipated commencement date (date of Gateway determination)	April 2018
Anticipated timeframe for the completion of required technical information	April - May 2018
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	May - June 2018
Commencement and completion dates for public exhibition period	May - June 2018
Dates for public hearing (if required)	June to July 2018
Timeframe for the consideration of a proposal post exhibition	August to September 2018
Date of submission to the department to finalise the LEP	End September 2018
Anticipated date RPA will make the plan (if delegated)	October to November 2018
Anticipated date RPA will forward to the department for notification	December 2018

**Attachment A – Urban Design
Study, prepared by Architectus,
dated January 2018**

**Attachment B – Site Survey,
Prepared by Norton Survey
Partners, dated 22 April 2015**

Attachment C – Traffic Impact Assessment, Prepared by ARUP, dated May 2017

**Attachment D – Bushfire
Protection Assessment,
Prepared by EcoLogical
Australia, dated May 2017**

**Attachment E – Heritage Letter
– Response to Draft Urban
Design Study, Prepared by GML
Heritage, dated May 2017**

**Attachment F – Heritage
Significance Assessment –
Headfort House, Prepared by
GML Heritage, dated May 2017**

**Attachment G – Social Effects
Report, Prepared by Elton
Consulting, dated May 2017**

**Attachment H – Lourdes
Demand Study, Prepared by
Elton Consulting, dated
November 2015**

**Attachment I – Arboricultural
Impact Appraisal and Method
Statement, prepared by Naturally
Trees, dated May 2017**

**Attachment J – Ecological
Assessment, prepared by ACS
Environmental, dated February
2017**

Attachment K – Resident Meeting Number 1 Minutes, dated September 2015

**Attachment L – Resident
Meeting Number 2 Presentation,
prepared by Stockland, dated
November 2015**

**Attachment M – Resident
Meeting Number 3 Presentation,
prepared by Stockland, dated
December 2015**

**Attachment N – Resident
Meeting Number 4 Presentation,
prepared by Stockland, dated
October 2016**

**Attachment O – Resident
Meeting Number 5 Presentation,
prepared by Stockland, dated
December 2016**

Attachment P – Resident Information Session Minutes, dated February 2017