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Reference: S11689/2018/146550
24 May 2018

Lucas Flecha
Senior Development Manager
Level 25 - 133 Castlereagh Street
Sydney NSW 200

Dear Mr Flecha,

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

In accordance with cl10A of the *EP&A Regulation 2000*, I wish to notify you that on 22 May 2018 Council considered a report on the Planning Proposal for 95-97 Stanhope Road, Killara. As a result of that report Council resolved the following:

It is recommended:

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

If you have any questions regarding this matter please contact Rathna Rana on 9424 0991.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Antony Fabbro', is written over a light blue horizontal line.

Antony Fabbro
Manager Urban & Heritage Planning

Translated Extract

Need help?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450. Ask them to phone 9424 0000 on your behalf to contact Ku-ring-gai Council. Business hours: Monday to Friday, 8.30am-5pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。让其代表您致电 9424 0000 联系Ku-ring-gai 议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

需要幫助嗎？

本檔包含重要資訊。如果您不理解本檔，請致電翻譯口譯服務131 450。讓其代表您致電9424 0000聯繫Ku-ring-gai議會。營業時間：週一至週五，上午8.30—下午5:00。

Japanese

お困りですか？

この文書には、重要な情報が含まれています。ご不明な点があれば、「翻訳・通訳サービス」(電話131 450)までお電話いただき、あなたに代わって、クーリングアイ(Ku-ring-gai)議会に連絡するよう、ご依頼ください。営業時間：月曜日～金曜日(8.30am-5pm)。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450 번으로 전화하십시오. 9424 0000 번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일-금요일, 오전 8시30분-오후 5시.

