

Lourdes Retirement Village Killara: SSD-88004956

Engagement Outcomes Report

Client: Levande Pty Ltd
Date: 22 May 2026

L.10 COLLECTIVE

Contents

Acknowledgment of Country	3
1 INTRODUCTION	4
1.1 Relevant SEARs	5
1.2 The site	5
1.3 About this report	6
2 ENGAGEMENT APPROACH AND OUTCOMES	7
2.1 How we notified community stakeholders	7
2.2 Stakeholders we engaged	8
2.3 What we heard - issues raised through consultation	11
3 CONCLUSION	21
3.1 Ongoing engagement and next steps	21
4 APPENDICES	22
Notification area	23
Information sheet	24
Information session collateral	25

Acknowledgment of Country

We acknowledge the Traditional Custodians of the lands where we work and the places in which we live. We celebrate the First Peoples' unique cultural and spiritual relationship to Country, and their rich contribution to Australia. We pay respect to Ancestors and Elders past, present and future.

	Name	Date	Signature
Prepared by:	Brendan Blakeley	22 May 2026	
Client manager approval (if required):	Oliver McGeachie	May 2026	

Prepared for

Levande Pty Ltd

L10 Collective

Brendan Blakeley
Director
L10 Collective
brendan@elumni.au

1 Introduction

This Engagement Outcomes Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of our client, Levande Pty Ltd (Levande). The report supports a State Significant Development Application (SSDA) for a seniors housing development comprising subdivision, key infrastructure, alterations / upgrades and refurbishment works to a residential care facility, and the redevelopment of independent living units (ILUs) and community amenities and facilities at an existing retirement village known as 'Lourdes' at 95-97 Stanhope Road, Killara (the site).

Key components of the proposed works include:

- Staged demolition of the existing 172 seniors housing dwellings which will enable existing residents to remain in the village whilst the new dwellings are being constructed. This includes site preparation works, including removal of the ILUs and retirement serviced apartments within the highest bushfire risk areas.
- Significant bushfire safety measures including creation of an Asset Protection Zone (APZ) for the site, reduced dwellings to the existing retirement village, upgrades to infrastructure to support bushfire protection, improved construction materials and standards and evacuation planning to increase resident and visitor safety.
- Torrens subdivision of land to completely separate the existing partly subdivided residential aged care facility from the remainder of the retirement living site.
- Alterations to the existing residential aged care facility, including:
 - demolition of the existing connection with the hostel building and associated internal and external alterations and additions;
 - ember protection upgrades to the facades of the building to comply with relevant Rural Fire Services (RFS) requirements;
 - demolition of the buildings connecting the residential aged care to the retirement serviced apartments, including new aged care façade and service and internal alterations;
 - relocation and upgraded water tanks and sprinkler system; and
 - provision of new services infrastructure to support the subdivision.
- Construction of a new seniors housing development comprising:
 - 9 boutique seniors housing blocks with a total of 145 independent living units (ILUs) varying between 2-4 storeys in height.
 - Provision of a new community facility to support a range of social and recreational uses.
- High quality landscape works that appropriately respond to and embrace the bushland setting, enabling significant tree and biodiversity retention and avoiding impacts on remnant and contiguous bushland vegetation along the boundary adjoining Seven Little Australians Park.
- Adaptive re-use of the heritage listed Headfort House including conservation works, curtilage improvements and sympathetic surrounding built form to improve the streetscape and allow for improved appreciation of the heritage item.
- 2 consolidated 1-2 storey basements, providing car parking and associated services.
- Public domain works, including new roads and on-grade parking extensive landscaping within the APZ and throughout the site.
- Extension and augmentation of physical infrastructure and utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning and the Architectural Drawings prepared by PBD Architects.

1.1 Relevant SEARs

This Engagement Outcomes Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) for SSD-88004956 as set out in the table below.

Table 1 SEARs Compliance Table

4. Engagement	Supporting documentation
Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	Appendix F Engagement Report

1.2 The site

The site address is 95-97 Stanhope Road, Killara and is legally described as Lot 21-22 in DP634645. The site is situated within the Ku-ring-gai Local Government Area, approximately 1 kilometre from Killara and 1.1 kilometres from Lindfield stations and town centres. An aerial photo of the site is provided at *Figure 1*.

The site has a total area of approximately 5.29 hectares and has a substantial street frontage of approximately 380m along Stanhope Road. The area to the north and west is characterised by low-density residential dwellings, whilst the southern and eastern boundaries is bound by an environmental conservation area.

Currently, the site comprises the existing 172-dwelling Lourdes Retirement Village including 108 independent living units, 64 serviced retirement apartments, and an 83 residential aged care facility (known as the Killara Glades Care Community operated by Opal), administrative buildings and additional resident community facilities. The buildings vary in scale from one to three storeys with pitched rooves. The site includes a locally listed heritage item, Headfort House and interfaces with the Crown Blocks Heritage Conservation Area.

The site has a main vehicular access point via Stanhope Road, which connects to the internal road network of the Lourdes Village. Additional vehicular access points are located on both the eastern and western boundaries of the site via Stanhope Road to accommodate resident, visitor and emergency services access. The site is serviced by a local bus route (556) which runs through the site and provides public transportation to Lindfield and its associated local amenities and services.

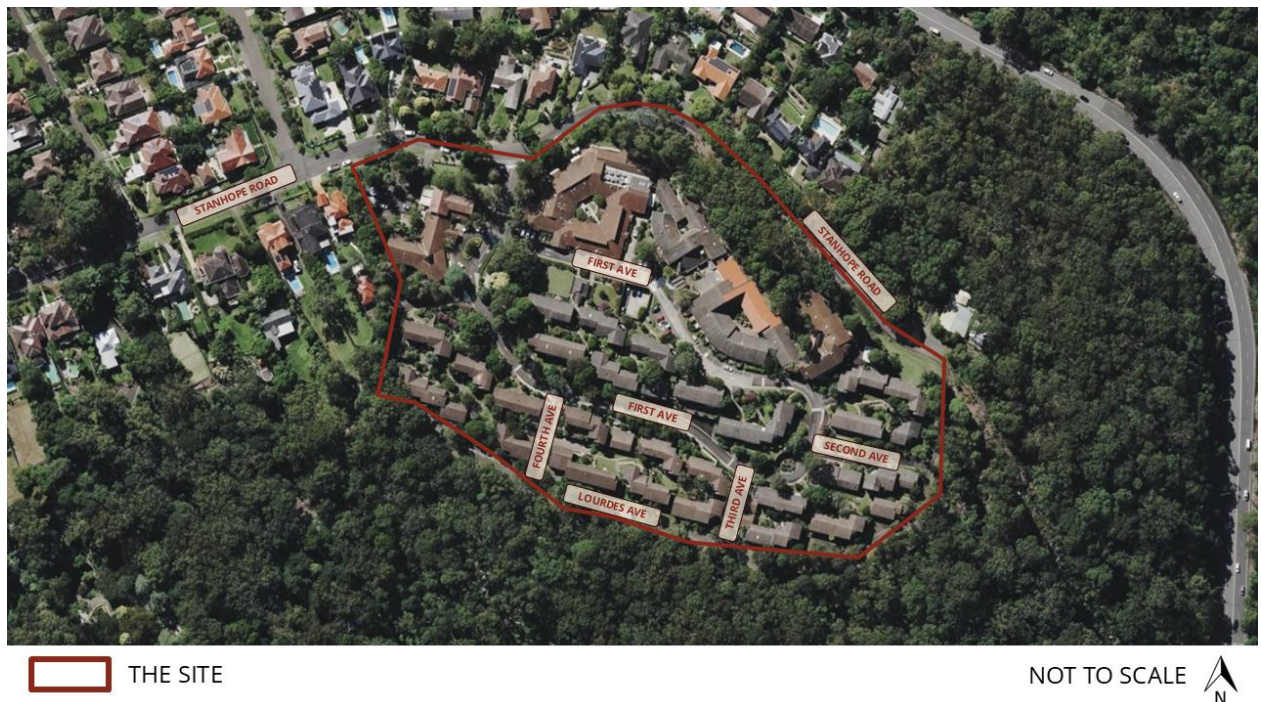


Figure 1 Aerial view of the site

1.3 About this report

This report provides a summary of the consultation process undertaken for the proposed redevelopment of Lourdes Retirement Village at 95 Stanhope Rd Killara. L10 Collective was engaged to lead the community engagement and consultation process, ensuring compliance with NSW Government's Engagement Guidelines for State Significant Projects. This report documents the consultation activities conducted, feedback received, and how feedback has influenced project development.

2 Engagement approach and outcomes

The consultation process was designed to be transparent, inclusive and responsive to stakeholder concerns. The engagement process was conducted in three phases:

1. Stakeholder mapping and strategy development (September 2025)
2. Community consultation and key stakeholder meetings (October 2025 to May 2026)
3. Reporting and SSDA submission (May 2026).

The consultation process included:

- Stakeholder mapping to identify key groups including local government, agencies and utilities, community organisations, nearby residents and business owners
- Approaches to agencies, authorities and utilities
- Direct notification and engagement through letterbox drops and emails
- Approaches to Traditional knowledge holders as part of the Designing with Country program
- A doorknock of residences in the vicinity of Lourdes Retirement Village
- Contact and issue fact sheet to State and Federal political representatives
- A briefing of existing Lourdes Retirement Village residents
- A community information session
- A briefing of Ku-ring-gai Council Councillors
- Pre-lodgement meetings with Ku-ring-gai Council officers
- Pre-lodgement meeting with the Department of Planning, Housing and Infrastructure
- Collection of feedback via email and verbal discussions.

The level of engagement undertaken to develop the application is proportionate with the scale and impact of the proposed works and consistent with the Undertaking Engagement Guidelines for State Significant Projects.

2.1 How we notified community stakeholders

A range of engagement activities were undertaken to inform property owners, residents, local political representatives and other key stakeholders about the consultation process and revised proposal that forms the basis of this SSDA throughout 2025 and early 2026 (concluding in May). These activities included:

- Ongoing discussions with OPAL Aged care
- 8 briefings of residents throughout 2025, a workshop on 8 December 2025 and an additional update in March 2026, with a further update to be provided late May 2026
- Delivery of a project information sheet to approximately 60 neighbouring properties and doorknock of adjoining and opposite properties on Stanhope Road, by the Community Engagement representative and representative of the project team, on 2 December 2025 delivered
- Inclusion of the project email address and contact phone number on the project information sheet
- Distribution of email correspondence to Roseville and Gordon ward councillors, and local, state and federal MPs offering a project briefing, on 3 December 2025
- Designing with Country workshop led by First Nations specialist Yerrabingin to develop an understanding of cultural values related to the area and opportunities for Country to be

reflected in the design, on 8 December 2025 and building on the historic consultation undertaken as part of the Planning Proposal

- Conduct of a community information session on site from 11.00 am to 1.00 pm on Saturday 13 December 2025. The session was attended by 35 community members and attended by the Community Engagement representative and representatives of the project team (Development Managers and Traffic Engineer)
- Conduct of meetings and correspondence with staff from DPHI, KRGC and Transport for NSW offering each a briefing on the project
- Conduct of a briefing open to all KRGC councillors on 19 February 2026.

2.2 Stakeholders we engaged

In response to extensive efforts to notify and advise key stakeholders and neighbours of the consultation process, the following stakeholders provided feedback.

No.	Date	Meeting with	Attendees	Purpose / Key Outcomes
Agencies, authorities and utilities				
Department of Planning, Housing and Infrastructure				
1.a	2 May 2025	Department of Planning, Housing and Infrastructure	DPHI representatives and applicant team	Communication of project summary and request for pre-submission meeting
1.b	22 May 2025	Department of Planning, Housing and Infrastructure	DPHI representatives and applicant team	Revised concept for retirement living and SSDA process
1.c	23 October 2025	Department of Planning, Housing and Infrastructure	DPHI representatives and applicant team	Site visit and presented concept for site redevelopment
Ku-ring-gai Council				
2.a	21 March 2025	Pre DA Submission #1 to Ku-ring-gai Council	Council planning staff and applicant team	Present revised design approach and concept for site redevelopment
2.b	14 April 2025	Pre DA Submission #2 to Ku-ring-gai Council	Council planning staff and applicant team	Present revised design concept for site redevelopment
2.c	1 May 2025	Pre-DA meeting with Ku-ring-gai Council	Council planning staff and applicant team	Pre-DA meeting introduction and feedback on initial design
2.d	13 November 2025	Ku-ring-gai Council	Council planning staff and applicant team	Presented concept design
2.e	19 February 2026	Ku-ring-gai Council Councillor and executive briefing	Applicant team, KRGC Councillors and staff.	Provided more detailed information on the proposal and responded to community queries
Rural Fire Service (RFS)				
3.a	3 June 2025	RFS	Applicant team, Council staff and RFS.	On site meeting with Council staff and RFS

3.b	31 July 2025	RFS	RFS	Pre-DA advice from RFS
Transport for NSW				
4.a	4 April 2026	Transport for NSW	Senior Land Use Assessment Coordinator	Phone conversation and email correspondence
Elected officials				
5.a	03 December 2026	Member for Bradfield		Email correspondence advising of community consultation and offering a briefing on the project
5.b	03 December 2026	Member for Davidson		Email correspondence advising of community consultation and offering a briefing on the project
5.c	03 December 2026	Member for Willoughby		Email correspondence advising of community consultation and offering a briefing on the project
5.d	03 December 2026	Roseville Ward Councillors		Email correspondence advising of community consultation and offering a briefing on the project
5.e	03 December 2026	Gordon Ward Councillors		Email correspondence advising of community consultation and offering a briefing on the project

Community stakeholders				
Opal HealthCare – Residential Aged Care Facility Operator (OPAL)				
6.a	1 August 2025	Meeting	OPAL	Review of OPALs needs and advice of plans to proceed with SSDA
7.b	30 October 2025	Meeting	OPAL	Concept Plan review and finalisation of proposed RACF alterations to be included in SSDA
Lourdes Retirement Village Residents				
8.a	4 throughout 2024	Briefings/updates	Lourdes Village Residents Committee and residents, and Levande	Post planning proposal updates and information about revised approach to planning for the future
8.b	25 January 2025	Information update to all residents	Lourdes Village residents, and Levande	Redevelopment process
8.c	03 March 2025	Meeting	Lourdes Village residents, and Levande	Redevelopment options
8.d	07 July 2025	Meeting	Lourdes Village residents, Levande and Development Managers	Renewal; update

8.e	07 August 2025	Information update to all residents	Lourdes Village residents, Levande and Development Managers	Renewal update
8.f	07 September 2025	Information update to all residents	Lourdes Village residents, Levande and Development Managers	Renewal update
8.g	20 October 2025	Meeting	Lourdes Village residents, Levande and Development Managers	Renewal update
8.h	07 November 2025	Information update to all residents	Lourdes Village residents, Levande and Development Managers	Renewal update
8.i	09 December 2025	Meeting	Lourdes Village residents, Levande and Development Managers	Present latest iteration of the proposal and seek feedback
8.j	09 March 2026	Meeting	Lourdes Village residents, Levande and Development Managers	SSDA update
Local Residents / Neighbouring Community				
9.a	2 December 2025	Doorknock and letterbox drop	Residents adjacent to and opposite the subject site. L10 Collective and applicant representative	Outlined the proposal, inform about forthcoming information session and seek initial feedback.
9.b	13 December 2025 Community Information Session	Neighbouring residents	Applicant team and 14 community members	Provided more detailed information on the proposal and respond to community queries.
Traditional owners / knowledge holders				
10.a	8 December 2025	Designing with Country workshop	Traditional owners / knowledge holders, Designing with Country advisors and applicant team	To develop detailed ideas for incorporation into site design
10.b	20 January 2026	Designing with Country ideation workshop	Project team and Traditional owners / knowledge holders	To finalise ideas for inclusion in landscape and building design

2.3 What we heard - issues raised through consultation

It is important to note that much of the feedback received through the consultation process that accompanied preparation of the SSDA was provided in the context of the earlier Planning Proposal that was refused in 2024. The earlier Planning Proposal envisaged significantly more dwellings, taller buildings, greater site coverage and more significant tree loss / ecological impact than the concept that forms the basis for the current SSDA. The current SSDA has been developed to respond to earlier concerns raised about:

- Bushfire risks
- Site density and built form including streetscape impacts
- Traffic and site vehicular access
- Noise
- Tree loss, ecological impacts and broader impacts on nearby bushland.

Levande and its design team have taken on board the feedback received and adopted a new approach to explore opportunities for the renewal. Key changes incorporated to the current SSDA designed to address concerns relating to previous proposals include:

- Overall reduction of dwelling numbers to below the number of dwellings that are currently on the site
- Building heights that are more considerate of previous feedback and respond to the more sensitive interfaces and view lines, particularly on Stanhope Rd and the western boundary
- Retention of the existing single access / egress point, and restricting use of the secondary access to emergency vehicles only. Substantial basement and on grade parking within the site.
- Retreat from the southern and eastern bushland boundary edges and consolidation of the development footprint in the centre of the site, to create a significant asset protection zone and lessen the impact on bushland.
- Substantial bushfire measures to improve safety of residents and the community.

Department of Planning, Housing and Infrastructure

As part of the engagement process a series of meetings were conducted with relevant teams from within the Department of Planning, Housing and Infrastructure (DPHI). Several of the issues noted by the Department related to the previous proposal and the SSDA planning pathway. The matters that the Department want to see addressed in this application are outlined in the SEARs issued in 2025.

Transport for NSW - Transport Planning

Transport for NSW identified the following issues when consulted about the proposal.

Matters raised	Proponent response
No requirements beyond those outlined in the SEARS	• <i>For further details please refer to:</i> • <i>Appendix M Transport Impact Assessment</i>

NSW Rural Fire Service

The RFS highlighted the following issues when consulted about the proposal, noting many of the matters raised were in reference to the previous Planning Proposal scheme. At the conclusion of consultation, the RFS provided pre DA advice noting in principle support of the revised approach.

Matters raised	Proponent response
Remove existing buildings away from the interface with bushfire hazard	- The proposal removes all existing built form currently within the APZ at the interface with bushland - Proposed APZ to provide 45 to 55 metre buffers around the south and eastern site edges <i>For further details please refer to:</i> <i>Appendix K Design Report</i> <i>Appendix AA Bushfire Assessment</i>
Relocate residential accommodation to increase the scale of asset protections zones	- The proposal consolidates built form to the centre of the site and Stanhope Road site frontage <i>For further details please refer to:</i> <i>Appendix K Design Report</i> <i>Appendix AA Bushfire Assessment</i>
Road and access network to enhance movement and effectiveness of firefighting response	- The internal circulation network is wide enough to accommodate a range of firefighting appliances - The internal circulation network allows for safer access to the APZ and bushland interface <i>For further details please refer to:</i> <i>Appendix M Transport Impact Assessment</i> <i>Appendix AA Bushfire Assessment</i>
Develop emergency management and evacuation plan	- This will be prepared subject to approval - The local RFS will be consulted in development of the plan - The intent of the evacuation plan will be to enable residents to safely shelter in place <i>For further details please refer to:</i> <i>Appendix M Transport Impact Assessment</i> <i>Appendix AA Bushfire Assessment</i>
Provide a secondary access point	- A secondary access point for emergency vehicles is provided at the terminus of Stanhope Road <i>For further details please refer to:</i> <i>Appendix M Transport Impact Assessment</i> <i>Appendix AA Bushfire Assessment</i>
Firefighting infrastructure	- Tanks and a hydrant system will be provided in the southern APZ <i>For further details please refer to:</i> <i>Appendix AA Bushfire Assessment</i>

Ku-ring-gai Council Planning Team

Ku-ring-gai Council Planning Team highlighted the following issues when consulted about the proposal, noting many of the matters raised were in reference to the previous Planning Proposal scheme.

Matters raised	Proponent response
Council recognises that the site is in need of renewal	Noted / Consistent with the proposal
Reduced impacts of building height on streetscape compared to the original Planning Proposal	- Across the site heights have been reduced particularly to the more sensitive interfaces and view lines - The building height at Stanhope rd is lower and slope of the site reduces the apparent height of buildings further within the site from Stanhope Road - From across the valley, buildings heights appear slightly above the tree canopy. <i>For further details please refer to:</i> <i>Appendix K Design Report</i>
Reduce the number of dwellings from those proposed in the original Planning Proposal	- The 2024 Planning Proposal envisaged in the order of 300 dwellings. - The subject SSDA proposes 145 independent living units - This is below the current number of dwellings in the existing village <i>For further details please refer to:</i> <i>Appendix K Design Report</i>
Address ecology and biodiversity	- This plan consolidates the residential component of the development into the centre of the site and along the Stanhope Road frontage - Higher value trees will be prioritised for retention - The APZ buffer of 45-55 metres will serve an important ecological function, however does require thinning to facilitate its protection function - The landscape plan proposes use of native and endemic plants to provide food and habitat for local wildlife - Nesting boxes will be provided within the APZ. <i>For further details please refer to:</i> <i>Appendix Y Biodiversity Development Assessment Report</i> <i>Appendix V Arboricultural Impacts Assessment</i> <i>Appendix AA Bushfire Assessment</i> <i>Appendix U Landscape Report</i>
Address bushfire resilience in consultation with RFS	The RFS has been consulted throughout the preparation of the SSDA

	• The RFS has provided pre-DA advice and expressed support for the application of the principles of <i>Development of existing SFPP facilities</i>, as detailed within <i>Section 6.4 of PBP 2019</i> • <i>For further details please refer to:</i> · <i>Appendix AA Bushire Assessment</i>
Address heritage matters	• Headfort House will be retained and adaptively reused for community purposes • Design allows for interpretation of Aboriginal heritage and connections to Country • <i>For further details please refer to:</i> · <i>Appendix DD Statement of Heritage Impact</i> · <i>Appendix DD Aboriginal Cultural Heritage Due Diligence Assessment</i>

Ku-ring-gai Council Councillors

Ku-ring-gai Council Councillors highlighted the following issues when consulted about the proposal, noting many of the matters raised were in reference to the previous Planning Proposal scheme.

Matters raised	Proponent response
The revised concept plan is an improvement on the previous (rejected) Planning Proposal notably decrease in density, lower scale buildings, impacts on streetscape and a reduction in dwelling numbers.	• Noted
Highlighted the importance of community consultation	• This report documents consultation undertaken with the surrounding community, the nature of issues raised and how these have been responded to • The proponent commits to ongoing consultation throughout the exhibition period, and subject to community relations throughout construction • <i>For further details please refer to:</i> · <i>Appendix F Engagement Report</i>
Provide a multi-faith space within Lourdes Retirement Village to respond to the needs of the changing cultural profile of the area	• The chapel is currently used by several different faith groups • The proposal seeks to retain part of Headfort House as a place for reflection and gathering • <i>For further details please refer to:</i> · <i>Appendix K Design Report</i> · <i>Appendix CC Historical Archaeological Assessment report</i> · <i>Appendix DD Statement of Heritage Impact</i>
Consult with RFS	• This has been undertaken and is documented in this report • The RFS has provided pre-DA advice, noting support for the application of the principles of Development of

	existing SFPP facilities, as detailed within Section 6.4 of PBP 2019 • <i>For further details please refer to:</i> · <i>Appendix AA Bushire Assessment</i>
Maintenance of the APZ	• Regular APZ maintenance will be undertaken • Maintenance will be both scheduled and as directed/recommended by the RFS • <i>For further details please refer to:</i> · <i>Appendix AA Bushire Assessment</i>
Enhance community access to onsite open space and café to promote integration of the Village with the neighbourhood	• All land with Lourdes Retirement Village is designated as private open space • In principle, the proponent has no objection to this if broader access is consistent with the safety of residents, village assets and the environment • These are operational matters that can be considered subject to approval
Retain the loop access for buses throughout the site to avoid the tight turning area at the end of Stanhope Road	• The road network allows for buses to readily circulate through the site • Bus stops have been incorporated in key locations; final siting will be undertaken in consultation with relevant Authority • <i>For further details please refer to:</i> · <i>Appendix M Transport Impact Assessment</i>

OPAL

Matters raised	Proponent response
Bushfire resilience measures for the RACF	• These have been agreed and are incorporated in the SSDA • <i>For further details please refer to:</i> · <i>Appendix AA Bushfire Assessment</i>
Access and servicing arrangements during construction and into operation	• All required servicing, emergency and visitor access will be maintained throughout construction • Any temporary changes to access arrangements will be mutually agreed in advance • These will be detailed in the Construction and Environmental Management Plan to be prepared when a building contractor is appointed • <i>For further details please refer to:</i> · <i>Appendix AA Bushfire Assessment</i>

First Nations stakeholders

In the Designing with Country sessions, First Nations stakeholders highlighted the following:

Matters raised	Proponent response
Use a warmer colour palette for buildings and increase use of natural materials – draw on the colours and tones of the surrounding environment to create a sense of local identity	• Warmer tones and natural materials have been incorporated into the design of buildings • <i>For further details please refer to:</i> · <i>Appendix I Connect with Country Framework</i> · <i>Appendix K Architectural Design Report</i> · <i>Appendix U Landscape Report</i>
Provide open air spaces for looking at sky and Country and to promote social interaction	• Building footprints and floor plates have been reconfigured to enhance separation, view lines and separation solar access • Several gathering spaces are provided throughout grounds and within the APZ • These spaces will enable people to immerse themselves in the environment and enjoy elevated views and vistas • The community hub includes a significant outdoor terrace • <i>For further details please refer to:</i> · <i>Appendix I Connect with Country Framework</i> · <i>Appendix K Architectural Design Report</i> · <i>Appendix U Landscape Report</i>
Support was expressed for use of endemic species	• The landscape plan prioritises use of native and endemic plants • <i>For further details please refer to:</i> · <i>Appendix I Connect with Country Framework</i> · <i>Appendix K Architectural Design Report</i> · <i>Appendix U Landscape Report</i>

Provide nesting boxes and bird feeding areas	• Nesting boxes are proposed within the APZ • Higher value trees will be retained including trees with nesting hollows • Rock formations within the APZ area will be retained to provide habitat and shelter • <i>For further details please refer to:</i> · <i>Appendix I Connecting with Country Framework</i> · <i>Appendix U Landscape Report</i> · <i>Appendix Y Biodiversity Development Assessment Report</i>
Include bush tucker and balcony gardens	• A community garden is provided • Balconies and courtyards are of sufficient size to allow for potted gardens • <i>For further details please refer to:</i> · <i>Appendix I Connecting with Country Framework</i> · <i>Appendix U Landscape Report</i>
Where feasible, engage with Aboriginal enterprises to source materials and plants and manage the APZ and landscape areas	• Noted
Incorporate subtle nighttime lighting	• Lighting of outside areas has been designed to balance resident safety and needs of wildlife • Lighting is designed to illuminate pathways while avoiding light spill • This will be incorporated into detailed design after approval • <i>For further details please refer to:</i> · <i>Appendix Y Biodiversity Development Assessment Report</i> · <i>Appendix U Landscape Report</i>

Lourdes Retirement Village residents

Feedback raised by existing residents of the retirement village during the consultation included:

Matters raised	Proponent response
Timing for the renewal	• It is noted that this is dependent upon matters such as planning approval and contractor procurement • Residents will be kept updated and regularly consulted
Phasing of relocations into the new accommodation	• Staging has been proposed that will enable residents to remain in the village whilst the new dwellings are being constructed. Residents will be consulted individually when relocation out of the existing accommodation is required to agree a solution to meet their individual situation. • <i>For further details please refer to:</i> · <i>Appendix J Architectural Drawings</i>
Support for the building and landscape design	• Noted

Neighbouring residents

Neighbouring residents highlighted the following issues when consulted about the proposal, noting many of the matters raised were in reference to the previous Planning Proposal scheme. Feedback raised by neighboring residents during the doorknock and information session included:

Matters raised	Proponent response
Improvements from the previous Planning Proposal scheme, notably the reduction in density lower scale buildings with less streetscape impact and reduced dwelling numbers	Noted.
Residents did not feel appropriately consulted and informed as part of the previous planning proposal. The consultation on this proposal has been greatly appreciated.	Noted
Maintenance of the nature strip fronting Stanhope Road	- This land is owned by Council and works within this area will be subject to further consultation and resolution with Ku-ring-gai Council as part of the DA assessment. - Levande will liaise with Council on tree management and potential access improvements to this area
Ensuring safe evacuation for residents in the event of bushfire and limiting congestion of evacuation routes	- With less dwellings than what presently exist, there will be less pressure on evacuation routes from the village, with traffic modelling to be undertaken to confirm safe evacuation can occur. - The bushfire evacuation approach will enable residents to leave early or, if this is not possible, safely shelter in place - Building construction will meet bushfire requirements and therefore significantly improve the current situation - The improvements to fire safety infrastructure and incorporation of an APZ will significantly improve fire safety for the site occupants and local community <i>For further details please refer to:</i> <i>Appendix AA Bushfire Assessment</i> <i>Appendix M Transport Impact Assessment</i>
Retention of bus routes through the Village / site	- The road network allows state operated buses to circulate through the village - Bus stops will be provided - Temporary arrangements will be implemented during construction - For further details please refer to: <i>Appendix M Transport Impact Assessment</i>
Main access point to the village in current location and secondary access point to be used for emergency vehicles only	The main entry will be maintained as the primary point of resident, staff, visitors and day-to-day servicing access

	• The access point beyond the turning area at the end of Stanhope Road will be predominantly for emergency vehicles and servicing only • Interim arrangements during construction may require use of the secondary access point on a temporary basis • <i>For further details please refer to:</i> · <i>Appendix M Transport Impact Assessment</i>
Visibility of buildings from Stanhope Road	• Building heights at key interfaces have been sensitively designed, with the new building fronting Stanhope Road being 2 storeys. • Headfort House and the Residential Aged Care facility scale are to be retained • Across the site, building heights have been reduced; • The slope of the site reduces the visible height of buildings from Stanhope Road • <i>For further details please refer to:</i> · <i>Appendix K Architectural Design Report</i> · <i>Appendix L Visual Impact Assessment</i>
Traffic during the construction period	• This will be subject to preparation of a Construction Management Plan • TfNSW and Council will be consulted as required • <i>For further details please refer to:</i> · <i>Appendix M Transport Impact Assessment</i>
Provision of adequate visitor and staff parking	• Resident, staff and visitor parking will be provided within the village • Parking provision is above required rates • <i>For further details please refer to:</i> · <i>Appendix M Transport Impact Assessment</i>
Retention of trees and wildlife habitat	• This plan consolidates the residential component of the development into the centre of the site and along the Stanhope Road frontage • The overall development footprint is reduced from that of the existing village and what was within the earlier planning proposal. • Higher value trees will be prioritised for retention • The APZ buffer of between 45-55 metres will serve an important ecological function • The landscape plan proposes use of native and endemic plants to provide food and habitat for local wildlife • Nesting boxes will be provided within the APZ • <i>For further details please refer to:</i> · <i>Appendix V Arboricultural Impact Assessment</i> · <i>Appendix AA Bushfire Assessment</i> · <i>Appendix Y Biodiversity Development Assessment Report</i> · <i>Appendix U Landscape Report</i>

Broader community access to the café and open space within the village bushland	• All land within Lourdes Retirement Village is designated as private open space • In principle, the proponent has no objection to this if broader access is consistent with the safety of residents, village assets and the environment • These are operational matters that can be considered subject to approval
Include provision of permanent fire appliance trailer parking on site shift to community	• This can be looked at subject to discussion with RFS
Support for retention of heritage elements	• Headfort House will be retained and adaptively reused for community purposes • The proposal has been reviewed and supported by Heritage consultant • The Designing with Country approach will recognise and interpret Aboriginal connections to land and culture • <i>For further details please refer to:</i> · <i>Appendix CC Historical Archaeological Assessment report</i> · <i>Appendix DD Statement of Heritage Impact</i>
Support for scaling down dwellings at the interface with neighbouring properties	• The new building at Stanhope Road neighbouring the adjoining property at 91 Stanhope Road will be two storeys in height • The Residential Aged Care Facility and Headfort House scale will be retained • The SSDA plan removes the road along the western boundary that was proposed in the previous Planning Proposal submission • <i>For further details please refer to:</i> · <i>Appendix L Visual Impact Assessment</i>

3 Conclusion

The consultation process has been constructive and informative, providing valuable insights that have shaped the final proposal. Feedback from community members, residents, government agencies, first nations stakeholders, political representatives, Department of Planning, Housing and Infrastructure, Rural Fire Service and Ku-ring-gai Council has informed the proposal. As such, the project balances much needed renewal of the Lourdes Retirement Village and provision of contemporary seniors housing in a high amenity location, while enhancing bushfire safety for residents and the broader neighbourhood while respecting the bushland and residential setting.

The project team has met directly with the community and taken feedback on board, and considered the issues raised within this SSDA and the previous Planning Proposal. The project team has:

- addressed all relevant SEARs
- responded to concerns with the previous rejected Planning Proposal
- incorporated several Designing with Country suggestions made by Traditional owners and knowledge holders
- consulted broadly to gain valuable feedback that has been incorporated into the proposal
- delivered significant bushfire safety enhancements
- lessened impacts on the streetscape through more considerate design response at sensitive interfaces
- increased separation between buildings to provide more area for planting and improve privacy outcomes and access to sunlight and views.

3.1 Ongoing engagement and next steps

The proponent is committed to ongoing engagement throughout the SSDA process. Key next steps include:

- Submission of the SSDA, incorporating community feedback
- Ongoing resident, Opal and community consultation
- The Department of Planning, Housing and Infrastructure will place documentation on exhibition for members of the public and agency comment.
- Preparation of a response to submissions report following the exhibition period
- Continued briefings/liaison with key stakeholders where requested
- Subject to approval, implementation of a process for ongoing communication with neighbours during construction.

4 Appendices

Notification area

Dwellings within the indicated area received notification of consultation events related to preparing the SSDA.



Information sheet

Lourdes Village Redevelopment Update

Levande is redefining retirement living for seniors through vibrant neighbourhoods for modern, independent Australians. Currently there are 10,000+ residents living in 59 Levande retirement communities across Australia, including Lourdes Village, Killara.

All Levande villages aim to provide residents security, connection, and comfort, while always respecting their independence and lifestyle choices. At Lourdes Village, we are seeking to reinvigorate the village to meet the contemporary living expectations of our residents as well as current design and construction standards.

Levande is proposing to lodge a State Significant Development Application to renew Lourdes Village. Before finalising this proposal, we are keen to share the draft plans with neighbours and gather feedback.

Lourdes Village has undergone extensive master planning and was previously subject to proposals that did not proceed. During those earlier processes, the main concerns raised included:

- Bushfire risks
- Site density and built form including streetscape impacts
- Traffic and site vehicular access
- Noise
- Tree loss and impacts on nearby bushland.

What is being proposed?

Levande and their design team have taken these concerns on board and prepared a new proposal that includes:

- **Up to 145 high-quality (reduced from the current 172 dwellings)** purpose-built dwellings designed for seniors
- **New apartment construction standards to meet current standards and protect residents** including meeting National Construction Code and bushfire requirements for the site
- **Rural Fire Service requirements** for improved vehicular access, increased hydrant performance and significant bushfire buffers to habitable dwellings among other measures
- **Reduced building heights to the street** and at the western boundary
- **Maintaining existing main vehicular entry location**
- **Increased landscaping and significant reduction in tree and biodiversity impact** including connection with remnant bushland and a substantial southern and eastern boundary buffer
- **New communal areas and supporting facilities** to improve resident socialisation, health and peace of mind
- **Adaptive reuse of a heritage building on site.**



The Opal Killara Glades Care Community that is at the front of Lourdes Village forms part of the proposal and we will seek to improve the bushfire protection and infrastructure provision. The application does not seek to increase the occupancy, bulk or scale of the Opal aged care facility.

The redevelopment of Lourdes Village will occur in stages over a number of years. The current residents of the village will be accommodated at Lourdes throughout the redevelopment, by relocating to existing units not impacted by construction.

Draft Concept Plan - November 2025



Find Out More

If you would like to find out more about the proposal and share your thoughts, please come along to a *Community Information Session*

Date: Saturday 13 December 2025

Time: Drop in any time between 11.00 am -1.00 pm

Venue: Lourdes Auditorium – behind reception at 95 Stanhope Rd, Killara

If you have any questions, please get in touch with Brendan from our engagement team:

E: hello@L-10.com.au

M: 0412 686 026

Information session collateral

LEVANDE LOURDES – Introduction

Levande is redefining retirement living for seniors through vibrant neighbourhoods for modern, independent Australians. Currently there are 10,000+ residents living in 59 Levande retirement communities across Australia, including Lourdes Village, Killara.

All Levande villages aim to provide residents security, connection, and comfort, while always respecting their independence and lifestyle choices. At Lourdes Village, we are seeking to reinvigorate the village to meet the contemporary living expectations of our residents as well as current design and construction standards.

Levande is preparing to lodge a State Significant Development Application to renew Lourdes Village. Before finalising this proposal, we are keen to share the draft plans with neighbours, residents and the community and gather feedback.

Lourdes Village has undergone extensive master planning and was previously subject to proposals that did not proceed. During those earlier processes, the main concerns raised included:

- » Bushfire risks
- » Site density and built form including streetscape impacts
- » Traffic and site vehicular access
- » Noise
- » Tree loss and impacts on nearby bushland.

LEVANDE and their design team have taken the feedback on board and adopted a new approach in exploring opportunities for renewal.

Ku-ring-gai Council, Rural Fire Service and the Department of Planning, Housing and Infrastructure as well as nearby residents are being consulted through the process. No rezoning is required for this SSDA.

Planning Timeline

Lodge SEARS request with Department of Planning Housing and Infrastructure (DPHI)	June 2025
Secretary's Environmental Assessment Requirements Issued (SSD-89584717)	July 2025
Undertake studies and prepare design	August 2025 – Early 2026
Pre-lodgement consultation	December 2025
DA Compilation	Early 2026
Exhibition and Assessment by DPHI	2026
Site works commence (pending approval)	Late 2027 – Early 2028



What is proposed?

Levande and their design team have taken previous concerns on board and prepared a new proposal that includes:

- » Up to **145 high-quality** (reduced from the current 172 dwellings) purpose-built dwellings designed for seniors
- » **New apartment construction standards** to meet current standards and protect residents including meeting National Construction Code and bushfire requirements for the site
- » **Rural Fire Service requirements** for improved vehicular access, increased hydrant performance and significant bushfire buffers to habitable dwellings among other measures
- » **Reduced building heights** to the street and at the western boundary
- » **Maintaining existing main vehicular entry** location
- » **Increased landscaping** and **significant reduction in tree and biodiversity impact** including connection with remnant bushland and a substantial southern and eastern boundary buffer
- » **New communal areas and supporting facilities** to improve resident socialisation, health and peace of mind
- » Adaptive **reuse of a heritage building** on site
- » **Infrastructure and bushfire protection upgrades** to the Opal Killara Glades Residential Aged Care Facility.

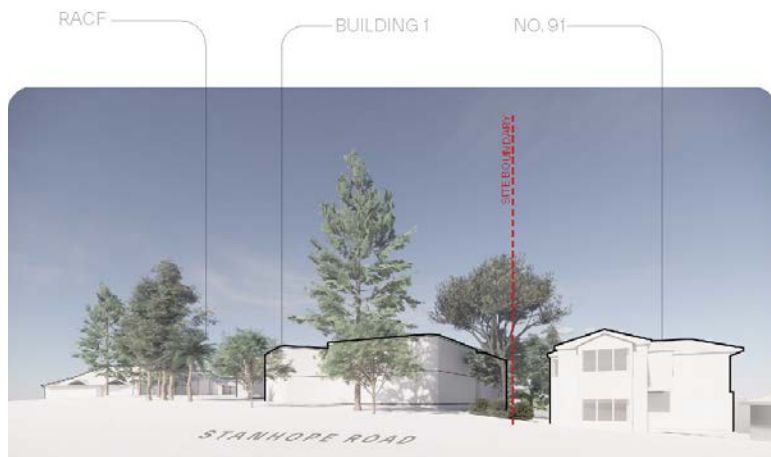


Sections and Architecture

The redevelopment will entail new seniors housing comprising:

- » 10 boutique seniors housing blocks with a total of 145 independent living units (ILUs) varying between 4/5 storeys in height.
- » Provision of a new community facility to support a range of social and recreational uses.
- » Consolidated 1-2 storey basement across the site, providing car parking and associated services.
- » Buildings step down to two storeys on the western edge of the site and Stanhope Frontage.

STANHOPE ROAD ELEVATION



- » The slope of the site reduces apparent height of buildings from Stanhope Rd
- » Buildings appear as two to three storeys high from Stanhope Road
- » From across the valley buildings sit slightly above the tree canopy
- » Consolidated 1-2 storey basement across the site, providing car parking and associated services.



- » The red line indicates apparent height of new buildings when viewed from Stanhope Rd

INDICATIVE SENIORS UNIT BUILDING



Traffic and Heritage

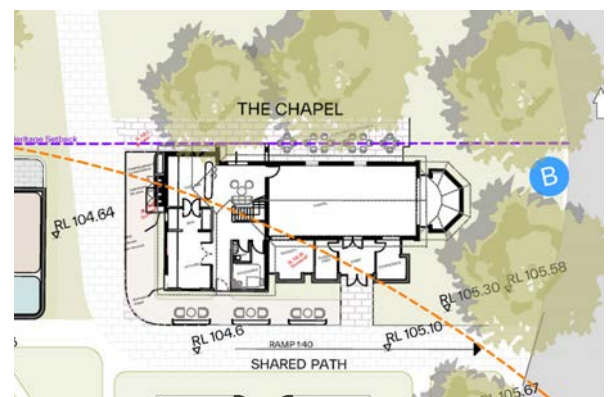
Traffic

- » The main access point to the site is maintained in a similar location
- » A secondary entry egress point is required at the end of Stanhope Rd for bushfire and emergency purposes.
- » The internal road network is being upgraded to meet bushfire vehicle and bus requirements
- » Parking for residents, visitors and staff consistent with codes is proposed primarily in 2 basement locations
- » A detailed traffic analysis is being undertaken to ensure the proposal will perform appropriately and be safe
- » The reduction in overall dwelling numbers reduces traffic generation.



Heritage

- » Headfort House will be retained and reused
- » Various uses are being investigated including retaining as a Chapel and Cafe



Landscape and Bushfire Safety

Bushland is a defining characteristic of the surrounding area. The design team is keen to ensure it is also a defining feature of the new village, and dwellings are safely integrated into the landscape.

The proposal significantly reduces the development footprint of buildings across the site. Within the high-risk bushfire areas and areas of high biodiversity value buildings will be removed to create a compliant Asset Protection Zone (APZ) and deliver improved bushfire protection, biodiversity outcomes and opportunities for recreation and connecting with nature.

The landscaping approach is being developed in consultation with Aboriginal Elders to reflect Connections with Country.



In the shaded green area existing buildings will be removed and a managed APZ created.

The current proposal is being worked through with the Rural Fire Service. Key aspects of the bushfire safety and resilience approach include:

- » The new APZ provides a managed 45-56 metres buffer to the new buildings in the centre of the site.
- » New buildings will be built to required BAL ratings.
- » Water storage tanks on site
- » The overall reduction in dwelling numbers and improved infrastructure significantly improve safety in the event of evacuation.
- » A secondary entry point at the end of Stanhope Rd in needed as an alternative emergency access to the main entry point.
- » Upgrades to the existing RACF building to include infrastructure and bushfire protection measures.



The pink area indicates the new APZ that will be created by removing existing buildings and focusing new development within the centre of the site.