

OBJECTIONS

The very short exhibition period (21 July to 3 August 2026) does not allow stakeholders to undertake appropriate due diligence on the Lourdes Retirement Village Proposal SSD-88004956 (**the Proposal**).

On the surface the Proposal is a major improvement on previous proposals submitted by Levande and its predecessor Stockland.

However, further explanation / clarification in the areas listed below is needed:

1) Proposed Height Variation

During the consultation period we were advised that the Proposal would seek a zoning variation allowing building height as viewed from Stanhope Rd to be the same as or marginally higher than Headfort House as viewed from Stanhope Rd.

The Proposal advises that "The State Environmental Planning Policy (Housing) 2021 (Housing SEPP) allows a maximum height of building of 9.5m, excluding servicing equipment, which can reach up to 11.5m for seniors housing developments where residential flat buildings are not permitted. Residential flat buildings are not permitted on the site and therefore, this maximum height applies.

At its highest point at the southern end of Building A , which is located within the lower portion of the site the building reaches a maximum height of 18.4m. This represents a maximum variation of 6.9m to the 11.5m height control under the Housing SEPP. The areas of exceedances are away from the more sensitive interfaces at Stanhope Road and to the west of the site. They are localised, have negligible view impact, centrally located within the site, below street level and well setback from the site boundaries and limited to approximately 11.3% of the total site area, which is considered minor in nature."

An 18.4-metre height is about **5 to 6 stories** tall which is about three times the height of Headfort House. Based on diagrams A and B it would appear that the proposed new buildings would dwarf Headfort House and do not have negligible view impact or be minor in nature.

The Proposal does not include an artist's impression of what the proposed new buildings would look like from Stanhope Rd, in particular the main entry to Lourdes Village and at the intersection between Stanhope Rd and Roseberry Rd.

I request clarification of the proposed new buildings height as viewed from Stanhope Rd supported by artist's impressions allowing for proposed tree removals with detailed measurements (eg height and length of buildings as viewed from Stanhope Rd).

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2) Proposed New Building facing Stanhope Road

We were under the understanding that the verge of the proposed new building facing Stanhope Rd would be the same as Headfort House.

The diagram (refer Diagram C) in the Proposal indicates otherwise. I request clarification of the proposed verge supported by detailed drawings with measurements.

3) Proposed Tree Removal

The diagram setting out proposed Tree Removal is at best confusing (refer D below) which makes it difficult to assess the impact of their proposed removal.

I request you provide a diagram setting out clearly which trees are proposed to be removed (ie exclude trees that are to remain and information that does not relate to trees proposed to be removed).

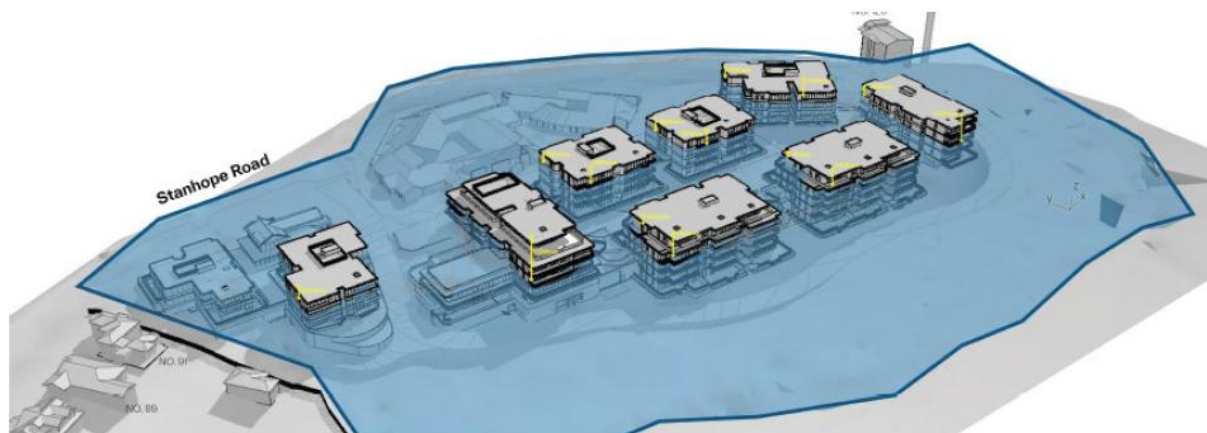
Given the volume of documentation and limited time to review the Proposal, I request that any approval decisions on the Proposal be deferred until such time as Levande has responded in full to the above requests and stakeholders have been allowed sufficient time to evaluate the Proposal.

Figure A: Environmental Impact Statement | 95 – 97 Stanhope Road, Killara Page 29

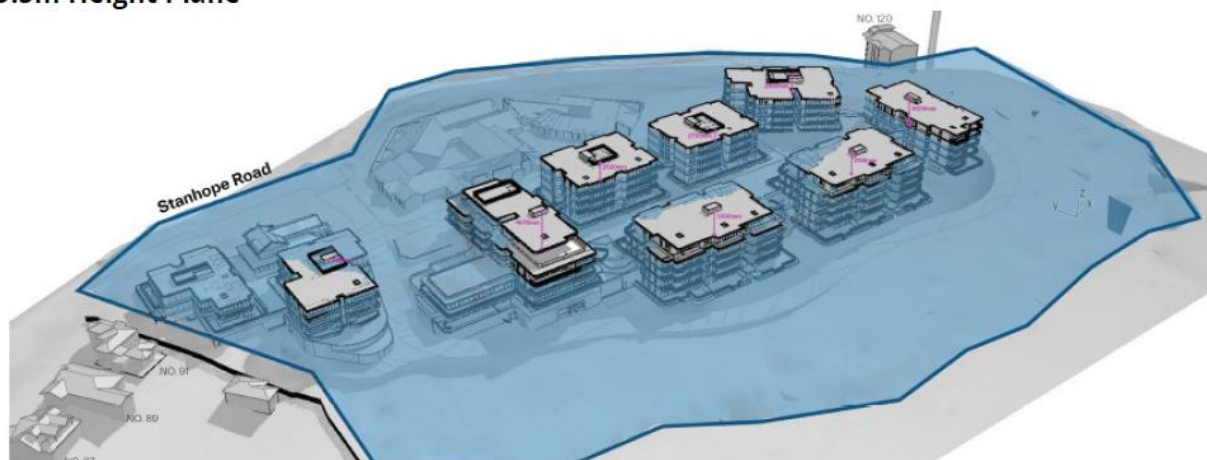


Figure B: Building Height

Figure 50 below provides an excerpt of the 9.5m and 11.5m building height plane, illustrating the extent of the variation.



9.5m Height Plane



11.5m Height Plane

Figure 50 Building Height Plane

Source: PBD Architects

C: Figure 16 Masterplan of the Proposed Development – Page 36



Proposed New Building is significantly closer to Stanhope Rd than Headfort House

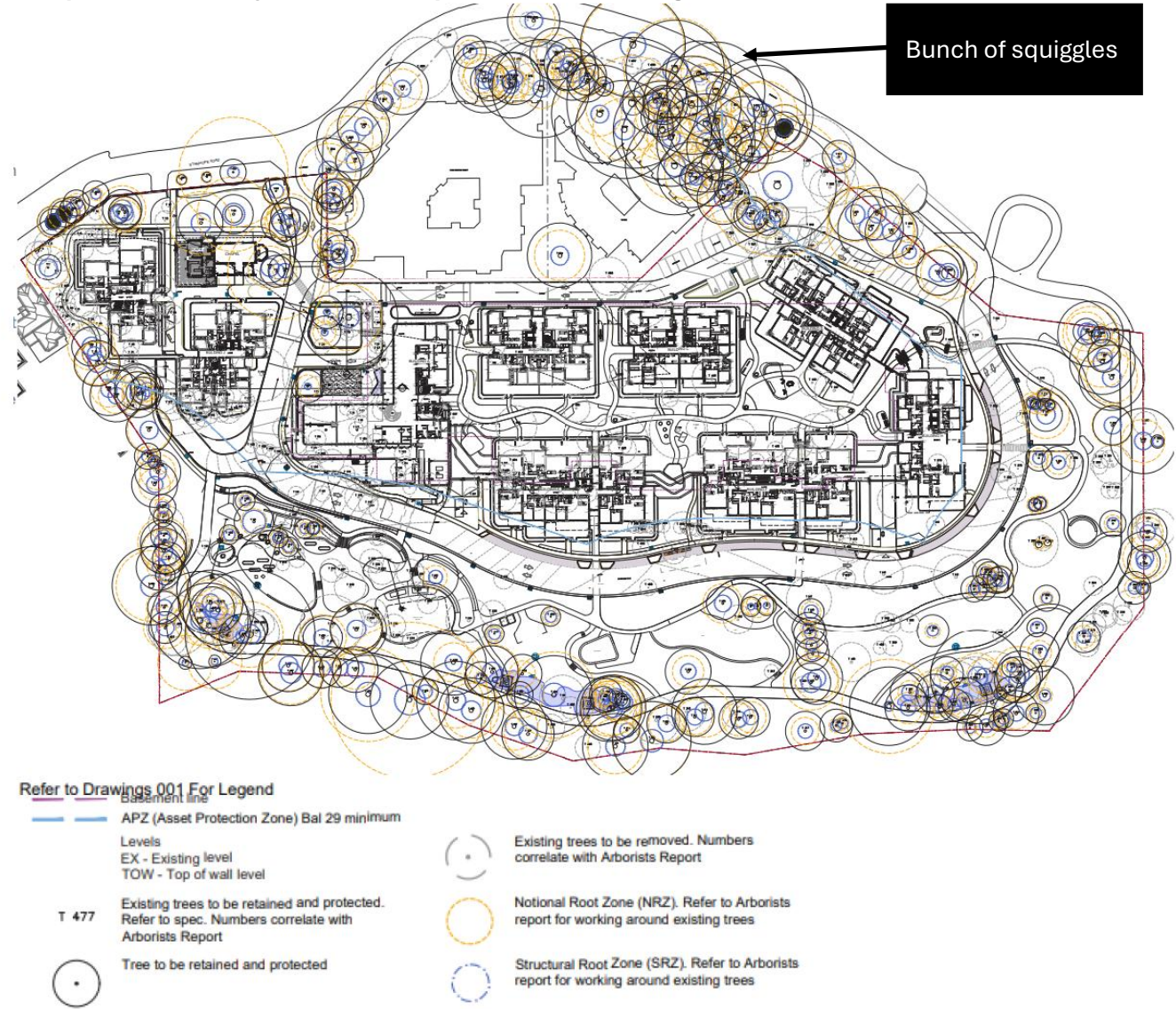


Figure 14 Tree Removal Plan