

August 3 2026

Submission to the NSW Major Project portal regarding Lourdes Retirement Village, Killara (SSD-88004956).

I write to submit objections and offer comments regarding the proposed development for Lourdes Retirement Village, Killara (SSD-88004956). My input is designed to help re-shape the proposed development to create a higher quality, safer village that offers a 'human-scale' environment that is sympathetic to the existing neighbourhood.

I have three primary objections to the proposed development for Lourdes Retirement Village, Killara (SSD-88004956).

- (1) Insufficient time to review the large volumes of information, with some important information missing or unclear.
- (2) The need for a more harmonious transition from the local low-density neighbourhood to the new development.
- (3) Excessive height variations.

(1) Insufficient time, with some information missing or unclear:

(1.1) The time allowed to review the submitted documents and provide feedback was too short. More time should have been provided to allow proper consideration of the large volume of information provided. Local residents deserve more time to properly review the materials.

(1.2) The visual impact assessment report does not provide views to represent the views from the houses most likely to be affected by the development. Two important views are missing and should be provided to allow proper evaluation of the visual impact. In addition, viewpoint locations need to be clarified – from what height above the ground and what location is each view constructed? As noted below, when considering how best to integrate such a development into an existing neighbourhood, the visual impact is important.

The two views are marked on the screenshot in Figure 1 (screenshot taken from the architectural drawings supplied with the development submission).

RED arrows on Figure 1 show views that are needed:

- 1.2a) A view directly from Stanhope Road toward Headfort House that will show how much Building J is visible behind Headfort House.

Based on the information in the plans, it seems that no new trees would be planted between Headfort House and Building J – and with Building J significantly higher than Headfort House, it seems there would be a significant visual impact. This view should be made explicit/clear.

- 1.2b) A view toward the village from an angle representing views from the direction of the house on the Northeast corner of Roseberry and Stanhope). This view would also represent how the Lourdes village will come into vision for people approaching the area.

1.3) Building I seems more prominent than the existing buildings on both sides, however the full information required to assess the situation is not provided. Importantly, the plan views do not provide dimensions of setbacks from the site boundaries. If this information is somewhere in the many files provided, it has not been easy to find – noting the limited time for review and feedback.

The GREEN arrow in Figure 1 shows an area where more information is needed. Since Stanhope Road angles toward the Lourdes property, the property boundary becomes increasingly closer to Building I, however the dimensions providing detail about the setback don't seem to be available. In particular, the northwest corner of Building I is closer to the boundary than the neighbouring buildings at the location of the GREEN arrow.

Recommendation: Provide further information as requested and allow more time for affected stakeholders to evaluate and respond. A consultation session once the full materials are available would be beneficial.

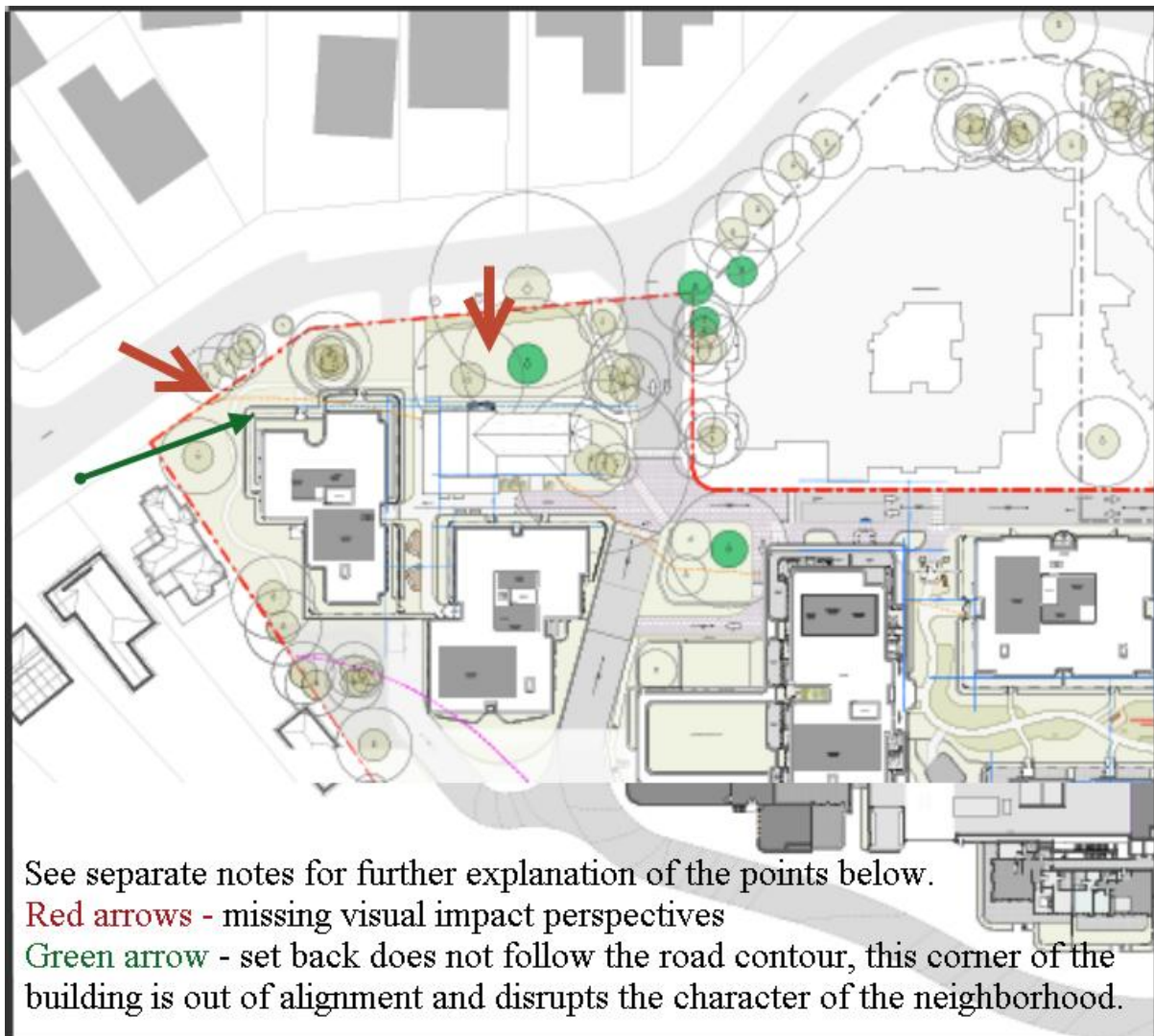


Figure 1: Visual impact and distance information (refer to points 1.2 and 1.3 for explanations)

(2) The need for a more harmonious transition

As per the above comments, although more information is required for a thorough analysis, I am concerned that the current design may not provide a suitable transition from the local neighbourhood and existing buildings. The Environmental Impact assessment report (page 29 figure 9) shows how Headfort house is overwhelmed by the proposed new buildings, and that the proposed buildings I and J (at the entrance to the village) present a bulk and style not consistent with the low-density neighbourhood. The visual impact of Buildings I and J is not fully clear – better information should be provided to clarify how these buildings will appear (see comments above).

From the information that is available, I believe the proximity to the road along with the bulk and size of Building I will create an abrupt interruption to the scale and character of the low-rise residential area. To create a harmonious transition and preserve the neighbourhood character, building I should be smaller and set back further from the road. This would also enhance the character of the Lourdes village, better integrating it into the local neighbourhood. The goal should be to have a gentle transition to the village with minimal impact on neighbouring properties.

Recommendation: That buildings I and J are adjusted to create a more harmonious transition between the neighbourhood and the village and reduce visual and other impacts.

Building I should be smaller and set back farther from the road and the curve in the road should be considered to ensure Building I does not appear to jut out toward Stanhope Road.

Building J may also need to be set back further and/or reduced to two stories high, depending on the visual impact (which is not currently clear, see note 1.2a above).

(3) Excessive height variations:

Previous attempts to rezone the area were not successful for a range of reasons. The proposed development does not ask to rezone the land, but it requests extensive variations to height limits.

All buildings exceed the height limits at both the North and South elevation with the exception of buildings I, J and F. Buildings J and F exceed the height maximums at the southern end – which is justified due to the slope of the land. All other buildings are essentially too high for the current zoning.

These variations are at a much greater degree and prevalence than I was led to believe during the initial consultations. I understand that with a sloping site, some variation may be reasonable, but it is not appropriate for the design to require variations for nearly all buildings, with variations reaching up to 6.9 metres above the 11.5 metre limit (noting this limit is already an extension of the nominal 9.5 metre limit).

Three-story buildings would be much more suitable than four-story buildings on this site for several reasons:

Three-story buildings are more suited to the zoning restrictions – height variations would still be needed due to the slope of the land, but the buildings would not be entirely outside the height limits imposed by the current zoning

Three-story buildings offer a more human-scale development and lower reliance on lifts.

Three-story buildings are much safer in the event of a fire or other disaster requiring evacuation, especially if the lifts are not functioning due to electricity disruption.

Three-story buildings would allow more light into the open areas and limit overshadowing.

A development based on primarily three-story buildings (rather than four-story buildings), would be more desirable for the future residents and should attract a higher average price per unit.

Recommendation: That the design of the village is based on up to three-story buildings instead of the current design based on primarily four-story buildings.

In summary, I have recommended a few adjustments to support a desirable and high-quality village design that will integrate well into the local neighbourhood, noting that additional information and more time is needed for a more thorough analysis of the proposal. My recommendation that the village is based on three-story buildings (rather than the current four-story design) aims to enhance the village through a human-scale design that improves the safety and amenity for village residents.