

APPENDIX B – Council Report and Resolution 8 December 2015

Ordinary Meeting of Council - 8 December 2015

GB.5 / 371

Item GB.5

S10467
29 May 2015

TURRAMURRA COMMUNITY HUB - UPDATE REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

The purpose of this report is to update Council on the progress of the Turramurra Community Hub Master Plan.

BACKGROUND:

In December 2014 Council resolved to adopt Design Option 2CA as the preferred land use scenario for the purposes of public exhibition. Council also resolved to prepare a draft master plan including exhibition material (detailed plans, sections and perspective views) and that the draft master plan be placed on exhibition for a month in the first half of 2015.

COMMENTS:

During the last 12 months architectural consultants were engaged to prepare a master plan as per Council's resolution. This work is now largely complete and ready for exhibition. At the same time a number of other studies have been prepared and completed including:

- economic feasibility study;
- peer review of economic feasibility study;
- estimate of construction costs;
- review of construction costs for community facilities.

More recently a traffic and transport study has commenced for Turramurra local centre. This is anticipated to be completed in April 2016.

RECOMMENDATION:

That the current draft master plan be refined to be consistent with the findings of recent studies and that the draft master plan is placed on public exhibition

within the first half of 2016.

That the existing Planning Proposal applying to 5 Ray Street and 12 William Street, Turramurra be amended to include the rezoning and reclassification of the Turramurra Village Park site at 1275 Pacific Highway, Turramurra.

PURPOSE OF REPORT

The purpose of this report is to update Council on the progress of the Turramurra Community Hub Master Plan.

BACKGROUND

The preparation of a master plan for this site was triggered in July 2013 when Council considered a report on the future of its landholdings within the Ray Street Precinct in Turramurra, in light of a supermarket redevelopment proposal by Coles Group Property Developments Ltd. At the time, the matter was deferred for a Councillor briefing and a meeting with representatives from Coles.

At the Ordinary Meeting of Council (OMC) held on 9 December 2014 Council resolved unanimously:

- A. *That Council adopt Design Option 2CA as the preferred option for the purposes of public exhibition and that the consultants are instructed to prepare a draft master plan on that basis including exhibition material (detailed plans, sections and perspective views).*
- B. *That the draft master plan be placed on exhibition for a month in the first half of 2015.*
- C. *That following completion of the exhibition a report be brought back to Council with:*
 - i. *a summary of submissions and community feedback from the exhibition; and*
 - ii. *recommendation for a final master plan; and*
 - iii. *recommended next steps.*
- D. *That staff and consultants meet with private property owners within the master plan site boundary to present the draft master plan as resolved by Council.*
- E. *That a decision in relation to the location of a new library and community centre be delayed pending community input and comment on the draft Turramurra Community Facilities Study recommendations.*

Resolutions A and D have been completed as set out in this report.

Resolution B has been delayed due to the outcomes of feasibility studies discussed in this report.

Resolution E is addressed in the draft master plan by providing optional locations for community facilities so that the community will be able to vote on their preferences.

Resolution C has been transferred to the recommendations in this report.

COMMENTS

During the last 12 months architectural consultants were engaged to prepare a master plan as per Council's resolution. This work is now largely complete and ready for exhibition. At the same time a number of other studies have been prepared and completed including:

- estimate of construction costs;
- review of construction costs for community facilities
- estimate Report - Proposed Turramurra Railway Overbridge;
- Turramurra Community Hub - Retail Assessment;
- Turramurra Community Hub - Economic Feasibility Study;
- Turramurra Community hub - Peer Review of Retail Assessment and Feasibility Analysis;
- survey of usage of Turramurra Village Park;
- Turramurra Local Centre Traffic and Transport Study.

An outline of the studies is set out below. The full studies are available as attachments.

1. Estimate of construction costs

Quantity surveyors were engaged to prepare an estimate of construction costs to guide preparation of the master plan and feasibility analysis. A key finding of this study is the high cost of basement parking due to the proximity of the site to the rail line.

Refer *Draft Turramurra Community Hub – Concept Design Stage Estimate Report, Rider Levett Bucknall, May 2015* **Confidential Attachment A1.**

2. Review of construction costs for community facilities (including fit out)

Quantity surveyors were engaged to provide advice on appropriate construction cost rate for community facilities. The study was prepared for the Lindfield Community hub project but is directly applicable to the Turramurra Hub. The study finds:

- To construct facilities that include high quality feature facades, information technology facilities, audio visual facilities and spaces that can be adopted for large and small groups a budget for construction cost rate of \$4,500.00/m² is recommended. This rate would include the construction of internal walls, glazed screens, floor and ceiling finishes and specialised facilities such as computer data points, WIFI networks, security and audio visual systems.
- Fit out costs including items such as loose fittings and equipment e.g. table, chairs, shelving, appliances such as refrigerators, microwave ovens to staff facility areas. An additional allowance of \$1,500/m² is recommended

This study has identified an increase in overall construction costs when compared to the original budget estimate. These additional amounts have not been incorporated into the current feasibility analysis.

Refer *Lindfield Community Hub – Peer Review Paper*, Rider Levett Bucknall, June 2015
Confidential Attachment A2.

3. Estimate Report - Proposed Turramurra Railway Overbridge

Quantity surveyors were engaged to prepare an estimate of construction costs for a possible Turramurra Railway Overbridge which would be located at the end of Ray Street connecting to Rohini Street. The study gives an indicative construction cost of \$8.6 million.

Refer *Estimate Report- Proposed Turramurra Railway Overbridge*, Rider Levett Bucknall, June 2015
Attachment A3.

4. Turramurra Community Hub - Retail Assessment

A retail consultant was commissioned to undertake a retail demand and impact study. The purpose of this study is to provide Council with a better understanding of the quantum of retail floor space that could be supported within the Turramurra Community Hub.

The study finds that:

- There is a large undersupply of retail floor space within Turramurra Centre, particularly in supermarket space.
- The quantum of floor space demanded by residents of the Main Trade Area (MTA) is sufficient for the development of a 4,000m² supermarket. The unique characteristics of Turramurra centre would also lend weight to the argument that development of a full-line supermarket in this location would be a positive outcome for the surrounding residents (especially north of the Pacific Highway).
- The addition of up to a further 3,200m² of specialty retail floor space to complement the supermarket is supportable. Given the quantum of supportive retail floor space proposed, there is the possibility for the inclusion of a mini-major to further strengthen the retail offer of the centre.
- Overall the proposed retail would constitute a positive contribution to the economic health of Turramurra Centre as a whole.

Refer *Turramurra Community Hub Retail Assessment*, HillPDA, January 2015, **Attachment A4.**

5. Turramurra Community Hub - Economic Feasibility Study

Land economists were engaged to provide economic feasibility and market research advice as well as assisting with the identification of barriers and risks to a successful financial and development outcome for the Turramurra Community Hub.

The study finds that the draft master plan has a positive residual land value which could give incentive for a developer to purchase and redevelop the land in accordance with the master plan. However HILLPDA conditioned this finding with a number of key risks which led them to recommend Council consider a higher floor space ratio on the site to improve feasibility.

As this recommendation was not consistent with Council's resolution of 11 November 2013 (which requires the master plan to be consistent with current LEP controls) and there is a lack of clarity around the report findings it was decided to undertake a peer review of this study.

Refer *Turramurra Community Hub - Development Proposal Feasibility Analysis*, HillPDA, June 2015, **Confidential Attachment A5**.

6. Turramurra Community hub - Peer Review of Retail Assessment and Feasibility Analysis

Land Economists together with retail specialists were commissioned by Council to undertake a high-level peer review of the feasibility analysis and retail assessment carried out as part of the Masterplan development by HillPDA.

The purpose of the Peer Review is to test the strength/robustness of the Feasibility Analysis from first principles by:

- examining the appropriateness of the methods and techniques employed; and
- considering the appropriateness of assumptions made.

The review finds the original feasibility analysis lacking in clarity and logic. Key issues include:

- estimated sales rates;
- background and property market research;
- premise/logic of feasibility modelling; and
- Council development contributions.

The peer review finds that the master plan is broadly feasible with the contribution of allocated S94 funds by Council (which is the same basis on which Council has moved forward on the Lindfield Community Hub). The report identifies a number of risk inherent in the preferred Masterplan option and recommends further refinement of the master plan prior to public exhibition.

Refer *Turramurra Community Hub - Peer Review of Retail Assessment and Feasibility Analysis*, AEC Group and Location IQ, November 2015, **Confidential Attachment A6**.

7. Survey of usage Turramurra Village Park

Council engaged a specialist to survey the number of people who use Turramurra Village Park over a 5 day period (Wednesday, Thursday, Friday, Saturday and Sunday). The method used was to place a small camera in the park (not concealed) and desk top analysis of the film footage. The results are tabulated below.

In total 207 people used the park over this period with 51% (105 people) walking through the park with an average duration of stay of 1.5 minutes; 21% (44 people) stopped to take rest with an average duration of 20 minutes. One person spent 48 minutes in the park feeding the birds; a further 3% used the park to wait for/meet someone with an average duration 17 minutes; the remainder of people used the park for unidentified reasons with stays of between 4 minutes-12 minutes.

Category of use ->	Walking through the park 1	Exercise 2	Taking a rest 3	Wait/Meet someone 4	Other 5	Unknown
qty	105	0	44	6	34	18
%	51%	0%	21%	3%	16%	9%
Avg Dur (hr:mins:s)	0:01:31		0:20:00	0:17:00	0:04:00	0:12:00
incl feeding birds			0:48:00			

These numbers represent not insignificant usage rates and it is clear that future planning for the park must retain a path through the site with seats and shade and landscape gardens. This would cater for about 75% or more of current users of the park. The additional parklands proposed within the master plan will cater for existing users of the park as well as a range of new users who currently do not visit the area for recreation.

8. Turramurra Local Centre Traffic and Transport Study

More recently a traffic and transport study has commenced for Turramurra Local Centre. This is anticipated to be completed by April 2016.

A key part of the study will be to test the capacity of the site to support the level of development proposed in the master plan. The study will also determine whether a railway overbridge would be required connecting Ray Street to Rohini Street. Tidal flow operation on the Pacific Highway would also be important considerations within this study.

The study will examine all modes of transport within the area but also specifically consider the role of the existing bus interchange off Rohini Street.

The traffic surveys (Intersection Counts & Travel Time Surveys) were undertaken during the week beginning October 2015 and it is planned to complete the base traffic model by the end of 2015.

9. Summary and Recommendations

During 2015 a considerable amount of work has been undertaken to prepare a draft master plan for the Turramurra Community Hub, this includes:

- Preparation of architectural plans, sections, models and renderings;
- Feasibility analyses including a peer review; and
- Cost estimate reports by quantity surveyors.

Chrofi Architects commenced preparation of a master plan for the Turramurra Community Hub in early 2015 following the resolution of Council in December 2014 to proceed with a preferred option. A draft master plan was completed in June 2015 which is consistent with *Design Option 2CA* and is consistent with the development standards within the Ku-ring-gai

LEP (Local Centres) 2013 i.e. maximum building height of 5 storeys (17.5 metres) and FSR of 1.8:1. Figure 1 shows the draft master plan.



Figure 1 - Draft Turrumurra Community Hub Master Plan (not exhibited)

Feasibility analysis has found that the master plan is broadly feasible with the contribution of allocated S94 funds by Council (which is the same basis upon which Council has progressed the Lindfield Community Hub). However further refinements are recommended prior to public exhibition.

Additional refinements recommended before public exhibition include:

- incorporation of the revised construction costs for community facility construction and fit out as recommended in the *Lindfield Community Hub – Peer Review Paper, Rider Levett Bucknall, June 2015*; and
- completion of the Turrumurra Transport Study to ensure the mix and quantum of floor space within the master plan will not have serious negative impacts on the traffic network and to determine whether a railway overbridge connecting Ray Street to Rohini Street would be required to service the site and if it necessary how it might be funded.

INTEGRATED PLANNING AND REPORTING

Council has adopted the Revised Delivery Program 2013-2017 and Draft Operational Plan 2015-2016; this plan commits Council to master planning for the revitalisation of the Turrumurra Local Centre and surrounding precincts.

Theme 3 - Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
A range of well planned, clean and safe neighbourhoods and public spaces designed with a strong sense of identity and	4.1.1 Plans to revitalise local centres are being progressively implemented and achieve	Progress master planning for the Turrumurra Centre and surrounding precincts.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
place.	quality design outcomes in collaboration with key agencies, landholders and the community.	Engage with key community stakeholders to identify the requirements for new community facilities and infrastructure. Finalise the reclassification of identified lands as resolved by Council.
A healthy, safe, and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning.	C4.1.2 New and enhanced open space and recreational facilities have been delivered to increase community use and enjoyment.	Undertake acquisitions for new parks. Undertake assessment and identify locations for new parks Complete the design for identified parks and include design principles which facilitate passive recreation activities. Construct parks at identified locations and include design principles which facilitate passive recreation activities

FIT FOR THE FUTURE IMPROVEMENT ACTION PLAN

The NSW Government's Fit for the Future initiative required all Councils to prepare an Improvement Proposal and supporting Implementation Plan demonstrating how all seven Fit for the Future benchmarks would be met by 2016/17, and maintained or improved thereafter.

Council's *Fit For the Future Improvement Proposal* and supporting *Implementation Plan* underpins the decision to stand alone and not merge with Hornsby Council. The objectives established in the Improvement Proposal and Implementation Plan are embedded in Council's adopted Integrated Planning and Reporting documents including the *Revised Delivery Program 2013-2017* and *Operational Plan 2015-2016*, *Long Term Financial Plan 2015/16 to 2024/25* and *Asset Management Strategy 2015/16 to 2024/25*.

Council's *Fit For the Future Improvement Proposal* sets out the following strategies and outcomes to meet the State governments **Efficiency** criteria:

EFFICIENCY			
Objective	Strategies	Key milestones	Outcome
Major Local and Town Centres projects i.e. Community hub projects are commercially feasible	Projects should include commercial opportunities for Council to offset ongoing	Masterplans adopted for Local and Town Centres 2015/2016	Masterplans adopted for the Local and Town Centres with development options

EFFICIENCY			
Objective	Strategies	Key milestones	Outcome
in their own right	operational costs (life cycle costs) of the public benefits provided	EOI for the redevelopment of Turramurra Local Centre 2015/2016. Redevelopment of Turramurra Local Centre 2016/2017.	substantially progressed to deliver community facilities and public benefits.

GOVERNANCE MATTERS

In November 2013 Council resolved to reclassify its land holdings at 5 Ray Street and 12 William Street, Turramurra, to remove the RE-1 zone from the precinct and commence preparation of a master plan. At the OMC held on 9 December 2014, Council resolved to adopt Option 2CA as the preferred option for purposes of public exhibition, and the basis on which to prepare a Draft Master Plan for the site.

A key aspect of Option 2CA is the proposal to relocate Turramurra Village Park and utilise the existing park site for a community building. The current draft master plan is consistent with this proposal and it is now timely to commence reclassification and amending the LEP standards to facilitate Council's vision. Section 45 of the Local Government Act, 1993 prevents Council from selling; exchanging, or otherwise disposing of Community classified land.

A Planning proposal to reclassify 5 Ray Street and 12 William Street from Community land to Operational land and to remove RE1 zone from the precinct and replace it with a B2 Local centre zone via an amendment to Ku-ring-gai Local Centres LEP (2012) has been prepared in accordance with Section 55, *Environmental Planning and Assessment Act, 1979* and submitted to the Department of Planning and Environment for a Gateway determination. A Gateway determination has yet to be issued for the Planning Proposal.

Under section 58 of the EP&A Act, Council may, at any time, vary its proposals as a consequence of its consideration of any submission or report during community consultation or for any other reason. If it does so, a revised Planning Proposal is to be forwarded to the Minister. Given that a gateway determination has yet to be issued for the existing Planning Proposal the opportunity exists to seek to amend the existing planning proposal to also incorporate the Turramurra Village Park rather than prepare a new separate planning proposal. This would also have the benefit of having only one Planning Proposal applying to the whole master plan area.

In terms of Floor Space Ratio provision the park is 870m² in area and a 3 storey community building with 2,250 GFA is proposed. The master plan provides for a path and landscape gardens on the eastern side so the building does not have full site coverage. Given this an FSR of 2.5:1 is appropriate.

It is therefore proposed that the existing planning proposal applying to 5 Ray Street and 12 William Street be varied as follows:

- i. incorporate the site 1275 Pacific Highway, Turramurra (Turramurra Village Park) (Lot 1 DP 81994);

- ii. reclassify the site from Community land to Operational land and extinguish any necessary interest applying to the land to enable the implementation of the Turramurra Community Hub Master Plan; and
- iii. rezone the site from RE1 Public Recreation to B2 –Local centres with a maximum building height of 17.5m and FSR of 2.5:1.

RISK MANAGEMENT

The major risk to Council at this point in time is reputational.

While the draft master plan could be publicly exhibited in its current form (as it is consistent with all Council's resolutions and it is feasible) it is considered prudent to undertake a number of refinements as recommended in this report as well as complete the Turramurra local centre traffic and transport study prior to public exhibition. This will ensure that when the master plan is exhibited the plan will be robust, feasible, meet the likely market demand as well as community expectations.

FINANCIAL CONSIDERATIONS

If Council adopts the recommendations in this report, the draft master plan will progress to public exhibition in the first half of 2016. There are currently adequate funds available within the project account to cover the costs of this work.

To date Council has expended over \$400,000.00 on this project including salaries and consultancies. These funds have been taken from development contributions 2010 Plan Recreational, Cultural & Social Facilities. It is important that Council continues to progress this project, if not Council may be required to repay part of the S94 funds spent to date if the works are not delivered.

Council's Long Term Financial Plan (LTFP) identifies a total of approximately \$26 million allocated from S94 Ku-ring-gai Contributions Plan, 2010 for works associated with the Turramurra Community Hub. These funds will be Council's contribution toward the project and have been taken into account when preparing the preliminary economic feasibility assessment.

SOCIAL CONSIDERATIONS

Council's *Community Strategic Plan 2030*, recognises the community's vision for Ku-ring-gai as a place with infrastructure and facilities which accommodate the needs of the community. The plan further emphasises the desire for an adopted program for the implementation of new facilities, identified funding sources and a program to maintain Council's assets at a sustainable standard.

Currently the precinct is utilised for car parking by shoppers, commuters and local business owners. Beyond this function the site provides very little social benefit to the community and is very much an under-utilised asset for Council. The site has the potential to provide new community buildings and open space which will provide a high level of social benefit to the community. If Council were to actively participate in redevelopment within this precinct it would present new opportunities to bring forward the delivery of public infrastructure or facilities by many years.

ENVIRONMENTAL CONSIDERATIONS

The following environmental studies have been undertaken to date:

- Stage 1 preliminary site investigation (to assess the likelihood of contamination to be present on the site);
- Initial geotechnical site assessment; and
- Dial before you dig.

COMMUNITY CONSULTATION

To date the draft master plan has not been publicly exhibited. Targeted stakeholder consultation has occurred as follows:

- landowner meeting - 16 February 2015 – all landowners within the precinct were invited to attend a briefing and question and answer session;
- meetings on 12 February 2015, 2 April 2015 and 16 June 2015 between Coles representatives, Council staff and Council's architects to discuss for working inputs around design matters, details of Coles design requirements and examples of similar mixed-use projects Coles have previously undertaken;
- ongoing discussions and meetings with representatives from Beautify Turramurra and Support Turramurra;
- meeting with Turramurra HACC service providers on 12 May 2015; and
- meetings and discussions with representatives from Transport for NSW and Sydney Trains regarding re-alignment of railway fences on Rohini Street and William Street.

INTERNAL CONSULTATION

A Project Control Group [PCG] has been established for the major projects within the local centres; the PCG meets bi-monthly and forms the primary management entity for the duration of the project, comprising the project manager and the relevant discipline project team leaders from across Council. The PCG will vary its composition during the different phases of the project, depending on the skills and expertise required. Three (3) PCG meetings have been held to date during 2015.

Six information sessions have been held for Councillors:

- a briefing was held on 8 October 2014 at which consultants presented a draft site analysis, design principles, preliminary design options and financial assessment;
- the draft design options were presented to Councillors at two site inspections held on 22 and 28 October 2014. At the final site inspection chalk markings were provided around the site to assist Councillors in understanding the design options;
- consultants briefed Councillors on 1 December 2014 on the draft Turramurra Community Facilities Study as well as the Ku-ring-gai Community Facilities Strategy (LGA wide);
- a briefing session was held on 4 June 2015 to update councillors on the Draft Master Plan for the site; and
- a briefing session was held on 4 August to present to Councillors the completed draft master plan and model.

SUMMARY

This report finds that the Turrumurra Community Hub Master Plan is broadly feasible with the contribution of allocated S94 funds by Council, subject to ongoing review of costs.

The report also notes that the draft master plan is consistent with *Design Option 2CA* and is consistent with the development standards within the Ku-ring-gai LEP (Local Centres) 2012 i.e. maximum building height of 5 storeys (17.5 metres) and FSR of 1.8:1.

The *Turrumurra Community Hub - Peer Review of Retail Assessment and Feasibility Analysis* prepared by AEC Group recommends further refinement of the master plan prior to public exhibition to ensure the plan is robust and will meet the likely market demand.

In addition to the above this report recommends the following be undertaken prior to public exhibition:

- Modifications to the feasibility model to incorporate the revised construction costs for community facility construction and fit out as recommended in the *Lindfield Community Hub - Peer Review Paper, Rider Levett Bucknall, June 2015*;
- Completion of the Turrumurra Transport Study to ensure the mix and quantum of floor space within the master plan will not have serious negative impacts on the traffic network and to determine whether a railway overbridge connecting Ray Street to Rohini Street would be required to service the site and if it necessary how it might be funded.

It is further proposed that the existing planning proposal applying to 5 Ray Street and 12 William Street, Turrumurra be varied to also incorporate the Turrumurra Village Park site at 1275 Pacific Highway, Turrumurra (Lot 1 DP 81994). That the site be reclassified from community land to operational land and rezoned to B2 Local centre so as to facilitate the implementation of the Council's vision.

RECOMMENDATION:

That:

- A. The draft master plan be refined to take into account the findings of the *Turrumurra Community Hub - Peer Review of Retail Assessment and Feasibility Analysis, December 2015*;
- B. The project construction estimates be updated to reflect the refinements to the master plan and the updated cost estimates for the construction and fit-out of community facilities;
- C. The feasibility modelling and analysis be updated to take into account the refinements to the master plan and the updated cost estimates;
- D. The Turrumurra local centre traffic and transport study be completed and consideration given to the implications for the master plan prior to exhibition;
- E. The refined draft master plan is publicly exhibited within the first half of the year 2016;
- F. The refined draft master plan be reported back to Council prior to public exhibition if

the above amendments cannot be made within the current LEP provisions or within the scope of Council's resolutions in relation to the project;

- G. That following completion of the exhibition a report be brought back to Council with:
- i. a summary of submissions and community feedback from the exhibition;
 - ii. recommendation for a final master plan; and
 - iii. recommendations on the next steps.
- H. That the existing Planning Proposal applying to the 5 Ray Street and 12 William Street, Turramurra be varied in accordance with section 58 of the EP&A Act as follows:
- i. incorporate the site 1275 Pacific Highway, Turramurra (Turramurra Village Park) (Lot 1 DP 81994);
 - ii. reclassify the site from Community land to Operational land and formally seek to discharge all necessary interests applying to the land to enable the implementation of the Turramurra Community Hub Master Plan; and
 - iii. rezone the site from RE1 Public Recreation to B2 Local Centres with a maximum building height of 17.5m and FSR of 2.5:1.

Sarah Koshy
Senior Urban Designer

Bill Royal
Team Leader Urban Design

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Turramurra Community Hub - update report

File: S10467
Vide: GB.5

The purpose of this report is to update Council on the progress of the Turramurra Community Hub Master Plan.

J Kitson
J Harwood

Resolved:

(Moved: Councillors Malicki/Pettett)

That:

- A. The draft master plan be refined to take into account the findings of the *Turramurra Community Hub - Peer Review of Retail Assessment and Feasibility Analysis, December 2015*;
- B. The project construction estimates be updated to reflect the refinements to the master plan and the updated cost estimates for the construction and fit-out of community facilities;
- C. The feasibility modelling and analysis be updated to take into account the refinements to the master plan and the updated cost estimates;
- D. The Turramurra local centre traffic and transport study be completed and consideration given to the implications for the master plan prior to exhibition;
- E. The refined draft master plan is publicly exhibited within the first half of the year 2016;
- F. The refined draft master plan be reported back to Council prior to public exhibition if the above amendments cannot be made within the current LEP provisions or within the scope of Council's resolutions in relation to the project;
- G. That following completion of the exhibition a report be brought back to Council with:
 - i. a summary of submissions and community feedback from the exhibition;
 - ii. recommendation for a final master plan; and
 - iii. recommendations on the next steps.
- H. That the existing Planning Proposal applying to the 5 Ray Street and 12 William Street, Turramurra be varied in accordance with section 58 of the EP&A Act as follows:
 - i. incorporate the site 1275 Pacific Highway, Turramurra (Turramurra Village Park) (Lot 1 DP 81994);
 - ii. reclassify the site from Community land to Operational land and formally seek to discharge

all necessary interests applying to the land to enable the implementation of the Turrumurra Community Hub Master Plan; and

- iii. rezone the site from RE1 Public Recreation to B2 Local Centres with a maximum building height of 14.5m and FSR of 2.5:1.

<i>For the Resolution:</i>	<i>The Mayor, Councillor Szatow, Councillors McDonald, Pettett, Malicki, Anderson, Fornari- Orsmond</i>
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<i>Against the Resolution:</i>	<i>Councillors Armstrong and Berlioz</i>
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The above Resolution was subject to an Amendment which was LOST. The lost Amendment was:

(Moved: Councillors Fornari-Orsmond/McDonald)

That:

- A. The draft master plan be refined to take into account the findings of the Turrumurra Community Hub - Peer Review of Retail Assessment and Feasibility Analysis, December 2015;*
- B. The project construction estimates be updated to reflect the refinements to the master plan and the updated cost estimates for the construction and fit-out of community facilities;*
- C. The feasibility modelling and analysis be updated to take into account the refinements to the master plan and the updated cost estimates;*
- D. The Turrumurra local centre traffic and transport study be completed and consideration given to the implications for the master plan prior to exhibition;*
- E. The refined draft master plan is publicly exhibited*

within the first half of the year 2016;

- F. The refined draft master plan be reported back to Council prior to public exhibition if the above amendments cannot be made within the current LEP provisions or within the scope of Council's resolutions in relation to the project;*
- G. That following completion of the exhibition a report be brought back to Council with:*
 - i. a summary of submissions and community feedback from the exhibition;*
 - ii. recommendation for a final master plan; and*
 - iii. recommendations on the next steps.*
- H. That the existing Planning Proposal applying to the 5 Ray Street and 12 William Street, Turramurra be varied in accordance with section 58 of the EP&A Act as follows:*
 - i. incorporate the site 1275 Pacific Highway, Turramurra (Turramurra Village Park) (Lot 1 DP 81994);*
 - ii. reclassify the site from Community land to Operational land and formally seek to discharge all necessary interests applying to the land to enable the implementation of the Turramurra Community Hub Master Plan; and*
 - iii. rezone the site from RE1 Public Recreation to B2 Local Centres with a maximum building height of 17.5m and FSR of 2.5:1.*

For the Amendment: *Councillors
McDonald,
Anderson and
Fornari-
Orsmond*

Against the Amendment: *The Mayor,
Councillor
Szatow,
Councillors
Pettett,
Malicki,
Armstrong
and Berlioz*

*No decision was taken in respect of the
above matter*

*as
the Amendment when put to the vote was
LOST*