

1364-1396 Pacific Highway,  
and 1, 1A and 3A Kissing Point  
Road, Turramurra NSW 2074

Planning Proposal to Amend  
the Ku-ring-gai Local  
Environmental Plan 2015

On behalf of Rebel Property  
Group

4 June 2025

The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.




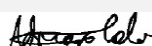



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## Introduction

The Planning Studio has been engaged by Rebel Property Group to prepare a planning proposal to amend the planning controls for the Turramurra Plaza site at 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road, Turramurra NSW 2074, also known as the Turramurra Village (the site).

This Planning Proposal requests to amend the *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015) in order to facilitate the redevelopment of the site at for a mixed -use development including commercial premises, retail premises, community uses and shop-top housing. The proposed amendments include :

- Amending the maximum permissible height applying to the site on the Height of Buildings map from 17.5m to a split height limit of 28.5 and 34.5m;
- Amend the maximum permissible Floor Space Ratio applying to the site on the Floor Space Ratio map from 2:1 to 3:1;
- Impose a minimum non-residential (commercial/retail/community uses) FSR of 0.85:1;
- Remove the maximum commercial FSR standard of 1.2:1 (Area 4 in clause 4.4 (2E); and
- Reclassify the Council owned part of the site from community to operational land.

A site specific DCP has also been prepared and is provided at **Appendix 11: Site Specific DCP**.

## The Site

### Site Location

The site is known as Turramurra Village and is located at 1364-1396 Pacific Highway and 1, 1A and 3A Kissing Point Road, Turramurra, NSW 2074. The site lies within the Ku-ring-gai LGA, consists of 12 individual lots, and has a combined site area of 8,459.7m<sup>2</sup>. It is bounded by Pacific Highway to the north, Kissing Point Road to the east, and Duff Street to the west.

Currently, the site houses a mixture of low-rise commercial and retail buildings including an IGA, which have front ages on Pacific Highway. There is also a Council-owned car park to the rear, and a single storey medical clinic on Kissing Point Road.

The immediate area is zoned as E1 local centre, and surrounded by conservation, environmental living, and high density residential with the wider area characterised by low density residential. There are a number of cafés, bars, retail, and lifestyle opportunities such as Plus Fitness in close proximity to the site. As the site is located near a conservation area, there are also several reserves, parks, and walking tracks (Sheldon Forest) within a 500m radius.

The site is in an accessible area, with Turramurra Train Station approximately 170m to the north-east. There are also several bus routes that operate along Pacific Highway and Kissing Point Road that provide connections to Macquarie University.







SITE	LOT/DP	AREA (M <sup>2</sup> )	ADDRESS
A	LOT 1 DP 629520	497.5	1396 PACIFIC HIGHWAY TURRAMURRA 2074
B	LOT 2 DP 16463	234	1392 PACIFIC HIGHWAY TURRAMURRA 2074
C	LOT 1 DP 550866	246.5	1390 PACIFIC HIGHWAY TURRAMURRA 2074
D	LOT 101 DP 714988	2772	1380-1388 PACIFIC HIGHWAY TURRAMURRA 2074
E	LOT 1 DP 500077	986.5	1370-1378 PACIFIC HIGHWAY TURRAMURRA 2074
F	LOT 2 DP 500077	1461	1A KISSING POINT ROAD TURRAMURRA 2074
G	LOT A DP 391538	37.94	3A KISSING POINT ROAD TURRAMURRA 2074
H	LOT 1 DP 656233	909.3	1364 PACIFIC HIGHWAY TURRAMURRA 2074
I	LOT 2 DP 502388	69.5	1A KISSING POINT ROAD TURRAMURRA 2074
J	LOT 2 DP 500761	69.5	1A KISSING POINT ROAD TURRAMURRA 2074
K	LOT 1 DP 500761	550	1 KISSING POINT ROAD TURRAMURRA 2074
L	LOT B DP 435272	626	3 KISSING POINT ROAD TURRAMURRA 2074
TOTAL SITE AREA (M <sup>2</sup> )		8459.7	

Subject Site

**Figure 1:** Subject Site (DKO)



**Figure 2:** Local context (DKO Architecture)





## Site Description

The Table below provides the legal description, and a brief summary of the site and surrounding context.

Table 1– Site Description	
Item	Description
Legal Description	<p>1396 Pacific Highway – Lot 1 DP 629520</p> <p>1392 Pacific Highway – Lot 2 DP 16463;</p> <p>1390 Pacific Highway – Lot 1 DP 550866;</p> <p>1380-1388 Pacific Highway – Lot 101 DP 714988;</p> <p>1370-1378 Pacific Highway – Lot 1 DP 500077;</p> <p>1364 Pacific Highway – Lot 1 DP 656233;</p> <p>1A Kissing Point Road – Lot 2 DP 500077, Lot 2 DP 502388 and Lot 2 DP 500761;</p> <p>1 Kissing Point Road – Lot 1 DP 500761;</p> <p>3 Kissing Point Road – Lot B DP 435272; and</p> <p>3A Kissing Point Road – Lot A DP 391538.</p>
Total Area	8,459.7m <sup>2</sup>
Location	1364-1396 Pacific Highway and 1, 1A and 3A Kissing Point Road, Turramurra, NSW 2074
Street Frontage	Approximately 92m to Kissing Point Road and 96m to Pacific Highway
Site Description	<p>The site is known as Turramurra Village and lies within the Kuring-gai LGA. It is bounded by Pacific Highway to the north, Kissing Point Road to the east, and Duff Street to the west.</p> <p>Currently, the site houses a mixture of low-rise commercial and retail buildings including an IGA, which have frontages on Pacific Highway. There is also a Council-owned car park to the rear, and a single storey medical clinic on Kissing Point Road.</p> <p>The immediate area is zoned as E1 local centre, and surrounded by conservation, environmental living, and high density residential with the wider area characterised by low density residential. There are a number of cafés, bars, retail, and lifestyle opportunities such as Plus Fitness in close proximity to the site. As the site is located near a conservation area, there are also</p>



Table 1 – Site Description	
Item	Description
	several reserves, parks, and walking tracks (Sheldon Forest) within a 500m radius.
Transport	The site is in an accessible area, with Turramurra Train Station approximately 170m to the north-east. There are also several bus routes that operate along Pacific Highway and Kissing Point Road that provide connections to Macquarie University.

## Background

A Planning Proposal was previously lodged with Council on 2 May 2022. The Planning Proposal was assessed by an independent planning consultant and independent urban design consultant due to part of the site being in Council ownership. It was referred to the Ku-ring-gai Local Planning Panel for comment on 5 December 2022.

The KLPP did not support the PP and recommended that it not be submitted for a Gateway Determination. The Planning Proposal was considered by Council at a meeting on 14 February 2023 and Council resolved to not submit the Planning Proposal for a Gateway Determination. The original planning proposal sought to:

- Amend the maximum permissible height applying to the site on the Height of Buildings map from 17.5m to 50m.
- Amend the maximum permissible Floor Space Ratio applying to the site on the Floor Space Ratio map from 2:1 to 4.2:1.
- Impose a minimum non-residential FSR of 0.85:1.
- Remove the maximum commercial FSR standard of 1.2:1 (Area 4 in clause 4.4 (2E)), and
- Reclassify the Council owned part of the site from community to operational land.

This report draws upon the previous Planning Proposal, the independent review by Council and the Council Report. The scheme incorporated as part of this Planning Proposal has been designed to respond positively to all the recommendations from the previous independent planner and urban design consultant.



## Part 1 Objectives and Intended Outcomes

The planning proposal seeks to facilitate an exemplar mixed use commercial/residential development within a Local Centre context that aligns with, supports, and promotes key strategic planning priorities of State and local government.

The objectives of the Planning Proposal are:

- To facilitate the redevelopment of the site in accordance with the relevant principles of A Metropolis of Three Cities, the North District Plan, Ku-ring-gai Local Strategic Planning Statement (LSPS), Ku-ring-gai Housing Strategy, Turramurra Public Domain Plan and Ku-ring-gai Development Control Plan.
- To amend the KLEP 2015 to provide for the urban renewal of the subject site into a lively mixed use precinct which will provide opportunities for supermarkets, retail shops, commercial space, food and beverage offerings, community uses and residential accommodation. This will be achieved through the implementation of new built form controls including height and FSR, and a range of site specific provisions.
- To provide additional retail floor space in Turramurra Local Centre in response to a large undersupply within the Ku-ring-gai LGA as identified in the Ku-ring-gai LSPS and Preliminary Need and Impact Assessment.
- To facilitate the provision of a full-line supermarket in the Turramurra main trade area, and one that is underserved in supermarket floor space provision in comparison to the Sydney metropolitan average.
- To provide site specific controls which will ensure an appropriate massing for the site which reflects the strategic context of the site, while respecting the immediate context and minimising potential amenity impacts on adjoining neighbours, heritage items and conservation areas.
- To assist in achieving State and local government's housing targets and address the lack of housing availability within the locality, including the provision of affordable housing.

The intended outcomes of the Planning Proposal are:

- To provide additional employment in close proximity to public transport.
- To provide higher density residential accommodation in a centre location in close proximity to public transport, jobs and services.
- To improve pedestrian permeability within and around the site with two through site links.
- To improve traffic flow within and around the site with a new road within the southern boundary.
- To create a village atmosphere through the provision of public open spaces which promote social interaction within the community.
- To protect the adjoining Granny Springs Reserve and ensure a well managed interface to the Reserve.
- Be respectful and exist harmoniously with the prevailing character of the area.



- To support amalgamation of the sites within the precinct to ensure a consolidated and cohesive planning approach.
- To support the effective delivery of infrastructure, investment, and public benefits.

A site specific DCP has also been prepared and is provided at **Appendix 11: Site Specific DCP**.





## Part 2 Explanation of Provisions

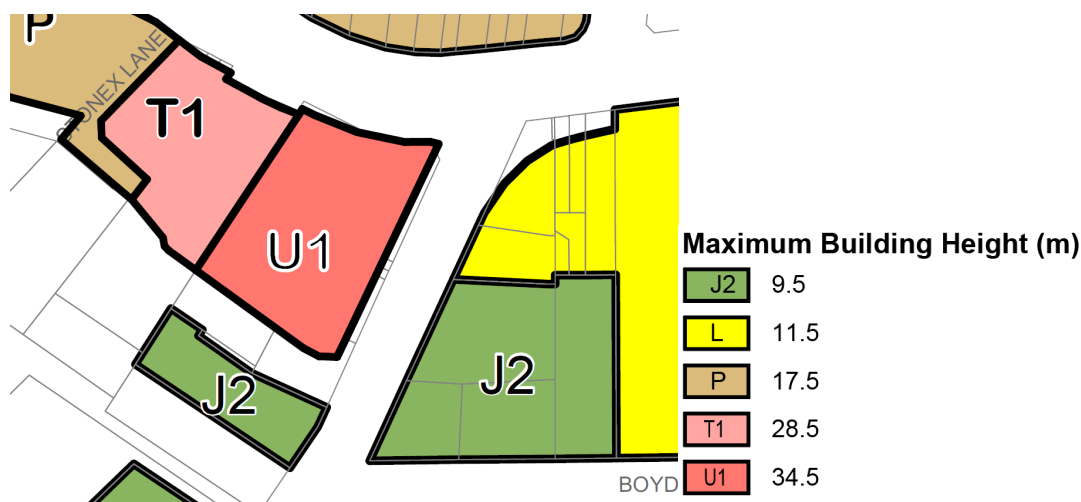
### Intended Provisions

The Planning Proposal seeks to make the following amendments to the Ku-ring-gai Local Environmental Plan 2015 for the site:

- Amending the maximum permissible height applying to the site on the Height of Buildings map from 17.5m to a split height limit of 28.5m and 34.5m ;
- Amend the maximum permissible Floor Space Ratio applying to the site on the Floor Space Ratio map from 2:1 to 3:1;
- Impose a minimum non-residential (commercial/retail/community uses) FSR of 0.85:1
- Remove the maximum commercial FSR standard of 1.2:1 (Area 4 in clause 4.4 (2E); and
- Reclassify the Council owned part of the site from community to operational land.

### Maximum Height of Building

The Planning Proposal seeks to amend the Ku-ring-gai LEP 2015 Height of Buildings Map to apply a maximum building height of a split height limit of 28.5m and 34.5m across the site, as shown in **Figure 3** below.



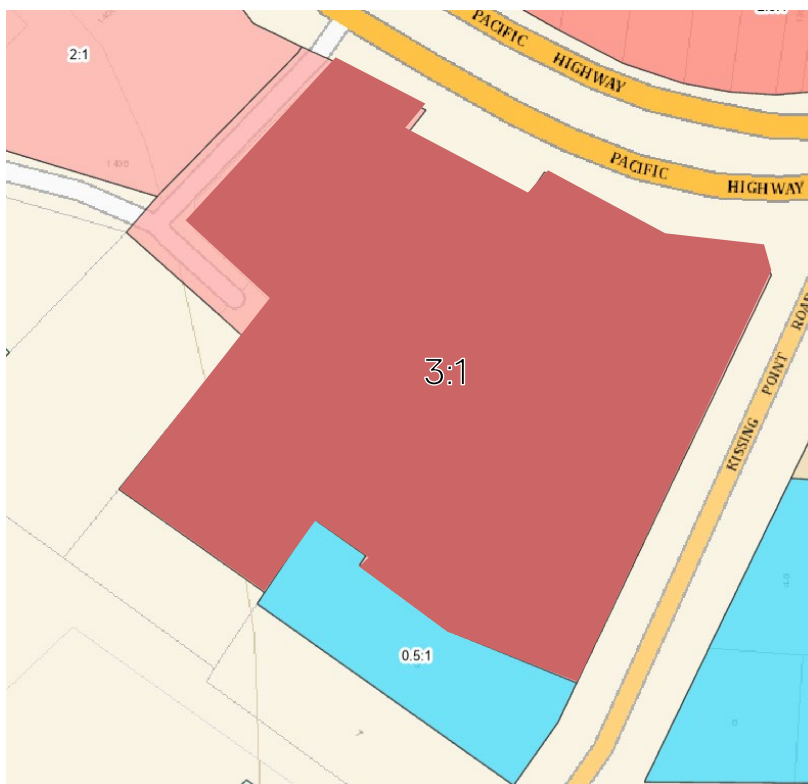
**Figure 3:** Proposed Height of Buildings Map (The Planning Studio)

### Maximum Floor Space Ratio

The Planning Proposal seeks to amend the Ku-ring-gai LEP 2015 Floor Space Ratio Map to apply a maximum FSR of 3:1 across the site as shown in **Figure 4** below.

Note: The FSR calculation is based on the overall site area as depicted below including the future land to be dedicated to Council (FSR transfer). An LEP provision will need to be imposed to facilitate the same FSR calculation. Any such provision could also nominate a maximum total Gross Floor Area to be delivered on the site.





**Figure 4:** FSRMap – KLEP2015(NSW Planning Portal Spatial Viewer and edits by The Planning Studio)

### Minimum Non-Residential Floor Space Ratio

The proposal seeks to apply a minimum Non-Residential FSR standard for the site through insertion of a new subclause within Clause 4.4 of Ku-ring-gai LEP 2015. Potential wording of the clause could be as follows:

*Land within "Area 6" on the Floor Space Ratio Map is to contain a minimum non-residential floor space component of 0.85:1.*

The above wording is an example of the wording and would be subject to final drafting by Parliamentary Counsel's Office. The inclusion of this development standard is to provide certainty that an appropriate amount non-residential floor space will be achieved on the site and ensure the objectives of the E1 Local Centre will continue to be achieved. The amount of minimum non-residential floor space is in line with the total amount identified in the reference scheme as required by the independent assessment report previously conditioned and considered by Council.

### Remove Maximum Commercial Floor Space Ratio of 1.2:1

The proposal seeks to remove the existing provision imposing a maximum commercial FSR of 1.2:1 for the site (Area 4). This is currently prescribed under clause 4.4(2E) of Ku-ring-gai LEP 2015.

With the introduction of the minimum 0.85:1 non-residential FSR standard for the site, retaining the existing maximum 1.2:1 would be superfluous. The proposed FSR Map amendment to remove the maximum commercial FSR of 1.2:1 (Area 4) is proposed only for



the site, and does not seek to amend the maximum FSR for any other site identified as ‘Area 4’ on the FSR Map.

### Reclassification of Council car park

The Planning Proposal also seeks to reclassify Council’s owned car park (which forms part of the site) from ‘community’ to ‘operational’ land under the Local Government Act 1993. Following the reclassification of Council land, a separate process will be undertaken for the divestment of the land.

The Planning Proposal seeks to amend Part 2 of Schedule 4 of Ku-ring-gai LEP 2015 by listing the Council car park land as follows:

Table 2 – Proposed Amendments to Schedule 4 of KLEP 2015		
Part 2 Land classified, or reclassified, as operational land —interests changed		
Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Turramurra	1A, 3 and 3A Kissing Point Road, being Lot 2, DP 500077; Lot 2, DP 502388; Lot 2, DP 500761; Lot B, DP 435272; Lot A, DP 391538	Nil

### Public Benefit

The proposed amendments to the KLEP 2015 facilitates the delivery of a raft of public benefits including dedication of land to Council for community infrastructure, which are detailed in the table below and identified in **Appendix 1: Design Report**.

Table 3 – Public Benefits of Planning Proposal	
Item	Description
New Community Park	708m <sup>2</sup>
New Road (Stonex Street)	1,434m <sup>2</sup>
Kissing Point Road Upgrades	255m <sup>2</sup>
Pavement Upgrades	1,255m <sup>2</sup>
Pacific Highway land dedication	405m <sup>2</sup>
Pacific Highway Fence Upgrade	96m length



Table 3 – Public Benefits of Planning Proposal	
Item	Description
New through-site link	907m <sup>2</sup>
Stonex Lane Upgrade	245m <sup>2</sup>
Street Trees planting	As per public domain
Upgraded Bus Stop	1
New Bicycle Racks (on-street)	2 areas
Upgraded Street Lighting	Pacific Highway and Kissing Point Road
Community space	380m <sup>2</sup>

A site specific DCP has also been prepared and is provided at **Appendix 11: Site Specific DCP.**





## Part 3 Justification

### A. Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal has been prepared as a result of the following:

- The Ku-ring-gai LSPS – the proposal is directly implementing the LSPS Structure Plan for Turramurra Local Centre.
- Ku-ring-gai Local Housing Strategy – One of the approval conditions from DPE encourages Council to accommodate a proponent-led Planning Proposal with good planning outcomes for Turramurra Local Centre.

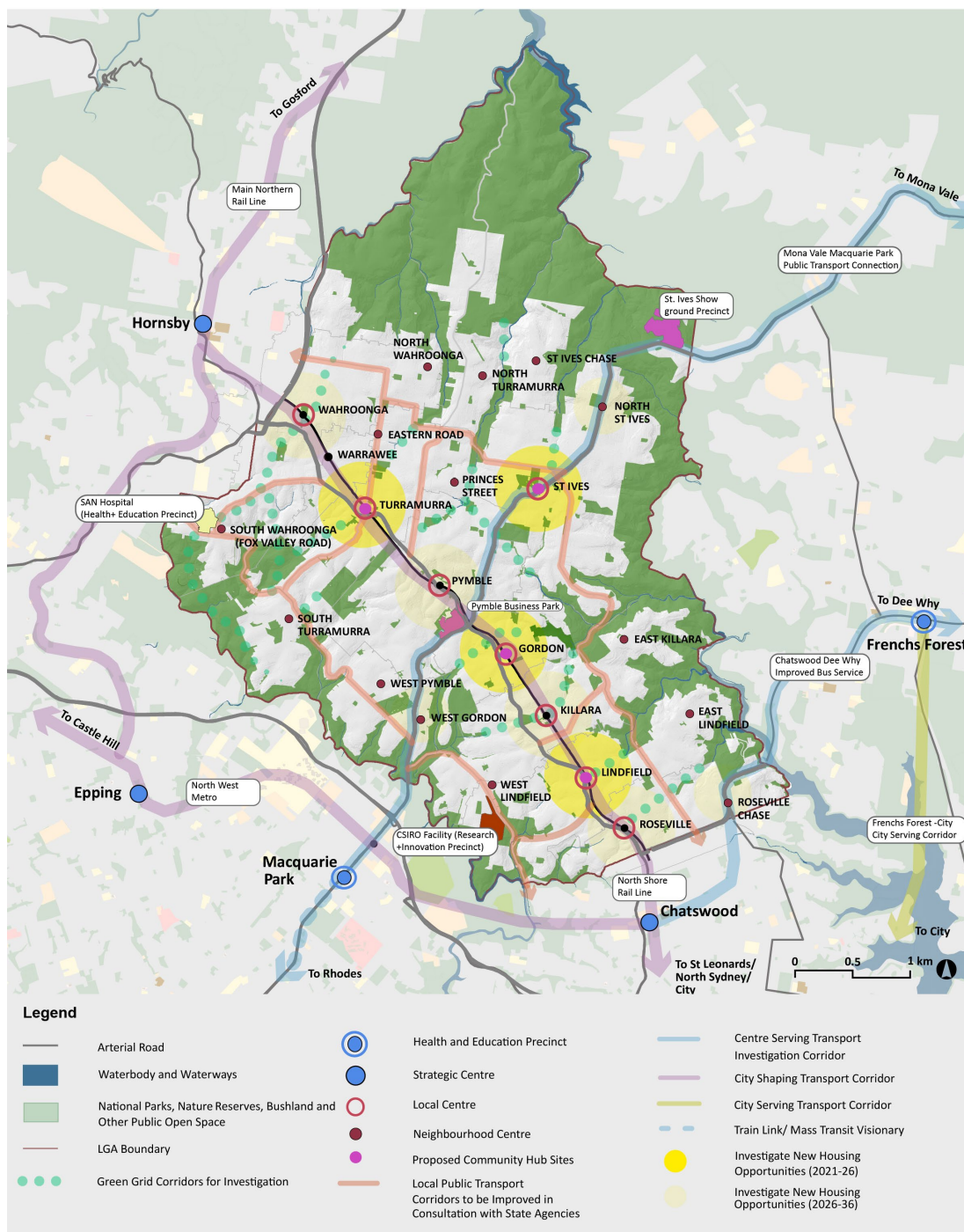
Each of these strategies are addressed in detail below including key sections relating to the justification of the planning proposal. Compliance with the fill objectives of the strategies are detailed in the response to *Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?*

### Ku-ring-gai Local Strategic Planning Statement

On 17 March 2020, Council adopted the Ku-ring-gai Local Strategic Planning Statement (LSPS) which plans for Ku-ring-gai's economic, social, and environmental land use needs for the next 20 years (2016-2036). The LSPS draws together the priorities and actions from Council's existing land use plans and policies to present an overall land use vision for Ku-ring-gai.

The Ku-ring-gai Structure Plan is an integral part of the LSPS which highlights the key productivity, liveability, and sustainability elements, refer to the figure below. The Structure Plan identifies Turramurra as a 'proposed community hub site', 'local centre' and area to investigate new housing opportunities between 2021 and 2026.





**Figure 5: Housing Supply (Ku-ring-gai LSPS2020)**

The Ku-ring-gai Structure Plan provides an overall plan for the LGA whilst specific town centre structure plans are also provided for four local centres in the LSPS, including Turramurra. The LSPS identifies Turramurra as a primary local centre which is suitable for additional housing due to its proximity to public transport, it meets the 30 -minute access criteria and incorporates a community hub project. The Ku -ring-gai Housing Strategy identifies appropriate locations for the supply of new housing within the LGA.

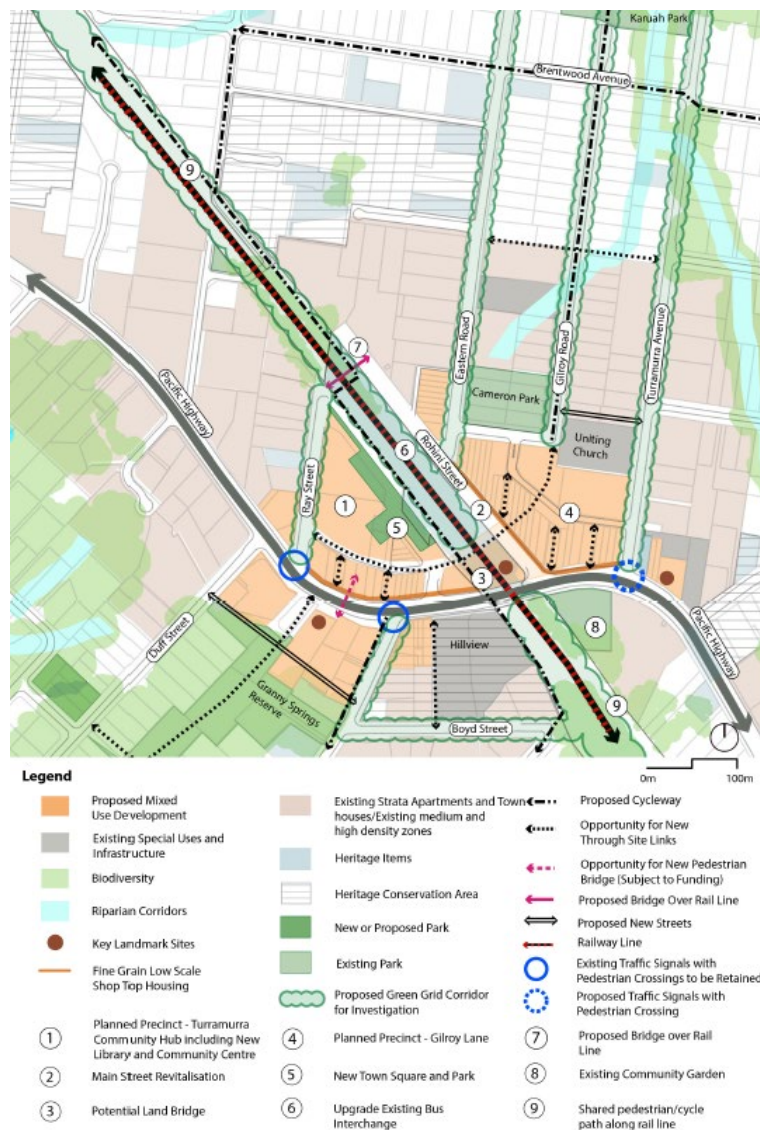
Council has established a planning priority for the Turramurra Local Centre which aims to support the growth and revitalisation of 'Turramurra as a family focused urban village' to create a community hub for residents. Turramurra will become a well -connected and



attractive place to live, work and shop. The centre's village atmosphere will be enhanced through the provision of new parks, public spaces, and community facilities, where local families can meet and spend leisure time.

At present, the Pacific Highway severely inhibits the movement within the local centre. The LSPS identifies an opportunity to renew the shops on the southern portion of the Highway (which includes the subject site) and improve connectivity between the northern and southern parts of the centre.

The LSPS includes a Turramurra Local Centre Structure Plan which illustrates the key components that support the growth and revitalisation of Turramurra Centre (refer Figure 6 below). The Turramurra Local Centre Structure Plan shows the site is a key landmark site, is to consider a through site link (western boundary), a new street (southern boundary) and cycleway (east boundary) and identifies an opportunity for a pedestrian bridge across the Pacific Highway. The Planning Proposal seeks to directly implement the Turramurra Structure Plan in the LSPS by facilitating mixed use redevelopment of the site which incorporates through site links, new roads, and a built form outcome reflective of a landmark site.



**Figure 6:** Turramurra Local Centre Structure Plan (Ku-ring-gai LSPS 2020)



## Ku-ring-gai Local Housing Strategy

The Ku-ring-gai Local Housing Strategy (LHS) (revised December 2020) is a 20 year plan to guide future housing in Ku-ring-gai LGA to 2036. It was approved by the Department of Planning and Environment (DPE) on 16 July 2021 subject to a number of requirements.

The main objective of the LHS is to provide a guide on the quantity, location, and type of future residential development throughout the LGA. The Strategy includes priorities, objectives and actions for housing within the LGA. This includes:

- Housing is to be supplied in the right locations which are close to services, cultural and community facilities and within 10 minutes walking of public transport.
- Homes are to be provided in areas that can support the growth of vibrant Local Centres and a thriving local economy and are to be coordinated with infrastructure services.
- A diversity of housing types are to be encouraged with a mixture of dwelling types and sizes, affordable housing opportunities and accessible homes for the less mobile.

The LHS plans for delivery of housing up to 2036 by utilising capacity under existing planning controls and where permissible, supplemented by seniors housing and 'alternative dwellings' such as secondary dwellings, group homes and boarding houses.

DPE's approval of the LHS was conditional and subject to a number of requirements including that:

- DPE are supportive of planning proposals in the Turramurra local centre which should be submitted to the Department for Gateway determination by December 2022. Where these are not pursued by Council, the Department welcomes good place-based approaches by landowner/developers.

DPE's approval letter advises that this approach is consistent with the priorities and actions of Council's LSPS, and that such planning proposals are considered necessary to support the supply and delivery of housing over the medium term. They also present opportunities for new housing typologies (including affordable housing) suited to the future and changing needs of the community.

- Councilor proponents for the planning of these local centres also must consult with Transport for NSW to best address transport and road/pedestrian safety issues. Specific consideration should be given to the intersections of the Pacific Highway with Ray Street, Kissing Point Road, Rohini Street and Turramurra Avenue when planning for the local centre of Turramurra.

Further, DPE's approval letter includes advisory notes that encourage Council to create a framework that makes appropriate provision for any additional housing opportunities that may arise out of sequence which are inconsistent with the LHS. The framework is to include:

- Strategic merit and case for change
- Robust demographic evidence
- Demand analysis and economic impacts
- Infrastructure delivery and funding to be borne by the proponent
- Stakeholder consultation and outcomes





- Sustainability and resilience
- Social and affordable housing contribution

This Planning Proposal responds to DPE's approval of the Housing Strategy, providing a proponent led planning proposal within the Turramurra Local Centre, to be submitted to the Department for Gateway determination prior to December 2022. It provides a good place-based approach to the redevelopment of Turramurra Plaza, providing additional housing over the medium-term and presents opportunities for new housing typologies with at least 5% of units to be provided as much needed affordable housing.

Whilst it is noted that Council passed a resolution on the 16 November 2021 that Council reject the conditions in the Letter of Approval issued by the Department of Planning, Industry and Environment, the Housing Strategy identifies a strong need for housing based on sound demographic analysis and consideration of future needs of the community. It should be noted that the Planning Proposal aligns to the existing LSPS and Housing Strategy which was never formally finalised.

## Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal seeks to support the renewal of the site through an increased density to address existing aspirations of the Council LSPS. To do so, the existing planning controls need to be amended to increase permissible building height, FSR and remove a maximum requirement for commercial floor space.

Accordingly, there is no other way of achieving the objectives or intended outcomes other than through a Planning Proposal to amend the KLEP 2015.

The objectives of the Planning Proposal, as detailed in Part 1, include delivering significant community benefits as well as an improved local economic and social outcome. The proposed LEP amendments are the best means to achieve these objectives. The current planning controls relating to the site do not yield a development outcome which would allow these objectives to be realised.

The site is strategically positioned to appropriately deliver on local, regional, and State strategic directions and priorities. Achieving these objectives are in the public interest and cannot be achieved should the relevant LEP planning controls not be amendment.

The proposal also involves Council owned land (car park) that is classified as 'community land'. Council is unable to sell or dispose of land classified as community land unless it is first reclassified to 'operational land'. Given a Planning Proposal will be required to increase the permitted density of development on the site, it is also sought to incorporate the reclassification of the Council car park into the Planning Proposal. This would involve an amendment to Part 2 of Schedule 4 of the KLEP 2015 to insert the carpark land known as Nos. 1, 1A, 3 and 3A Kissing Point Road, Turramurra (Lot 2 DP 500077, Lot 2 DP 502388, Lot 2 DP 500761, Lot 8 DP 435272, Lot A DP 391538) as being reclassified as operational land.

Further to the above, it is important to note that the future development of the site requires the dedication of land to Council for infrastructure, including roads and park lands. To accommodate such an outcome, the increase of building height and FSR sought under this Planning Proposal facilitates the FSR transfer from these areas to be dedicated. Such an outcome could not be achieved through other means.



## B. Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

This section demonstrates the Planning Proposals consistency against the applicable regional and district plans. In short, the proposal is considered to be consistent with and give effect to the key priorities and actions contained within:

- Greater Sydney Region Plan
- North District Plan

### **Greater Sydney Region Plan: A Metropolis of Three Cities and Eastern City District Plan**

The Greater Sydney Regional Plan 2056 was published in March 2018 and sets out a vision, objectives, strategies, and actions for a metropolis of three cities across Greater Sydney. The Plan replaced the previous A Plan for Growing Sydney. The Plan outlines 10 overarching directions supported by 40 objectives which aim to provide interconnected infrastructure, productivity, liveability, and sustainability benefits to all residents.

The Plan states that Greater Sydney is growing and that by 2056, the NSW Government will need to deliver over 725,000 new homes for an additional 1.36 million people, and places for 817,000 additional jobs.

The Plan includes:

- Providing housing supply, choice and affordability with access to jobs, services and public transport;
- Delivering integrated land use and transport for a 30 minute city;
- Creating and renewing great places and local centres;
- Increasing urban tree canopy and delivering Green Grid connections;
- Growing targeted economic sectors and preserving;
- Reducing carbon emissions and managing energy, water and waste efficiently; and
- Planning for a city supported by infrastructure.

The Plan outlines that in order to deliver these new homes, housing and infrastructure policy will need to adapt to ensure that Sydney is:

- A city of housing choice, with homes that meet our needs and lifestyles. Urban renewal is essential to meet the demand for new housing in Sydney;
- Supported by local centres which are a focal point for neighbourhoods, integrate public transport access and provide day-to-day services for local populations; and
- A great place to live with communities that are strong, healthy, and well connected and where streets are streets and public places are activated.

Growth centred around strategic centres is essential for the successful delivery of the Plan's priorities and objectives. The Plan includes a focus for strategic centres to support



residents through the provision of accessible retail, employment, and services available with walkable catchment and with good levels of accessibility.

The site is situated in the Northern District of the Greater Metropolitan Sydney. Whilst Turramurra is not identified as strategic centre, it is identified as a local centre in the North District Plan and the site is within 170m of Turramurra train station and town centre.

The relevant parts of the Greater Sydney Region Plan are considered below.

**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
<b>Infrastructure and collaboration</b>		
<b>1. A city supported by infrastructure</b>	<b>Objective 1:</b> Infrastructure supports the three cities	<b>Consistent</b>  In relation to Objectives 1-3, the Planning Proposal is consistent as it will provide for new housing, retail/commercial space, and community uses, and green/open space infrastructure in close proximity to key existing road and rail infrastructure (Pacific Highway and Turramurra Train Station).  In relation to Objective 4, the Planning Proposal will optimise public transport use given it is located within walking distance to existing bus services along Pacific Highway and rail services from Turramurra Train Station.  The development will maximise the use of these existing public transport assets and will reduce the need for additional infrastructure.
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	
	<b>Objective 4:</b> Infrastructure use is optimised	
<b>2. A collaborative city</b>	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	<b>Consistent</b>  The finalisation of the Planning Proposal will be informed by consultation with the community and relevant State



**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
		agencies. The Planning Proposal has been prepared in response to Council's LSPS, DCP 2023 and Public Domain Plans which seek to revitalise Turramurra Local Centre.
<b>Liveability</b>		
<b>3. A city for people</b>	<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	<b>Consistent</b>  Objectives 6 and 7 are met by the Planning Proposal's indicative inclusion of high quality mixed use development in close proximity to Turramurra Train Station, encouraging active transport.  The Planning Proposal also provides for new Stonex Street, through-site links from Pacific Highway to Granny Springs Reserve as well as a new public park, which are all infrastructure that is envisaged in Council's DCP and Public Domain Plan.  In relation to Objective 8, a development on this site would be expected to provide a safe and pleasant pedestrian and resident experience. The provision of additional landscaping will maintain the leafy character of the neighbourhood.  In relation to Objective 9, the proposal includes provision of new ground floor retail spaces that could be utilised for creative arts and industries which are permitted under the site's E1 zoning.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	
	<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	





**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
4. Housing the city	<b>Objective 10:</b> Greater housing supply	<b>Consistent</b>  The Planning Proposal will allow for high density residential dwellings on the site, which creates additional housing stock in close proximity to transport, services and jobs. The Planning Proposal delivers different types of apartments which provide a diverse range of housing sizes to meet community needs.  The affordable rental housing component of the proposal will also assist in addressing housing affordability in the Kuring-gai LGA where a recognised lack of affordable rental housing exists. A affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.
	<b>Objective 11:</b> Housing is more diverse and affordable	
5. A city of great places	<b>Objective 12:</b> Great places that bring people together	<b>Consistent</b>  In relation to Objective 12, the Planning Proposal creates a sense of place on the site through the public realm, landscaping and open spaces. The layout improves pedestrian connectivity to support the sustainability of the region and peoples wellbeing.  In relation to Objective 13, there are no actual or potential
	<b>Objective 13:</b> Environmental heritage is conserved and enhanced	



**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
		heritage items on the site, nor is the site within a heritage conservation area. However, it is noted that a conservation area and heritage items are located to the east and south of the subject site. The proposal will not negatively impact the conservation area or these heritage items.
<b>Productivity</b>		
<b>6. A well connected city</b>	<b>Objective 14:</b> A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	<b>Consistent</b> In relation to Objective 14, the Planning Proposal will enable a significant number of additional dwellings and commercial space within Turramurra local centre which offers services and transport infrastructure as well as protected job growth.
<b>7. Jobs and skills for the city</b>	<b>Objective 22:</b> Investment and business activity in centres	<b>Consistent</b> With respect to Objective 22, the Planning Proposal will contribute to the investment in and revitalising of the Turramurra Local Centre including an anchor supermarket and other speciality shops which provide important day-to-day goods and services and local employment. The through site links, new Stonex Street, and cycling paths will enhance the accessibility and connectivity of the centre.



**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
<b>Sustainability</b>		
<b>8. A city in landscape</b>	<b>Objective 25:</b> The coast and waterways are protected and healthier	<b>Consistent</b>  In relation to Objective 25, future development on the site will be capable of incorporating water sensitive urban design (WSUD) and other on-site water management measures to ensure there are no adverse environmental impacts to waterways.  In relation to Objective 27, the rear part of the site is located on the northern edge of an identified bushland corridor in the KLEP 2015 which includes Granny Springs Reserve to the south. The DCP identified new road (Stonex Street) and land to be dedicated will provide an appropriate development buffer to this bushland.  In relation to Objective 28, the proposal will not impact on any scenic and cultural landscapes.  With respect to Objective 30, the proposal will facilitate upgrades to the public domain of Pacific Highway, Kissing Point Road, Stonex Lane and new Stonex Street fronting the site including the provision of street trees that provide shade and help mitigate the urban heat island effect.  With respect to Objectives 31 and 32, the proposal will provide through site links from the Pacific Highway to Granny
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are maintained and enhanced	
	<b>Objective 30:</b> Urban tree canopy cover is increased	
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	



**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
		Springs Reserve enhancing its accessibility of from Turramurra Local Centre. The proposal facilitates the provision of a future public park at Granny Springs Reserve along with cycling paths down the new Stonex Street as identified in Council's Public Domain Plan and Contributions Plan.
<b>9. An efficient city</b>	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<b>Consistent</b>  In relation to Objective 33, the proposal will create a transit-oriented development with a variety of housing types in close proximity to jobs, services and transport within Turramurra local centre, supporting zero emission commuting through active transport.  In relation to Objectives 34 and 35, the development is able to incorporate sustainable construction methods and energy efficient design measures within the building which will be explored further as part of the building detailed design and Development Application process.
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	
	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	
<b>10. A resilient city</b>	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	<b>Consistent</b>  Objectives 36 and 38 could be met through specific building design features and sustainability measures which will be explored further as part of the building detailed design
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	



**Table 4 – Consistency with Greater Sydney Region Plan 2056**

Directions	Objectives	Consistency
	<p><b>Objective 38:</b></p> <p>Heatwaves and extreme heat are managed</p>	<p>and Development Application process.</p> <p>Objective 37 will be met through a site and building design response to natural hazards. The proposal is accompanied by a report that identifies the site is not hazard affected. Refer <b>Appendix 7: Bushfire Advice</b> .</p>
11. Implementation	<p><b>Objective 39:</b></p> <p>A collaborative approach to city planning</p>	<p><b>Consistent</b></p> <p>The proposal seeks a collaborative approach to work with Council and TfNSW to deliver the renewal of the project site.</p> <p>Objective 40 relates to the development of performance indicators that measure the 10 Directions for Greater Sydney, as well as monitoring and reporting of housing and employment data.</p> <p>The proposal will not hinder this objective from being achieved.</p>
	<p><b>Objective 40:</b></p> <p>Plans refined by monitoring and reporting</p>	

## North District Plan

In March 2018, the Greater Sydney Commission released the North District Plan setting out priorities and actions for Greater Sydney's North District.

The proposed priorities and actions for a productive and liveable North District focused on planning a city of people and of great places as well as a supply of a range of housing and employment opportunities. It is guided by the aim of establishing 30-minute cities, where people are 30 minutes from jobs and services by public transport and 30 minutes from local services by active transport. This is projected to be achieved by responding to the planning priorities outlined in the District Plan.

Turramurra is identified in the District Plan as a local centre which is emerging as a destination for eateries and cafés offering unique neighbourhood qualities and cultural facilities. Local centres are a focal point of neighbourhoods and where they include public



transport and transport interchanges, they are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day-to-day goods and services close to where people live.

A five-year housing target is provided for each local government area in the North District Plan. Kuring LGA is set a target for 2016 – 2021 of 4,000 additional dwellings. A target of 92,000 additional dwellings for the District has been set as a minimum target over the next 20 years. This equates to an average annual supply of 4,600 new dwellings per year to be delivered in the District over the next 20 years.

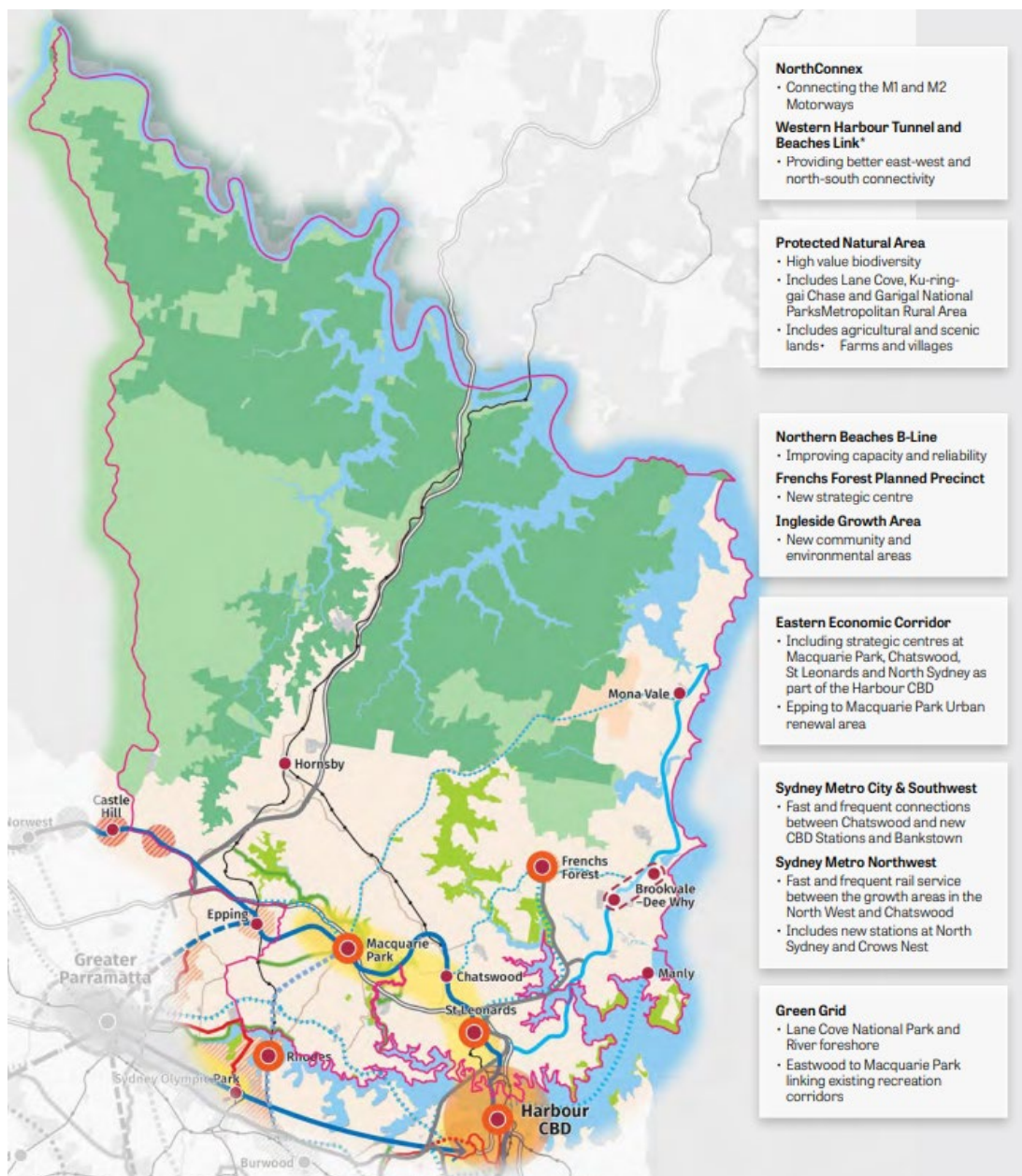
Local centres have an important role in providing local employment and provide a range of local jobs and services that support the growing population. By encouraging the growth of local centres, it will reduce the need for people to travel long distances to access jobs and local services.

The District Plan outlines a number of place-based planning principles that local centres should address:

- provide public realm and open space focus;
- deliver transit-oriented development and co-locate facilities and social infrastructure;
- provide, increase or improve local infrastructure and open space;
- improve walking, cycling and public transport connections including through the Greater Sydney Green Grid;
- protect or expand retail and/or commercial floor space;
- protect or expand employment opportunities;
- integrate and support arts and creative enterprise and expression;
- support the night-time economy;
- augment or provide community facilities, services, arts and cultural facilities;
- conserve and interpret heritage values;
- accommodate local festivals, celebrations, temporary and interim uses;
- increase residential development in, or within a walkable distance of, the centre; and
- provide parking that is adaptable to future uses and takes account of access to public transport, walking and cycling connections.







**Figure 7: North District Map (North District Plan )**

The relevant directions and planning priorities of the North District Plan are considered below.

**Table 5 – Consistency with North District Plan**

Directions	Planning Priority/Actions	Consistency
<b>Infrastructure and collaboration</b>		
<b>A city supported by infrastructure</b>	N1: Planning for a city supported by infrastructure	The proposal is located in Turramurra, an identified local centre in the North District Plan, and will optimise existing road and



**Table 5 – Consistency with North District Plan**

Directions	Planning Priority/Actions	Consistency
		<p>rail transport infrastructure including Pacific Highway and Turramurra Train Station. The proposal provides for affordable rental housing to address the shortage in the LGA and forecast growth in the need for it. The proposal also seeks to deliver Council planned infrastructure within the local centre including through site links, new Stonex Street, public park and public domain upgrades surrounding the site.</p> <p>A affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>
<b>Liveability</b>		
<b>A city for people</b>	N3: Providing services and social infrastructure to meet people's changing needs	The location of the site allows for more people to live closer to jobs, services, facilities, and transport infrastructure offered in Turramurra local centre. The proposal will improve the pedestrian connectivity on and around the site as well as cycling facilities along new Stonex Street encouraging greater physical activity and social connection.
	N4: Fostering healthy, creative, culturally rich and socially connected community	The proposal encourages an active and healthy lifestyle for the local community. The proposal assists in delivering walkable streets that provide direct, accessible and safe pedestrian connections from the site to schools, jobs, daily needs, retails,



**Table 5 – Consistency with North District Plan**

Directions	Planning Priority/Actions	Consistency
		services and recreation facilities offered in Turramurra and other nearby local and strategic centres.
<b>Housing the city</b>	N5: Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>The proposal allows for a mixed use commercial/ residential development in highly accessible location in Turramurra town centre that is linked to key infrastructure and employment opportunities. High density residential housing, including provision for affordable rental housing, will also ensure the delivery of increased housing diversity in the LGA.</p> <p>A affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>
<b>A city of great places</b>	N6: Creating and renewing great places and local centres, and respecting the District's heritage	<p>The proposal will allow for the development of a new mixed-use precinct with a well-designed built environment incorporating fine grain urban form and high quality social infrastructure. The proposed envelopes allow for the retention of the leafy character of the north shore area, and respond to the heritage items and the heritage conservation area to the south and east of the subject site.</p>
<b>Jobs and skills for the city</b>	N10: Growing investment, business opportunities and jobs in strategic centres	<p>The proposal will allow for more people to live within a walkable distance of the Turramurra local centre and Train Station. It also encourages non-vehicle trips, which foster healthier communities. The proposal</p>



**Table 5 – Consistency with North District Plan**

Directions	Planning Priority/Actions	Consistency
		includes mixed land uses which will assist with job growth.
<b>A Well Connected City</b>	N12: Delivering integrated land use and transport planning and a 30-minute city	The proposal allows for a new mixed used development within Turramurra local centre with direct access to local jobs and services. The site is also provides homes within walking distance to public transport along Pacific Highway and Turramurra Train Station with less than a 30 minute public transport commute to jobs in strategic centres including Chatswood, Hornsby, Macquarie Park and St Leonards.
<b>A city in landscape</b>	N15: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	Future development on the site will be capable of providing sufficient deep soil and landscaping, and on-site water management measures to ensure there are no adverse environmental impacts on the identified riparian corridor to the southwest.
	N16: Protecting and enhancing bushland and biodiversity	The proposal ensures the bushland corridor to the rear of the site will be protected and enhanced.
	N17: Protecting and enhancing scenic and cultural landscapes	The site is currently developed commercial land. The Planning Proposal does not affect any scenic or cultural landscapes
	N19: Increasing urban tree canopy cover and delivering Green Grid connections	The Planning Proposal allows for future redevelopment on the site to retain and increase landscaping, tree canopy and deep soil to retain the established



**Table 5 – Consistency with North District Plan**

Directions	Planning Priority/Actions	Consistency
		leafy character of the neighbourhood.
	N20: Delivering high quality open space	The proposal will dedicate land to facilitate the delivery of a new public park adjacent to Granny Springs Reserve.
<b>An efficient city</b>	N21: Reducing carbon emissions and managing energy, water and waste efficiently	The Planning Proposal unlocks opportunities for redevelopment on the site which can achieve high quality design to improve energy, water and waste efficiency. The location of the site also encourages active modes of transport and reduces vehicle reliance.
<b>A resilient city</b>	N22: Adapting to the impacts of urban and natural hazards and climate change	The proposal has been designed with regard to bushfire hazard posed from Granny Springs Reserve. Through appropriate site and design considerations including buffer distances and construction standards the potential impacts of this natural hazard can be mitigated.

**Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

This section demonstrates the Planning Proposals will give effect to Council's endorsed LSPS and other endorsed local strategies or strategic plans, including:

- Ku-ring-gai Local Strategic Planning Statement (2020)
- Ku-ring-gai Community Strategic Plan 2038
- Ku-ring-gai Local Housing Strategy (2020)
- Ku-ring-gai Public Domain Plan



## **Ku-ring-gai Local Strategic Planning Statement**

On 17 March 2020, the Council adopted the Ku-ring-gai Local Strategic Planning Statement (LSPS) which plans for Ku-ring-gai's economic, social and environmental land use needs for the next 20 years (2016-2036). The LSPS draws together the priorities and actions from Council's existing land use plans and policies to present an overall land use vision for Ku-ring-gai.





**Table 6 –Consistency with Ku-ring-gai LSPS**below provides an assessment of this Planning Proposal against relevant sections of the Ku-ring-gai LSPS:

Table 6 – Consistency with Ku-ring-gai LSPS		
Directions	Planning Priority	Consistency
Infrastructure and collaboration		
<b>A city supported by infrastructure</b>	<b>Local Infrastructure</b>  K1. Providing well-planned and sustainable infrastructure to support growth and change	<b>Consistent</b>  The proposal facilitates infrastructure upgrades to support the delivery of the proposed development and also support the broader regional demands. These include: <ul style="list-style-type: none"> <li>• Providing a new community park;</li> <li>• Delivering a new road;</li> <li>• Providing upgrades of Kissing Point Rd;</li> <li>• Fencing along Pacific Highway;</li> <li>• New through site link;</li> <li>• Upgrading of Stonex Lane;</li> <li>• Upgraded bus stop;</li> <li>• Land dedication along Pacific Highway; and</li> <li>• New street lighting and bicycle racks.</li> <li>• Provision of a new community space within the development.</li> </ul>
<b>A collaborative city</b>	K2. Collaborating with State Government Agencies, and the community to deliver infrastructure projects	<b>Consistent</b>  The proposed planning amendments will support the delivery of significant amounts of housing in close proximity to transport, services and facilities.  The housing typologies, whilst all apartments, create additional



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
		<p>housing stock of a different type which is dominant within the broader LGA.</p> <p>The proposal includes 5% of housing as affordable housing. An affordable housing viability report (see Appendix I2) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>
<b>Liveability</b>		
<b>Housing the city</b>	<p><b>Housing</b></p> <p>K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community.</p> <p>K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place</p> <p>K5. Providing affordable housing that retains and strengthens the local residential and business community.</p>	<p><b>Consistent</b></p> <p>The LSPS identifies Turramurra Local Centre as containing suitable potential for additional housing given it contains a local railway station or bus route on an arterial road corridor, meets the criteria for 30 minute access to a strategic centre, and is supported by Council's community hub projects with retail services and community facilities.</p> <p>The proposal will facilitate the delivery of additional dwellings in Turramurra Local Centre within 170m of Turramurra Train Station which provides direct services to strategic centres of Chatswood, Hornsby and North Sydney that are accessible within 30 minutes. The site also fronts onto the Pacific Highway which contains regular bus routes to nearby strategic centres of Hornsby and Macquarie Centre.</p> <p>The proposal will include a range of 1, 2 and 3 bedroom apartments to provide a diversity of housing</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
		<p>and affordability capable of accommodating families but also providing options for older residents to downsize and age in place while providing good access to services and public transport in a central location.</p> <p>The proposal incorporates at least 5% of units as affordable rental housing. An affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>
<b>A city of great places</b>	<p><b>Local and Neighbourhood Centres.</b></p> <p>K6. Revitalising and growing a network of centres that offer unique character and lifestyle for local residents</p> <p>K7. Facilitating mixed-use developments within the centres that achieve urban design excellence</p> <p>K10. Promoting Turramurra as a family-focused urban village</p> <p><b>Local Character and Heritage</b></p> <p>K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character</p> <p>K13. Identifying and conserving Ku-ring-gai's environmental heritage</p>	<p><b>Consistent</b></p> <p>The proposal will revitalise the Turramurra Local Centre and the site into a lively mixed use precinct and create a village atmosphere through the provision of public open spaces (a new park and through site link) which promote social interaction between community members.</p> <p>The proposal facilitates a mixed use development on a landmark site comprising a commercial podium with activated street edges and through-site links with two residential towers above. The reference scheme indicates a future development capable of achieving urban design excellence.</p> <p>A village atmosphere will be created through the provision of public open spaces (a new park and through site link) which promote social interaction</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
	K16. Protecting, conserving and managing Ku-ring-gai's Aboriginal heritage assets, items and significant places	<p>between community members. This will be complemented by ground floor retail, restaurant and café offerings that spill out onto the through site links.</p> <p>The proposal respects Ku-ring-gai's unique visual and landscape character and seeks to connect the adjacent Granny Springs Reserve into the public domain and improve the condition of the existing bushland which includes Blue Gum High Forest, a listed endangered ecological community. Widening and greening of the interface along the Pacific Highway and Kissing Point Road is also sought.</p> <p>The proposal respects the local context of the site with respect to the surrounding environmental heritage items and heritage conservation areas including the Old Commonwealth Bank &amp; Federation Style Shop and Hillview Conservation Area.</p> <p>There are no identified aboriginal heritage items or significant places that will be impacted by the proposal.</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
<b>A city for people</b>	<p><b>Open Space, Recreation and Sport</b></p> <p>K17. Providing a broad range of open spaces, sporting and leisure facilities to meet the community's diverse and changing needs</p> <p>K18. Ensuring recreational activities in natural areas are conducted within ecological limits and in harmony with no net impact on endangered ecological communities and endangered species or their habitats</p>	<p><b>Consistent</b></p> <p>The proposal supports these priorities through creating a series of planning amendments which will support the delivery of new local open space areas consisting of:</p> <ul style="list-style-type: none"> <li>• 708m<sup>2</sup> local park; and</li> <li>• New through site link of 907m<sup>2</sup> which will function as an urban plaza.</li> </ul> <p>The proposal includes the provision of a new road (Stonex Street) creating a development buffer to the adjacent Granny Springs Reserve. The proposed community park is located within the existing developed footprint of the site so as to reduce potential ecological impacts to Granny Springs Reserve.</p> <p>The concept proposal and supporting VPA also include a community space which is to be dedicated to Council.</p>
<b>Productivity</b>		
<b>A well - connected city</b>	<p><b>30 Minute City</b></p> <p>K21. Prioritising new development and housing in locations that enable 30 minute access to key strategic centres</p> <p>K22. Providing improved and expanded district and regional connection through a range of integrated transport and infrastructure to enable effective</p>	<p><b>Consistent</b></p> <p>The site's location within the Turramurra Local Centre in close proximity to public transport is ideal for housing that enables 30 minute access to key strategic centres. The proposal will facilitate the delivery of new dwellings within close proximity of the Turramurra Train Station which provides direct services to strategic centres of Chatswood, Hornsby and North Sydney that</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
	<p>movement to, from and within Ku-ring-gai</p> <p><b>Active Transport Walking and Cycling Networks</b></p> <p>K23. Providing safe and convenient walking and cycling networks within Ku-ring-gai</p>	<p>are accessible within 30 minutes. The site also fronts onto the Pacific Highway which contains regular bus routes to nearby strategic centres of Hornsby and Macquarie Centre.</p> <p>The proposal facilitates the widening of the Pacific Highway and upgrades to Kissing Point Road fronting the site as well as provision for a new road (Stonex Street) connecting Duff Street and Kissing Point Road. This will improve permeability and movement to, from and within Ku-ring-gai, and around Turramurra Local Centre.</p> <p>The proposal facilitates the provision of a cycleway along the new road (Stonex Street) as well as a potential shared path along Kissing Point Road fronting the site. The through-site links also improve permeability and pedestrian access between the wider Turramurra Local Centre and public open space to the south (new community park and Granny Springs Reserve).</p>





**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
<b>Jobs and skills for the city</b>	<p><b>Local Economy and Employment</b></p> <p>K24. Diversifying Ku-ring-gai's local economy through expansion of tourism and the local visitor economy</p> <p>K25. Providing for the retail and commercial needs of the local community within Ku-ring-gai's centres</p> <p>K26. Fostering a strong local economy that provides future employment opportunities in Ku-ring-gai for both residents and workers within key industries</p>	<p><b>Consistent</b></p> <p>The proposal provides opportunities at the ground level for the establishment of high quality hospitality and retail operations that are attractive to visitors and can complement the nearby Turramurra Community Hub project.</p> <p>The LSPS identifies the significant undersupply of retail floor space in Turramurra. The reference scheme provides for approximately 7,202m<sup>2</sup> of retail, commercial, and community spaces.</p> <p>The proposal provides for an increase in commercial and retail space on the site which will allow for future employment opportunities in Ku-ring-gai without the need to leave to larger strategic centres beyond the LGA.</p>
<b>Sustainability</b>		
<b>A city in its landscape</b>	<p><b>Open Space Network</b></p> <p>K27. Ensuring the provision of sufficient open space to meet the need of a growing and changing community</p> <p><b>Bushland and Biodiversity</b></p> <p>K28. Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats</p> <p>K29. Enhancing the biodiversity values and ecosystem function services</p>	<p><b>Consistent</b></p> <p>The proposal includes the provision of new public open spaces including a new park and through site link.</p> <p>The proposal includes the provision of a new road (Stonex Street) creating a development buffer to the adjacent Granny Springs Reserve. The proposed community park is located within the existing developed footprint of the site so as to reduce potential ecological impacts to Granny Springs Reserve. The</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
	<p>of Ku-ring-gai's natural assets</p> <p><b>Urban Forest</b></p> <p>K30. Improving the quality and diversity of Ku-ring-gai's urban forest</p> <p>K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy</p> <p><b>Green Grid</b></p> <p>K32. Protecting and improving Green Grid connections</p> <p>K33. Providing a network of walking and cycling links for leisure and recreation</p> <p>K34. Improving connections with natural areas including river and creek corridors, bushland reserves and National Parks</p>	<p>proposal will create opportunities to further enhance and protect Granny Springs Reserve.</p> <p>The proposal facilitates urban tree canopy cover with new trees within the community park, street trees along Pacific Highway, Kissing Point Road and the new road (Stonex Street) as well as within the site including along through-site links, and within shared and private communal spaces on podium and rooftop levels.</p> <p>The proposal improves connections to Granny Springs Reserve with through site links connecting to the wider Turramurra Local Centre. A cycleway will be provided along the new road (Stonex Street). Further opportunities exist for walking trails from the new community park through Granny Springs Reserve to the southwest in accordance with the LSPS.</p>
	<p><b>Water Sensitive City</b></p> <p>K35. Protecting and improving the health of waterways and riparian areas</p> <p>K36. Enhancing the liveability of Ku-ring-gai's urban environment through integrated water infrastructure and landscaping solutions</p> <p>K37. Enabling water resource recovery through the capture, storage and reuse of water; alternative water</p>	<p><b>Consistent</b></p> <p>Future development on the site will be capable of incorporating water sensitive urban design (WSUD) and other on-site water management and efficiency measures to ensure there are no adverse environmental impacts to waterways. The use of suitable native low water use species in site landscaping will also assist in this regard.</p>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
	supplies; and increased water efficiency	
<b>An efficient city</b>	<b>Energy and Greenhouse Gas Emissions</b>  K38. Reducing greenhouse gas emissions by Council and the Ku-ring-gai community to achieve net zero emissions by 2045 or earlier	<b>Consistent</b>  The provided reference scheme carefully considers and identifies opportunities for reducing GHG emissions as detailed in <b>Appendix 1: Design Report</b> . These include: <ul style="list-style-type: none"> <li>• 100% electric building utilising thermal &amp; energy modelling to reduce energy cost smart home integration to downstream energy usage</li> <li>• Min. 20% of roof space for solar PV to offset emissions</li> <li>• Green power provision - no fossil fuels</li> <li>• Natural ways of collecting rainwater for re-use in toilet flushing + landscape irrigation, and using it as heat sinks in cooling towers</li> <li>• Efficient showers and taps to reduce water consumption without reducing amenity of bathrooms + kitchens</li> </ul>



**Table 6 – Consistency with Ku-ring-gai LSPS**

Directions	Planning Priority	Consistency
	<p><b>Waste</b></p> <p>K41. Reducing the generation of waste</p> <p>K42. Managing waste outcomes that are safe, efficient, cost effective, maximise recycling, and that contribute to the built form and liveability of the community</p>	<p>The provided reference scheme carefully considers and identifies opportunities for reducing waste as detailed in <b>Appendix 1: Design Report</b>. These include:</p> <ul style="list-style-type: none"> <li>• Site-specific waste management plan designed addressing construction and demolition</li> <li>• Onsite organic waste management</li> <li>• Considered apartment design that encourages ease of waste separation and disposal</li> </ul>
<b>A resilient city</b>	<p><b>Climate Resilience and adaption to the impacts of urban and natural hazards</b></p> <p>K39. Reducing the vulnerability, and increasing the resilience, to the impacts of climate change on Council, the community and the natural and built environment</p> <p>K40. Increasing urban tree canopy and water in the landscape to mitigate the urban heat island effect and create greener, cooler places</p> <p>K43. Mitigating the impacts of urban and natural hazards</p>	<p><b>Consistent</b></p> <p>The provided reference scheme carefully considers and identifies opportunities for reducing impacts of climate change as detailed in <b>Appendix 1: Design Report</b>. These include:</p> <ul style="list-style-type: none"> <li>• Increasing urban canopy,</li> <li>• Responding to rising heat events through sustainable and long term energy and water efficiencies; and</li> <li>• Supporting and enhancing a sense of community.</li> </ul>



## The Community Strategic Plan 203 2

The Community Strategic Plan 203 2 is a long term strategic plan for Ku-ring-gai. It reflects the aspirations, vision and long term objectives of the Ku-ring-gai community and is based on key local plans, policies and government policy.

The Plan is structured under six key themes of: Community, People and Culture; Natural Environment; Places, Spaces and Infrastructure; Access, Traffic and Transport; Local Economy and Employment; and Leadership and Governance. The Planning Proposal's consistency with relevant aspects of the Community Strategic Plan is provided in the table below.

Table 7 – Consistency with Ku-ring-gai Community Strategic Plan 203 2		
Issue	Objective	Consistency
<b>Community, People and Culture</b>		
<b>C2 Housing choice</b>	C2.1 Housing choice and adaptability support the needs of a changing population.	<b>Consistent</b> The proposal will provide additional housing within the LGA, increasing the supply of modern, high quality residential apartments.
<b>Natural Environment</b>		
<b>N2 Natural Areas</b>	N2.1 Our bushland, tree canopy and biodiversity are managed and improved to enhance the health and function of ecosystems.	<b>Consistent</b> The proposal responds to the significance of the adjacent Granny Springs Reserve and mapped biodiversity corridor with the undertaking of environmental assessments of all trees and potential ecology communities on the site. The proposal seeks to ensure that any impacts can be avoided, minimised or mitigated.
<b>N3 Natural Waterways</b>	N3.1 Our natural waterways and riparian areas are enhanced and protected.	
<b>N4 Climate Change</b>	N4.1 A community transitioning to net zero emissions and responding to the impacts of climate change and extreme weather events.	<b>Consistent</b> The provided reference scheme carefully considers and identifies opportunities for reducing GHG emissions as detailed in <b>Appendix 1: Design Report</b> . These include: <ul style="list-style-type: none"> <li>100% electric building utilising thermal &amp; energy modelling to reduce energy cost smart</li> </ul>



**Table 7 – Consistency with Ku-ring-gai Community Strategic Plan 2032**

Issue	Objective	Consistency
		<p>home integration to downstream energy usage</p> <ul style="list-style-type: none"> <li>• Min. 20% of roof space for solar PV to offset emissions</li> <li>• Green power provision - no fossil fuels</li> <li>• Natural ways of collecting rainwater for re-use in toilet flushing + landscape irrigation, and using it as heat sinks in cooling towers</li> <li>• Efficient showers and taps to reduce water consumption without reducing amenity of bathrooms + kitchens</li> </ul>
<b>N5 Sustainable Resource Management</b>	N5.1 A community progressively reducing its consumption of resources and leading in resource recovery and the circular economy.	<p><b>Consistent</b></p> <p>The Planning Proposal unlocks opportunities for redevelopment on the site which can achieve high quality design to reduce consumption of resources and implement modern waste management systems.</p>
<b>Places, Space and Infrastructure</b>		
<b>P1 Preserving Ku-ring-gai's character</b>	P1.1 Ku-ring-gai's unique visual character and identity is maintained.	<p><b>Consistent</b></p> <p>The proposal is compatible with the local character and will facilitate the delivery of critical local infrastructure including roads and active open space. Importantly, the proposal will deliver more compact, diverse and affordable housing typologies in an accessible location, catering for different stages of life including for young couples, families, downsizers and retirees.</p>
<b>P2 Managing Urban Change</b>	P2.1 A robust planning framework is in place to deliver quality design	<p><b>Consistent</b></p> <p>Through the appropriate planning proposal framework, the proposal</p>





**Table 7 – Consistency with Ku-ring-gai Community Strategic Plan 2032**

Issue	Objective	Consistency
	outcomes and maintain the identity and character of Ku-ring-gai.	seeks to deliver a quality design outcome for the site, that responds to the identity and character of Ku-ring-gai.
<b>P3 Quality Urban Design and Development</b>	P3.1 The built environment delivers attractive, interactive, healthy and sustainable living and working environments.	<p><b>Consistent</b></p> <p>The proposal will provide an attractive place to live and work. The provision of ground floor retail with through site links will provide an attractive place for specialty retail, cafes and restaurants and interaction amongst the community. Detailed design of the development will ensure the proposal meets the latest in environmentally sustainable building and living standards.</p>
<b>P4 Revitalisation of our centres</b>	P4.1 Our centres offer a broad range of shops and services and contain lively urban village spaces and places where people can live, work, shop, meet and spend leisure time.	<p><b>Consistent</b></p> <p>The proposal will revitalise the Turramurra local centre with a new mixed use development that provides local employment, affordable rental housing, active commercial spaces and shopfronts adjacent to new open space parkland so people can live, work, shop, meet and spend leisure time within the centre.</p>
<b>P5 Heritage that is protected and responsibly managed</b>	P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed.	<p><b>Consistent</b></p> <p>The proposal respects the heritage of nearby heritage items and conservation areas across Kissing Point Road to the east and also to the south.</p>
<b>P6 Enhancing recreation, sporting and leisure facilities</b>	P6.1 Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.	<p><b>Consistent</b></p> <p>The proposal facilitates the delivery of a new public park adjacent to Granny Springs Reserve as identified in Council's DCP and Public Domain Plan providing valuable open space adjacent to the local centre.</p>



**Table 7 – Consistency with Ku-ring-gai Community Strategic Plan 2032**

Issue	Objective	Consistency
<b>P8 Improving the standard of our infrastructure</b>	P8.1 An improved standard of infrastructure that meets the community's service level standards and Council's obligations as the custodian of our community assets.	<p><b>Consistent</b></p> <p>The proposal facilitates the delivery of public domain upgrades along Pacific Highway, Kissing Point Road as well as the new Stonex Street including streetscape works such as street furniture, pavement upgrades, street lighting, bicycle paths, street tree planting.</p>
<b>Access, Traffic and Transport</b>		
<b>T1 Integrated and Accessible Transport</b>	T1.1 A range of integrated transport choices are available to enable effective movement to, from and around Ku-ring-gai.	<p><b>Consistent</b></p> <p>The proposal provides jobs, services and housing in close proximity to a range of transport options including bus and train services as well as future cycle paths.</p>
<b>T2 Local Road Network</b>	T2.1 Local roads and parking operate safely and efficiently.	<p><b>Consistent</b></p> <p>The proposal facilitates the delivery of new Stonex Street providing a link between Kissing Point Road and Duff Street which will improve accessibility and vehicular movement through the local centre and provide ongoing service access and improved pedestrian amenity.</p>
<b>T3 Regional Transport Network</b>	T3.1 An accessible public transport and regional road network.	<p><b>Consistent</b></p> <p>The proposal is in a highly accessible location adjacent to public transport services along the Pacific Highway and within close walking distance to Turramurra Train Station. The proposal also accounts for future improvements to the regional road network accounting for widening of the Pacific Highway fronting the site and upgrades to the Kissing Point Road/Pacific Highway intersection.</p>



**Table 7 – Consistency with Ku-ring-gai Community Strategic Plan 2032**

Issue	Objective	Consistency
<b>Local Economy and Employment</b>		
<b>E1 Facilitating business growth</b>	E1.1 Ku-ring-gai is an attractive location for business.	<p><b>Consistent</b></p> <p>The proposal invigorates the appearance and vitality of the site and Turramurra local centre and will attract more investment with new commercial spaces for employment and services to service the local community in a highly accessible location close to key transport nodes.</p>
<b>E2 Partnering for business and employment growth</b>	E2.1 Key stakeholders partner with Council to strengthen and develop Ku-ring-gai's local economic base.	<p><b>Consistent</b></p> <p>The proposal provides an opportunity to work with Council in revitalising the Turramurra local centre with new employment spaces, affordable rental housing and the delivery of public assets such as roads, parks and public domain improvements.</p>

## Ku-ring-gai Local Housing Strategy

The Ku-ring-gai Local Housing Strategy (LHS) (Revised December 2020) is a 20 year plan to guide future housing in Ku-ring-gai LGA to 2036. It was approved by the Department of Planning, Industry and Environment (DPE) on 16 July 2020 subject to a number of requirements. Although it is noted that Council did not support the required amendments, the LHS continues to provide a guide on the quantity, location and type of future residential development throughout the LGA. The Strategy includes priorities, objectives and actions for housing within the LGA. The Planning Proposal's consistency with the key housing priorities and objectives is provided in the table below.

**Table 8 – Consistency with Ku-ring-gai Local Housing Strategy**

Housing Priority	Housing Objectives	Consistency
<b>1. Manage and monitor the supply of housing in the right locations</b>	To monitor the delivery of housing within areas close to services, cultural and community facilities, and within a 10-minute walking	<p>The Planning Proposal will provide for housing within Turramurra Local Centre that is close to services, cultural and community facilities, and within a 10-minute walking distance to</p>



**Table 8 – Consistency with Ku-ring-gai Local Housing Strategy**

Housing Priority	Housing Objectives	Consistency
	distance to key public transport nodes.	key public transport nodes including Turramurra Train Station and bus services along the Pacific Highway.
	To provide homes in areas that can support the creation and growth of vibrant Local Centres and a thriving local economy.	The Planning Proposal will provide for housing within Turramurra Local Centre which will support the creation and growth of a vibrant centre with new retail and commercial spaces including a supermarket, medical centre and retail, restaurant and café offerings.
	To ensure the delivery of housing is in coordination with provision of local and state infrastructure and services.	The Planning Proposal will provide for housing within an existing local centre with access to existing local and state infrastructure and services capable of supporting the mixed-use development.
<b>2. Encourage diversity and choice of housing</b>	To encourage a mix of dwelling types and sizes.	The reference scheme includes provision for 1, 2 and 3-bedroom apartments of varying sizes capable of accommodating a diverse range of residents from families to older residents looking to downsize and age in place.
	To investigate housing affordability.	<p>The proposal includes provision for at least 5% of units within the development as affordable rental housing in response to housing affordability pressures across the LGA and Sydney Region.</p> <p>An affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the</p>



**Table 8 – Consistency with Ku-ring-gai Local Housing Strategy**

Housing Priority	Housing Objectives	Consistency
		proponents offer of 5% of the residential floor space as affordable housing is appropriate.
	To ensure new homes are accessible and meet mobility needs.	Future detailed development design will include provision for adaptable apartments in accordance with the requirements of the ADG and relevant Australian Standards to meet mobility and access needs of residents.
<b>3. Increasing liveability, sustainability and area character through high - quality design</b>	To encourage housing that contributes to healthy and active neighbourhoods.	The Planning Proposal will provide for housing within Turramurra Local Centre adjacent to public open spaces, walking and cycle links, public transport, and shops and services which will reduce reliance on motor vehicles and encourage more active lifestyles and neighbourhoods.
	To facilitate high quality housing that is responsive to Ku-ring-gai's local character.	The proposal will provide high quality apartment living close to public transport and services. The provision of adaptable apartments will provide opportunities for older residents to downsize and age in place while the provision of affordable housing responds to the lack of affordability within the LGA.
	To promote housing that meets high sustainability performance targets.	At the detailed design stage, the proposal will subject to Council and industry's latest sustainability performance targets provided through the instruments including BASIX and the DCP.



Whilst the Planning Proposal is generally consistent with the stated housing priorities and objectives as outlined above, the LHS plans for delivery of housing up to 2036 by utilising capacity under existing planning controls and where permissible, supplemented by seniors housing and ‘alternative dwellings’ such as secondary dwellings, group homes and boarding houses. However, the planning proposal responds to the DPE approval letter.

DPE’s approval of the LHS was subject to a number of requirements and advisory notes. The approval advises that any planning proposals for new housing development will be assessed against the LHS, in addition to the approval requirements and advisory notes. In particular it is noted that DPE has identified that Planning Proposals for Turramurra are to be progressed by Council and where this work is not pursued by Council the Department welcomes good place-based approaches by landowner/developers. It is considered that the planning proposal falls into this category.

The Planning Proposal’s consistency with the key relevant requirements and advisory notes outlined in DPE’s approval are provided in the table below.

Table 9 – Key Relevant Matters for Ku-ring-gai Local Housing Strategy	
Matter	Comment
<b>Relevant DPE Approval Requirements</b>	
<p>2. Consistent with Priority K3 of the Ku-Ring-Gai Local Strategic Planning Statement (LSPS), Council is to commence a masterplan, or accommodate proponent-led planning proposal(s) with good planning outcomes, for Gordon, Lindfield and/or Turramurra local centres. Planning proposal(s) for these centres are to be submitted to the Department for Gateway determination by December 2022. Where this work is not pursued by Council the Department welcomes good place-based approaches by landowner/developers.</p> <p>This approach is consistent with the priorities and actions of Council’s LSPS. These planning proposals are considered necessary to support the supply and delivery of housing over the medium term and present opportunities for new housing typologies (including affordable housing) suited to the future and changing needs of the community.</p>	<p>The subject Planning Proposal is proponent-led and located within Turramurra Local Centre. The proposal is consistent with the priorities and actions of the LSPS and will support the supply and delivery of housing over the medium term and presents opportunities for new housing typologies suited to the future and changing needs of the community. This includes at least 5% of units to be provided as affordable rental housing consistent with the Greater Sydney Region Plan.</p> <p>An affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>
<p>3. Council or proponents for the planning of these local centres is to consult with Transport for NSW to best address transport</p>	<p>The proponent consulted with TfNSW as part of the initial planning proposal. It is considered that this consultation with</p>



**Table 9 – Key Relevant Matters for Ku-ring-gai Local Housing Strategy**

Matter	Comment
and road/pedestrian safety issues. Specific consideration should be given to the intersections of the Pacific Highway with Ray Street, Kissing Point Road, Rohini Street and Turramurra Avenue when planning for the local centre of Turramurra.	TfNSW is still valid with regards to land dedication, intersection upgrades and other transport matters relating to the Pacific Highway and Kissing Point Road which front the site.
<b>Relevant Advisory Notes</b>	
<p>Making appropriate provision for any additional housing opportunities that may arise out of sequence:</p> <p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit. Council is encouraged to develop a framework within which to consider such proposals, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Strategic merit and case for change</li> <li>• Robust demographic evidence</li> <li>• Demand analysis and economic impacts</li> <li>• Infrastructure delivery and funding to be borne by the proponent</li> <li>• Stakeholder consultation and outcomes</li> <li>• Sustainability and resilience</li> <li>• Social and affordable housing contribution</li> </ul>	<p>Council has not yet developed its framework additional housing opportunities that may arise out of sequence. Nonetheless, the proposal addresses the listed framework criteria in Table 11 below.</p>

Planning Proposal is consistent with DPE's advisory notes as outlined in the Table below.





**Table 10 – Consistency with Ku-ring-gai Housing Strategy Approval**

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals	Response
<b>Making appropriate provision for any additional housing opportunities that may arise out of sequence</b>	<p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit.</p> <p>Council is encouraged to develop a framework within which to consider such proposals, including but not limited to:</p>	<p>Whilst Council has not yet established a framework that makes provision for additional housing opportunities that arise out of sequence which are inconsistent with the Housing Strategy, this Planning Proposal addresses the following matters as outlined below.</p>
	<p>Strategic merit and case for change</p>	<p>Strategic and site-specific merit of the proposal is discussed in detail under Q3 below. In summary, the strategic merit and case for change include that the proposal will give effect to:</p> <ul style="list-style-type: none"> <li>• The Greater Sydney Region Plan and North District Plan through provision of affordable housing.</li> <li>• Ku-ring-gai LSPS through implementing its Turramurra Structure Plan (see Figure above).</li> <li>• DPE's approval requirement of the Ku-ring-gai LHS for Council to make appropriate provision for any additional housing</li> </ul>



**Table 10 – Consistency with Ku-ring-gai Housing Strategy Approval**

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals	Response
		<p>opportunities that may arise out of sequence.</p> <ul style="list-style-type: none"> <li>• DPE's Ku-ring-gai LHS approval advice that they are supportive of planning proposals in the Turramurra local centre which should be submitted to the Department for Gateway determination by December 2022.</li> <li>• Supported by demographic evidence (refer discussion below).</li> </ul>
	Robust demographic evidence	<p>Based on population projections from DPE, there will be an additional 13,358 people within the LGA by 2041. Therefore, there is a demonstrated need to provide for additional housing opportunities within the Ku-ring-gai LGA to meet DPE's projections.</p> <p>The Planning Proposal assists in meeting this target by allowing additional development potential on the subject site. The provided reference scheme identifies a total of 180 dwellings in the right location that are consistent with LHS priorities. These include:</p> <ul style="list-style-type: none"> <li>• New housing in the right location <ul style="list-style-type: none"> <li>○ within a local centre</li> <li>○ close to services, cultural and community facilities</li> <li>○ supports the growth of vibrant Local</li> </ul> </li> </ul>



**Table 10 – Consistency with Ku-ring-gai Housing Strategy Approval**

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals	Response
		<p>Centres and a thriving local economy</p> <ul style="list-style-type: none"> <li>○ within 10 minutes walking of public transport</li> <li>● Provides a diversity and choice of housing <ul style="list-style-type: none"> <li>○ mixture of dwelling types and sizes</li> <li>○ affordable housing opportunities</li> <li>○ accessible homes for the less mobile</li> </ul> </li> </ul>
	Demand analysis and economic impacts	A Preliminary Needs and Impact Assessment has been prepared as part of the Planning Proposal and is provided at Appendix 4: Preliminary Need and Impact Assessment (Economic). The demand analysis and economic impacts of the proposal are discussed in detail under Q9 of this report.
	Infrastructure delivery and funding to be borne by the proponent	A letter of offer is submitted with the Planning Proposal to initiate discussions with Council on infrastructure delivery and funding (refer Appendix 10: Letter of Offer).
	Stakeholder consultation and outcomes	Stakeholder and community engagement will occur as the proposal progresses.
	Sustainability and resilience	The proposal ensures the provision of sufficient open space with



**Table 10 – Consistency with Ku-ring-gai Housing Strategy Approval**

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals	Response
		<p>dedication of land for a new park to meet the needs of a growing and changing community. The proposed community park is located within the existing developed footprint of the site and will create opportunities to further enhance and protect Granny Springs Reserve. The proposal and future detailed design DA will incorporate new urban tree canopy cover with new trees within the community park, street trees along all road frontages as well as within the site including along through-site links, and within shared and private communal spaces on podium and rooftop levels.</p> <p>Future development on the site will be capable of incorporating water sensitive urban design (WSUD) and other on-site water management and efficiency measures to ensure there are no adverse environmental impacts to waterways. The use of suitable native low water use species in site landscaping will also assist in this regard.</p> <p>The proposal will allow the site to respond to the effects of climate change including the increasing of the urban tree canopy to mitigate the urban heat island effect. The site is not in proximity to any bushfire prone land however, the provision of Stonex Street provides a buffer between future development on the site and the adjoining Granny Springs nature reserve to mitigate any potential future risk.</p>



**Table 10 – Consistency with Ku-ring-gai Housing Strategy Approval**

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals	Response
	Social and affordable housing contribution	<p>The proposal includes at least 5% of units to be provided as affordable rental housing. This is consistent with the Greater Sydney Region Plan's general target range of 5%-10% of new residential floor space.</p> <p>The proposal includes 5% of affordable housing in recognition of the broader public benefits being provided by the proposal.</p> <p>The site's strategic position being within Turramurra local centre provides a key opportunity to provide affordable housing in the right location close to public transport, and commercial and retail employment and services.</p> <p>The proponent has been working with major not-for-profit community housing providers to develop a strategy to provide the community affordable housing units within the proposed project.</p> <p>It is envisaged that the proponent will retain an agreed number of affordable housing properties, which will be managed by one of the registered community housing providers in accordance with the NSW affordable housing guidelines.</p> <p>An affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.</p>

In conclusion, whilst the Planning Proposal is generally consistent with the stated housing priorities and objectives of the Ku-ring-gai Housing Strategy, it is inconsistent with its



planned implementation to deliver housing by utilising capacity under existing planning controls.

Notwithstanding this, the Planning Proposal is consistent with DPE's approval requirements of the LHS. DPE welcomes good place-based approaches within Turrumurra Local Centre that support the supply and delivery of housing over the medium term and present opportunities for new housing typologies (including affordable housing) suited to the future and changing needs of the community.

## **Ku-ring-gai Public Domain Plan 20 22**

The Ku-ring-gai Public Domain Plan guides the design of streets and public spaces. It aims to support the revitalisation of Ku-ring-gai's local centres so that they become more walkable, user friendly and attractive places.

The Ku-ring-gai Public Domain Plan correlates with Council directions and policies including the Ku-ring-gai Development Control Plan, Ku-ring-gai Community Strategic Plan – Our Ku-ring-gai 2032, the Ku-ring-gai Local Strategic Planning Statement, as well as State level policy such as Greater Sydney Commission's North District Plan.

Public domain concept plans have been prepared for six local centres – Turrumurra, Gordon, Lindfield, St Ives, Pymble and Roseville. It is critical that all proposed public domain works adhere to the concept plans to ensure the delivery of quality public domain outcomes and a coherent future character for Ku-ring-gai's local centres.

Some of the key objectives of the draft Plan are to:

- deliver a high quality public realm;
- provide a consistent positive image for Ku-ring-gai with acknowledgement and retention of local character for each Local Centre;
- improve legibility and wayfinding;
- develop pedestrian focused places with improved walking experience;
- ensure an accessible, inclusive, and safe public domain;
- create vibrant streetscapes and public areas with enjoyable experiences including outdoor dining, public art installations and flexibility for events;
- promote a consistent materials palette and consistent design elements to unify and identify Ku-ring-gai LGA;
- respond to climate change by providing shelter through planting and structures / built form with canopies to reduce heat, and other cooling methods such as water features;
- preserve and enhance vegetation and landscape character of Ku-ring-gai;
- encourage sustainable design using robust, long lasting materials; and
- encourage sustainable water usage design such as water capture, water re-use and cleansing, and water efficient planting.

Part 2 of the KPDP 2022 relates to Turrumurra Town Centre with a vision:



“To promote Turrumurra as a family-focused urban village so that it can continue to be a well-connected and attractive place to live, work and shop, and where local families can meet and spend leisure time.”

The Plan also includes the following principles:

- Promote Turrumurra as a family focused urban village.
- Retain street level human scale, fine grained character of the main street shops on Pacific Highway and Rohini Street. Streetscape design is to reflect the fine grain character of building frontages.
- Consolidate the entire Local Centre on both sides of Pacific Highway and the railway line through physical and visual links, continuity of material selection and streetscape design.
- Increase the number of north south (primary) and east-west (secondary) connections to improve the connectivity of Turrumurra Local Centre.
- Promote and facilitate the establishment of direct pedestrian routes along the rail corridor from surrounding residential areas.
- Encourage the activation and use of laneways for alternative pedestrian movement through the Local Centre and to provide quieter retail areas and public spaces away from Pacific Highway.
- Improve the visual link between Gilroy Lane, Rohini Street, through to William Street.
- Acknowledge and protect key views in Turrumurra with historical importance.
- Ensure appropriate interface and separation between future development and Heritage Conservation Areas and heritage items.
- Enhance the public domain network of streets and open spaces as places which people enjoy and want to spend time in.
- Upgrade the landscape character and facilities of existing parks around the Turrumurra Local Centre.
- Integrate public art to add interest and activation to public spaces.

The objectives and principles of the Public Domain Plan have been considered as part of this proposal and the reference scheme. Nothing in the Public Domain Plan warrants the implementation of site-specific provisions beyond those proposed within this Planning Proposal.

**Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

### **Future Transport Strategy**

The Future Transport Strategy sets out the direction for continuing to improve every part of the transport system for the benefit of customers, the community and economy.

It aims to put people and places at the centre of decision making. It outlines a vision, strategic directions and customer outcomes, with infrastructure and services plans





underpinning the delivery of these directions across the state. The vision is built on the following key outcomes:

1. Connecting our customers' whole lives;
2. Successful places for communities;
3. Enabling economic activity;

This Planning Proposal is consistent with *Future Transport Strategy* as it increases the provision of dwellings and commercial uses in close proximity to a rail station and existing bus networks. It also provides significant public benefits including new bus stops. A detailed consideration of the traffic impacts of the proposal and its supporting reference scheme are provided at **Appendix 2: Traffic and Transport Study**.

## **Staying Ahead: State Infrastructure Strategy 2022 -2042**

The Strategy sets out Infrastructure NSW's independent advice to the NSW Government on the State's needs and strategic priorities for infrastructure over the long term.

*Staying Ahead: State Infrastructure Strategy 2022 -2042* is framed around 9 long-term objectives, each with a dedicated chapter. The Strategy makes 57 recommendations (102 including sub-recommendations) to the NSW Government aimed at improving outcomes and living standards for the people of NSW.

1. Boost economy-wide productivity and competitiveness
2. Service growing communities
3. Embed reliability and resilience
4. Achieve an orderly and efficient transition to Net Zero
5. Enhance long-term water security
6. Protect our natural endowments
7. Harness the power of data and digital technology
8. Integrate infrastructure, land use and service planning
9. Design the investment program to endure

This Planning Proposal reflects, and is consistent with, the objectives of the NSW State Infrastructure Strategy.

## **Q6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

Consistency with the State Environmental Planning Policies is provided in the table below:



**Table 11– Consistency with the relevant SEPPs**

SEPP	Consistency
<p><b>SEPP (Biodiversity and Conservation) 2021</b></p> <p>Chapter 2: Vegetation in rural areas</p>	<p><b>Consistent</b></p> <p><b>Chapter 2 Vegetation in Non -Rural Areas</b></p> <p>Chapter 2 of the SEPP relates to vegetation in non-rural areas. The proposal seeks to facilitate redevelopment of the gateway site in accordance with the structure and precinct plans outlined in Council's LSPS, DCP and Public Domain Plan. This will include the provision of a Council identified new road (Stonex Street) which will provide a buffer to Granny Springs Reserve to the south which consists of bushland that is zoned E2 Environmental Conservation. A southern part of the site adjoining the reserve will be dedicated to Council to provide for a new public park in accordance with the abovementioned plans. Existing trees on site will be retained where possible and the new road will establish a buffer to the bushland within Granny Springs Reserve to the south.</p>



**Table 11– Consistency with the relevant SEPPs**

SEPP	Consistency
<p><b>SEPP (Resilience and Hazards) 2021</b></p> <p>Chapter 4: Remediation of land</p>	<p><b>Consistent</b></p> <p>Chapter 4 of the SEPP requires a planning authority to give consideration to contamination issues when rezoning land which allows a change of use that may increase the risk to health or the environment from contamination and requires consideration of a report on a preliminary investigation where a rezoning allows a change of use that may increase the risk to health or the environment from contamination. The Planning Proposal will not allow a change of use given shop top housing is permitted with consent in the zone.</p> <p>Nonetheless, a Preliminary Site Investigation has been undertaken and the report is provided at Appendix 5: Phase 1 Preliminary Investigation (Contamination). The report advises that:</p> <p><i>“Based on the findings of this report and with consideration to the Statement of Limitations, EI conclude that there is potential for contamination to be present that could pose risk to sensitive receptors. This was considered to be of low to high significance in terms of the risk to the human and environmental receptors identified. As such, detailed site investigation will need to be carried out following demolition to characterise soils and groundwater and ascertain the presence of any contamination onsite.</i></p> <p><i>Based on the information collected during the future DSI and in reference to SEPP 55, the site can be made suitable subject to the completion of a DSI (and after remediation and validation, if required) for the residential use .”</i></p> <p>A future detailed DSI will be carried out after demolition of buildings on the site to confirm the site will be suitable for residential use , as part of later development applications.</p>
<p><b>SEPP (Housing) 2021 – Chapter 4</b></p>	<p><b>Consistent</b></p> <p>The reference scheme is capable of accommodating residential development that is consistent with SEPP Housing principles and the Apartment Design Guide design criteria. Detailed assessment of compliance with SEPP Housing design principles and the Apartment Design Guide would occur at DA stage.</p>



**Table 11– Consistency with the relevant SEPPs**

SEPP	Consistency
<b>SEPP(Sustainable Buildings) 2022</b>	<p><b>Consistent</b></p> <p>The proposal does not contradict or hinder the application of the SEPP.</p>
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	<p><b>Consistent</b></p> <p>The proposal does not contradict or hinder the application of the SEPP.</p>
<b>SEPP(Exempt and Complying Development Codes) 2008</b>	<p><b>Consistent</b></p> <p>The proposal does not contradict or hinder the application of the SEPP.</p>
<b>SEPP (Transport and Infrastructure) 2021 Division 17 Roads and Traffic</b>	<p><b>Consistent</b></p> <p>Subdivision 2 addresses Development in or adjacent to road corridors and road reservations. As the site is adjacent to classified roads, this subdivision will apply to future development on the site.</p> <p>The matters identified in s2.118 – s2.121 will apply to future development applications lodged for the site. It is appropriate that The Department notes that compliance with this part will be further considered during the detailed development assessment stage and the proposal does not hinder application of the SEPP.</p>

**Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?**

The table below reviews the consistency of the draft Planning Proposal with the relevant Local Planning Directions for LEPs under section 9.1 of the Environmental Planning and Assessment Act 1979.



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
<b>1. Planning Systems</b>		
<b>1.3 Approval and Referral Requirements</b>  This direction applies to all relevant planning authorities when preparing a planning proposal.	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	<b>Consistent</b>  The Planning Proposal does not contain any provisions which require concurrence, consultation or referral to the Minister.
<b>1.4 Site Specific Provisions</b>  This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	<b>Consistent</b>  The Planning Proposal will not result in any unnecessarily restrictive site specific planning controls.
<b>1.4A Exclusion of Development Standards from Variation</b>	The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.	<b>Consistent</b>  The planning proposal does not propose to exclude the application of Clause 4.6.
<b>3. Biodiversity and Conservation</b>		
<b>3.1 Conservation Zones</b>  This direction applies to all relevant planning authorities	The objective of this direction is to protect and conserve	<b>Consistent</b>  The proposal does not seek to affect land that is within a conservation



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
when preparing a planning proposal.	environmentally sensitive areas.	<p>zone, but that this direction applies as the site contains two vegetation communities that are present in the southern edge of the site. This includes the Blum Gum High Forest and Urban Exotic/Native Vegetation. The Blue Gum High Forest Vegetation community is listed within the Biodiversity Conservation Act 2016 and EPBC Act 1999 as a critically endangered ecological community (CEEC) within the Sydney Basin Bioregion.</p> <p>The Flora and Fauna Report identifies that ecological communities only cover a small portion of the site, with the indicative masterplan demonstrating a suitable outcome can be achieved which will be further assessed at the DA stage.</p> <p>The land immediately to the south west of the site is zoned C2 Environmental Conservation and is located downhill from the property. The proposal will introduce a significant new open space area directly adjacent to this area which will support the long term conservation of the existing bushland, satisfying the objectives of this zone.</p>



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
		<p>The proposal does not seek to reduce conservation standards that apply to the site as the proposed scheme will result in an increased amount of green space and ensures the delivery of additional green space directly adjacent to the C2 Zoned area.</p> <p>Any other impacts of future development such as stormwater run off or other environmental considerations can be affectively addressed during the Development Application stage and application of the recommended Development Control Plan.</p>
<p><b>3.2 Heritage Conservation</b></p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p><b>Consistent</b></p> <p>The proposal will not impact on nearby items of heritage significance, or the heritage significance of the area as demonstrated in the accompanying Heritage Impact Statement. More detailed consideration of heritage impacts can be addressed at the Development Application Stage.</p>
<b>4. Resilience and Hazards</b>		
<p><b>4.3 Planning for Bushfire Protection</b></p>	<p>The objectives of this direction are to:</p>	<p><b>Consistent</b></p>





**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
<p>This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.</p> <p>This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&amp;A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.</p>	<p>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) encourage sound management of bush fire prone areas.</p>	<p>The subject site is not bushfire affected as identified in the accompanying report at <b>Appendix 7: Bushfire Advice</b>.</p>
<p><b>4.4 Remediation of Contaminated Land</b></p> <p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare</p>	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p><b>Consistent</b></p> <p>The application is accompanied by a Preliminary Site Investigation (Contamination) prepared at Appendix 5: Phase 1 Preliminary Investigation (Contamination). The report considers that the potential for gross site contamination is low to moderate. A detailed DSI will be carried out at the detailed DA Stage.</p>



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
<p>purposes, or for the purposes of a hospital – land:</p> <p>i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>		
<p><b>4.5 Acid Sulfate Soils</b></p> <p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.</p>	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p><b>Consistent</b></p> <p>The KLEP 2015 classifies the site as containing Class 5 Acid Sulfate Soils. Detailed Geotechnical Investigation will be provided at the DA stage, and no changes are proposed to the Acid Sulfate Soils mapping.</p>
<b>5. Transport and Infrastructure</b>		
<p><b>5.1. Integrating Land Use and Transport</b></p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban</p>	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve</p>	<p><b>Consistent</b></p> <p>The planning proposal gives effect to and is consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for</p>



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
land, including land zoned for residential, business, industrial, village or tourist purposes.	<p>the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	<p>planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p> <p>The proposal allows for the provision of additional commercial and residential floor space within a local centre with good access to transport and services infrastructure.</p>
<p><b>5.2. Reserving Land for Public Purposes</b></p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	<p><b>Consistent</b></p> <p>The Planning Proposal seeks to remove the reservation of Council-owned car park with the approval of the relevant public authority (Council) and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p>



**Table 12 – Consistency Section 9.1 Ministerial Directions**

Directions	Objectives	Consistency
		The proposal also facilitates the dedication of land for road widening, new Stonex Street and a public park.
<b>7. Industry and Employment</b>		
<b>7.1 Business and Industrial Zones</b>  This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary). For the purpose of this Direction, Employment zones means the following zones <ul style="list-style-type: none"> <li>• Employment</li> <li>• Mixed Use</li> <li>• W4 Working Waterfront</li> <li>• SP4 Enterprise</li> <li>• SP5 Metropolitan Centre</li> </ul>	The objectives of this direction are to: <ul style="list-style-type: none"> <li>(a) encourage employment growth in suitable locations,</li> <li>(b) protect employment land in business and industrial zones, and</li> <li>(c) support the viability of identified centres.</li> </ul>	<b>Consistent</b>  The Planning Proposal is consistent with this direction as it will enable both commercial and residential floor space to support the viability of the Turramurra local centre. The Planning Proposal will result in an overall increase in the available commercial floor space on the site, providing new revitalised premises that will encourage employment growth in the Turramurra Town Centre.

## C. Environmental, social and economic impact

**Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The site is partially mapped under the KLEP 2015 as biodiversity land and riparian corridor land. The proposal has been designed to be consistent with Council's LSPS, KDCP 2023, and Public Domain Plan 2010 by providing a new road (Stonex Street) linking Duff Street and Kissing Point Road. This road will improve connectivity within the Turramurra Local Centre and create a buffer between the adjoining Granny Springs bushland and the commercial/residential development site to allow it to be preserved and enhanced. Land is



also to be dedicated for a new community park (also identified in the above documents) on the southern side of the new road. An Arborist Report has been prepared to assess potential impacts on trees and is provided at Appendix 6: Arborist Report

A Flora and Fauna Assessment (Appendix 8: Flora and Fauna Report) has been prepared by Narla Environmental to assess the ecological constraints associated with the planning proposal and any future development application, particularly in regards to threatened species, populations and ecological communities listed under the Biodiversity Conservation Act 2016 (BC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The report identifies the various ecological constraints of the site including the relevant biodiversity values mapping, Ku-ring-gai LEP and DCP mapping, and the new roads and park shown for the site in the DCP Turrumurra Structure Plan. Critically the proposal responds to the Environmental Protection and Bushfire Protection requirements of the DCP 2022

Regarding the Biodiversity Values Map, below identifies areas mapped as containing 'Biodiversity Values' which that are present within the site. It notes that any future development applications that require the clearing of native vegetation within areas mapped as 'Biodiversity Values' on the BV Map will trigger the BOS. This will involve the preparation of a Biodiversity Development Assessment Report with the DA to assess the impacts of those works.



**Figure 8:** Environmental protection and bush fire protection plan, KDCP 2023.



The Figure below details the vegetation communities occurring onsite as validated by Narla in their inspection of the site. These included Blue Gum High Forest and Urban Exotic/Native vegetation communities.



**Figure 9:** Narla field-validated vegetation communities within the Subject Site (Narla Environmental)



Regarding Blue Gum High Forest, the report found that approximately 178m<sup>2</sup> of this vegetation community was concentrated in the southeast of the site behind the car park. The report describes:

*The vegetation within this zone was highly degraded with minimal native species diversity. A canopy of Eucalyptus saligna (Sydney Blue Gum) was present, with a shrub layer comprising Acmena smithii (Lilly Pilly), Elaeocarpus reticulatus (Blueberry Ash) and Pittosporum undulatum (Sweet Pittosporum). The groundlayer was dominated by exotic species, including Asparagus aethiopicus (Asparagus Fern), Ehrharta erecta (Panic Veldtgrass), Sonchus oleraceus (Common Sowthistle), Tradescantia fluminensis (Trad) and Vinca major (Greater Periwinkle). A small patch of Lomandra longifolia (Spiny-headed Mat-rush) was however present amongst the groundlayer.*

Regarding Urban Exotic/Native vegetation, the report found that approximately 464m<sup>2</sup> of this vegetation community was present, concentrated in the site's southeast quadrant surrounding the building at 1 Kissing Point Road and behind the car park. The report describes:

*The vegetation within this zone was dominated by planted native and exotic species, as well as invasive exotic species. No locally occurring native canopy species were present within the zone, and only minor occurrences of native shrub and groundlayer species were present. The vegetation does not conform to a locally occurring native vegetation community and as such has been classified as 'Urban Exotic/Native'.*

Based on the findings, the Flora and Fauna Report maps the site's ecological constraints on a scale as low, medium or high. The ecological constraints mapping was produced using information gathered from the desktop and site assessment completed by the Narla Ecologists.

It is noted that the majority of the site, in the northern/eastern parts, is mapped as a low constraints area deemed to have high potential for future development.

The moderate constraints area (orange) predominantly includes areas of LEP biodiversity mapping, Council's car park and areas of existing commercial buildings. The majority of this area is affected by the DCP Turrumurra mapping which includes a new through road (Stonex Street) and a new public park adjacent to Granny Springs Reserve.

The high constraints area is concentrated along the southeast of the site behind the car park and appears to be along a future verge of the new DCP road (Stonex Street). The report notes that given the presence of BGHF in this area, any works will yield the highest potential ecological impact and biodiversity offsets may be required to offset the impacts of development in this area.

#### Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal seeks amendments to the maximum building height and floor space ratio to facilitate the orderly redevelopment of the site. The proposed amendments to the LEP development standards will not result in any adverse environmental impacts. Potential impacts, such as those during the construction phase, are capable of being managed using appropriate mitigation measures.



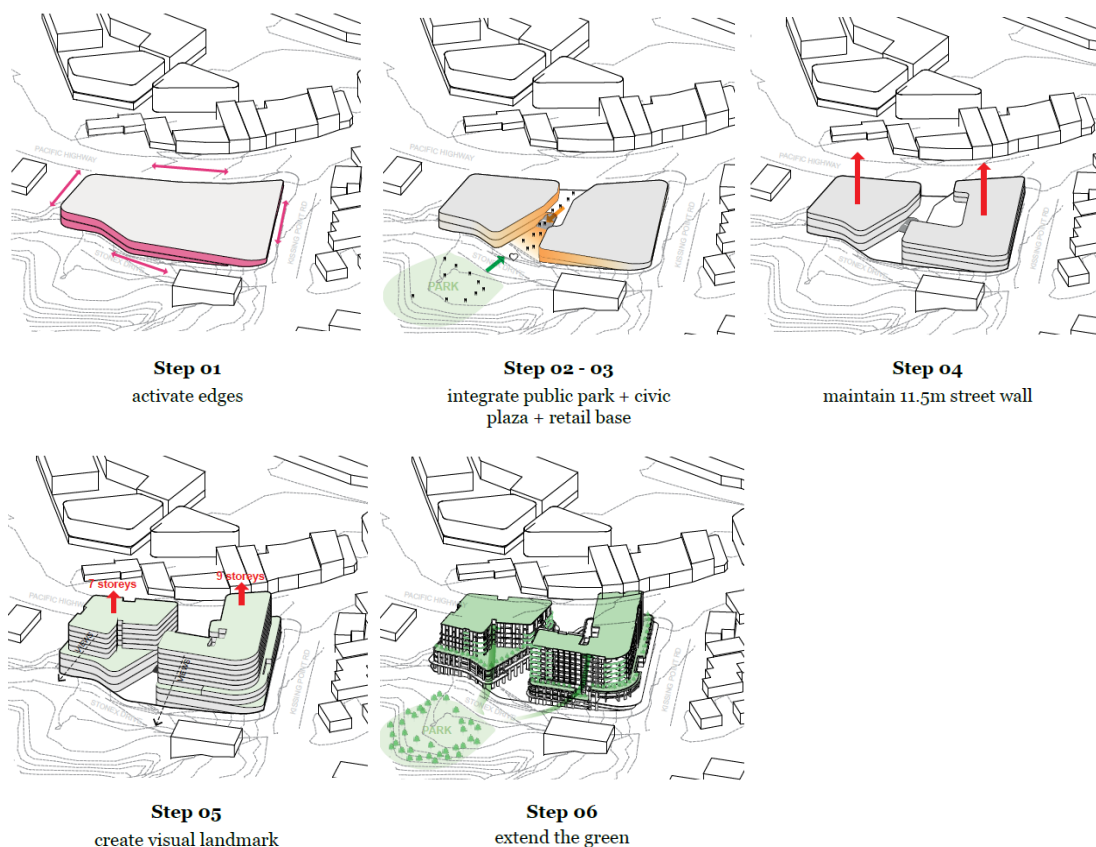


## Built form

The Planning Proposal is accompanied by a reference scheme prepared by DKO Architects in collaboration with Oculus (refer to **Appendix 1: Design Report**). The built form and layout of the site has been informed by the Turrumurra Local Centre Structure Plan in the Ku-ring-gai LSPS, Turrumurra Local Centre Plans in KDCP 2023, the Turrumurra Public Domain Plan 2022. The reference scheme proposes a 7 and 9-storey building.

The scheme includes a mixed use podium with a lower ground supermarket and grocer, ground floor specialty retail, gym and medical space, and commercial and residential floor space above.

The ground floor specialty retail uses activate the space within and surrounding street frontages. A through-site link is provided from the Pacific Highway to the new road (Stonex Street) which carves through the centre of the podium. Two residential towers are proposed to extend above the podium. The Figure below details the key moves in the proposal which successfully results in a scheme that speaks to the local context of the site.



**Figure 10:** Built form strategy and massing (DKO)

### Podium, Street Frontage Height, and Setbacks

The building is comprised of a 3-storey podium with activated street edges. The podium presents as 3-storeys to Pacific Highway and Kissing Point Road with an approximate 11.5m street wall height in accordance with the DCP. The site slopes towards the south and west with the podium presenting as 3 - 4 storeys to Stonex Lane and the new road (Stonex Street). The reference scheme accounts for required land dedication and road widening along Pacific Highway (SP2 zoned land) and Kissing Point Road (2m land dedication and 1.5m road widening).



The podium has been designed to comply with the setback requirements contained in KDCP 2023.

The project's Podium ground and lower ground level spaces not only provide quality placemaking, but also provide everyday needs, services, dining, and leisure experiences that are visually connected to the context via ample street front presentation, sensible usage adjacencies and desired alfresco experiences. The Podium's upper levels continue the integrated mixed-use character by providing unique commercial spaces that provide convenient environments that are flexibility, offer choice, and non-traditional ways of working to support the business, entrepreneurial, learning and service industry cultures. This Podium supports the provision of additional and expanded employment opportunities within the local centre with its capability to provide a variety of settings, offerings and services designed specifically for everyday needs, leisure, and collaborative work.

## **Apartment Design Guide**

A preliminary ADG review has been undertaken with respect to the key design criteria contained in the ADG. The proposal is generally capable of achieving compliance with the ADG with key matters discussed further below.

### Building Separation

The proposal is capable of achieving ADG compliance with respect to building separation. It is noted that during detailed design of the development, some locations between the two towers will need to incorporate design measures such as blank walls privacy screens or recessed or angled hoods to satisfy these requirements. Examples of this are provided in the Urban Design Report.

### Solar Access

The reference scheme indicates that 70% or greater number of apartments will receive a minimum 2 hours of solar access between 9am and 3pm mid-winter which complies the ADG minimum of 70%.

10% of apartments will receive no solar access between 9am and 3pm mid-winter which complies with the ADG maximum of 15%.

### Natural Ventilation

The reference scheme indicates that 62% of apartments will be naturally cross ventilated which exceeds the ADG minimum of 60%. The submitted Urban Design Study also details options for how cross ventilation will be achieved whilst maintaining acoustic amenity to units in proximity to the Pacific Highway.

### Communal Open Space

The reference scheme indicates 44% of the total site area as communal open space over multiple levels, with a combined total of 3,388m<sup>2</sup>.

## **Landscaping and Open Space**

As shown in the Figure below and the reference scheme plans ( Appendix 1: Design Report), the proposal includes several landscaping and open space opportunities across the site.

This includes opportunities for deep soil landscaping within the new park to be dedicated to Council, and landscaping within the ground floor retail plaza level. Opportunities are



provided for shared commercial and residential communal open spaces with community gardens on levels 1 and 2. The upper residential levels (including level 3 terrace, level 14, and rooftop) include large communal open spaces for residents to enjoy with opportunities for shared facilities, such as BBQs and lawn games, and large gardens comprising trees and shrubs.



**Figure 11** Landscaping and Open Space (Oculus)

## Public Domain

As shown in Figure 11 Landscaping and Open Space ( **Oculus** ) above and the reference scheme plans (Appendix 1), the proposal presents opportunities to upgrade and embellish the existing public domain while creating a village atmosphere through the provision of public open spaces. The proposal includes streetscape embellishments along Pacific Highway and Kissing Point Road with new paving, landscaping, street furniture and street lighting.

The provision of new public open spaces including a new park and new through site links including a public plaza will promote social interaction between community members enhancing a sense of place and identity. The revitalised Granny Springs Reserve and its integration with the project will enable residents and visitors to make this connection. The upgraded and extended Stonex Street will become a shared zone where the expansion of the reserve, prioritisation of pedestrians, and outdoor amenity provide a desired transition to the local centre. This then brings a mix of residential, business, leisure, and open green space closer together to cultivate a thriving local centre with a strong local identity.

## Heritage

A Statement of Heritage Impact ( **SOHI** ) (Appendix 9: Statement of Heritage Impact ) has been prepared by Heritage21. The SOHI assess the heritage considerations of the site; potential impacts on surrounding heritage items and conservation areas; and includes an



assessment of the potential heritage values of the existing building onsite at 1 Kissing Point Road in accordance with the relevant heritage legislation and NSW OEH guidelines.

The SOHI confirms the site is not listed:

- as an item of environmental heritage under Schedule 5 of Ku-ring- gai Local Environmental Plan 2015,
- on the NSW State Heritage Register,
- the National Heritage List,
- the Commonwealth Heritage List,
- the National Trust Register (NSW), or
- the former Register of the National Estate.

The subject site is not located within the boundaries of a Heritage Conservation Area under KLEP 2015 but is situated in the vicinity of the Hillview Heritage Conservation Area – C40 – (‘HCA’).

The SOHI lists the following heritage items in the vicinity of the site.

Table 13 – Heritage Items in Vicinity of Site			
Item/HCA Name	Address	Significance	Item Number
Hillview HCA		Local	C40
Rohini House gates	Railway lands, Turramurra	Local	I161
Turramurra Station Group	Rohini Street	Local	I1111
Hillview Garages	1340 Pacific Highway	Local	I156
“Hillview”	1334 Pacific Highway	Local	I155
Dwelling house	8 Kissing Point Road	Local	I139
Residential flat building	2-4 Boyd Street	Local	I132
Former Commonwealth Bank building	1356 Pacific Highway	Local	I157
Commercial buildings	1358 and 1360 Pacific Highway	Local	I158
“Leppington”, dwelling house	9 Kissing Point Road	Local	I140



**Table 13 – Heritage Items in Vicinity of Site**

Item/HCA Name	Address	Significance	Item Number
Dwelling house	11 Kissing Point Road	Local	I141
“The Chalet”, dwelling house	15 Kissing Point Road	Local	I142

The SOHI advises:

*Among the above heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I132 (2 -4 Boyd Street), Item I139 (8 Kissing Point Road), Item I155 (1334 Pacific Highway), Item I156 (1340 Pacific Highway), Item I157 (1356 Pacific Highway), Item I158 (1358 and 1360 Pacific Highway), Item I140 (9 Kissing Point Road), Item I141 (11 Kissing Point Road) & the Hillview HCA (C40). Accordingly, the discussion in Section 6.0 of this SOHI will discuss the potential heritage impact of the proposal on the aforementioned heritage items in the vicinity.*

In its conclusions, the SOHI identifies that the proposal respects the heritage significance of the surrounding items and conservation areas and in particular:

- The proposal would retain the commercial character of the Turramurra Town Centre;
- The proposed contemporary design, through a high standard of architectural design, would deliver a positive contribution to the streetscape, creating a distinction between the new and the existing;
- The proposed contemporary design is sympathetic to the significance of the heritage items and HCA in the vicinity, as it would not replicate or imitate any significant historic architectural details within the HCA and of the heritage items. The proposed design is contemporary and would be a reflection of its time, which is also keeping with the conservation principle of the Burra Charter;
- The proposed design has considered a sympathetic stepped and curved form, greenery and muted colour scheme which minimises the visual impact of the building height and mass;
- The siting of the proposed development would not impact significant view lines to and from the heritage items and heritage conservation area in the vicinity; and
- The proposal would involve the demolition of contemporary commercial buildings to accommodate the new building footprint.

Heritage 21 is confident that the proposed amendments to the planning controls would not preclude future development from being capable of complying with pertinent heritage controls and would not engender a negative impact on the heritage significance of the subject site, the Hillview heritage conservation area and the heritage items in the vicinity.



## Overshadowing

An Overshadowing Analysis demonstrates that the development facilitated by the Planning Proposal will provide minimal and compliant overshadowing impacts during the winter solstice, which represents the worst -case scenario.

The site's location within a local centre core sees surrounding land uses to the north and west predominantly commercial in nature with some residential located to the south and east. The separation afforded by streets or laneways on all sides assists with minimising overshadowing impacts, in particular to residential properties.

The overshadowing analysis provided in the reference scheme indicates that the proposal would not cast shadow over residential properties to the east along Kissing Point Road between 9am -12pm midwinter or between 9am -3pm in other periods throughout of the year. With respect to the residential flat building to the south at 5 Kissing Point Road, the overshadowing analysis indicates that in March and December there is minimal overshadowing impact. In June (midwinter) which is the worst -case, the separation between the proposed residential towers allows for adequate sunlight access to the main north facing balcony and living areas of 5 Kissing Point Road.

## Traffic and Parking

A Transport and Transport Study (TTS) has been prepared by JMT Consulting (Appendix 2: Traffic and Transport Study ) which provides an assessment of the existing transport conditions, the proposed vehicular site access arrangements, additional traffic movement resulting from the proposal and their associated impacts on the surrounding road network.

The TTS concludes that the traffic and transport impacts arising from the proposal are considered acceptable with the following key findings:

- Under the indicative architecture concept vehicle access would be provided off a new road (Stonex Drive) at the southern end of the site.
- The Planning Proposal involves a number of enhancements to the existing road network supporting the site including:
  - Creation of Stonex Drive – a new two-way public street which provides an east-west connection between Kissing Point Road and Duff Street
  - Enhancements to traffic capacity along Kissing Point Road including extension of the right turn bay into the site as well as a dedicated left turn bay from Kissing Point Road onto the Pacific Highway
- The indicative architecture concept contemplates approximately 550 off-street parking bays which is consistent with the current Ku-Ring-Gai Council DCP parking controls.
- The proposal would retain a minimum of 30 public car parking spaces on the site dedicated to Council.
- A key component of the proposal is the dedication of land for the future widening of the Pacific Highway by Transport for NSW – facilitating the removal of the existing peak period tidal flow arrangements. This will result in a significantly improved traffic outcome for Turrumurra and the wider precinct.





- The site is located in close proximity to various public transport facilities, including Turramurra train station and nearby bus stops.
- Detailed traffic modelling indicates that future development contemplated under the Planning Proposal will not detrimentally impact the operation of the surrounding road network. All intersections in the vicinity of the site are forecast to retain their level of service when compared to current conditions.
- Secure bicycle parking would be provided as a component of any future proposed development, in line with rates specified in the Ku-Ring-Gai Council DCP.
- Travel demand management measures have also been suggested to improve the mode share of public transport and active transport. These items should be considered further at detailed design stage.
- In the above context, the traffic and transport impacts arising from the proposal are considered acceptable.

## Contamination

A Preliminary Site Investigation has been prepared by EI Australia ( **Appendix 5: Phase 1 Preliminary Investigation (Contamination)** ) which provides an assessment of the existing environmental conditions of the site. The site has been utilised as a commercial site since before 1950, including use as a dry cleaners and motor garage. There were also several dry cleaners, petrol station and motor garages in close vicinity to the site and located hydraulically up -gradient. The site was not included on the List of NSW Contaminated Sites Notified to the EPA, however two sites in the surrounding area associated with two service stations were listed for contamination or regulation under the Contaminated Land Management Act.

The assessment concludes that there is potential for contamination to be present that could pose risk to sensitive receptors. This was considered to be of low to high significance in terms of the risk to the human and environmental receptors identified. As such, detailed site investigation will need to be carried out following demolition to characterise soils and groundwater and ascertain the presence of any contamination onsite.

Based on the information collected during the future DSI and in reference to SEPP (Resilience and Hazards) 2021, the site can be made suitable subject to the completion of a DSI (and after remediation and validation, if required) for the residential use. A Detailed Site Investigation and a Hazardous Building Materials Survey for the site is recommended to be undertaken at the detailed design stage.

## Bushfire

Advice on bushfire considerations has been provided by Blackash Bushfire Consulting and is provided at **Appendix 7: Bushfire Advice**.

The advice concludes that the site and surrounding land (including Granny Springs Reserve) is not designated as bushfire prone land. Therefore, the legislative triggers of section 4.46 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and section 100B of the Rural Fires Act 1997 (RFA Act) for the referral of any development to the NSW Rural Fire Service (RFS) do not exist. Development of the site does not require a Bushfire Safety Authority from the RFS.



It further advises that:

*The bushfire controls within the Ku-ring-gai-DCP-Section-B-Part-16-Bushfire-Risk-2022-Amendment -1 can be incorporated into any future development if necessary. The DCP for the site are specific (Appendix 2) and provide detail for mitigation measures should these be warranted. The DCP requires a 15m setback for the provision of an asset protection zone which is consistent with remnant vegetation within Planning for Bushfire Protection 2019. This is a reasonable consideration of bushfire risk to the site.*

*Bushfire has been considered by Council in the DCP which provides standards for the provision of setbacks, provision of water supply and other matters to protect persons, property or the environment that may arise from a bushfire.*

The Planning Proposal includes provisions for the 15m wide new road (Stonex Street) and relevant site setbacks in accordance with the DCP which provide a buffer to the adjoining Granny Springs Reserve. Further, detailed DCP provisions such as provision of water supply are capable of being addressed at the DA stage.







**Figure 12** Bushfire Prone Land Map (Blackash Bushfire Consulting )

## Voluntary Planning Agreement

In accordance with section 7.4 of the EP&A Act, the Proponent proposes to enter into a Voluntary Planning Agreement (VPA) with Council. The VPA will make provision for land dedication, infrastructure delivery and public benefits in accordance with Council's Development Control Plan, Contributions Plan and Planning Agreements Policy. A letter of offer has been provided in Appendix 10: Letter of Offer detailing the land dedication and local infrastructure delivery. A Voluntary Planning Agreement will also be entered into with Transport for NSW for dedication of land on Pacific Highway.

Q10. Has the planning proposal adequately addressed any social and economic effects?

### **Preliminary Need and Impact Assessment**

A Preliminary Need and Impact Assessment (PNIA) has been prepared by Location IQ which provides an assessment of the need and impacts from the proposal for redevelopment of the Turrumurra Village site (refer Appendix 4: Preliminary Need and Impact Assessment (Economic)). The findings presented in the PNIA include :

- Turrumurra is a disjointed retail offer given the alignment of the Pacific Highway and the railway line. Aside from Turrumurra Plaza, on the eastern side of the Pacific Highway there is a free-standing Coles of 1,580m<sup>2</sup> which has a provision of open-air car parking. A range of other retail and non-retail shopfronts are provided along both sides of the Pacific Highway and with frontage to Rohini Street which runs parallel to the railway line.
- The main trade area is limited by supermarkets at Hornsby to the north, St Ives to the east, Thornleigh to the west, and Gordon to the south.
- Residents would demand a high level of convenience-based retail facilities close to their homes, including access to a variety of full-line supermarkets. There are currently no full-line supermarkets in the main trade area.
- The full-line supermarket would provide an anchor tenant for Turrumurra that would result in spending being retained locally. This would likely be to the benefit of surrounding retail and non-retail floorspace.
- The increase in specialty floorspace would be small and would not detract from the existing specialty offer in Turrumurra or at other nearby centres. A new full-line supermarket would anchor the retail offer and would retain spending that is currently being directed to supermarkets outside the main trade area. This would likely have spinoff benefits for other shops in Turrumurra.
- The scale of the Turrumurra Plaza redevelopment would not result in a change of the position of the centre in the retail hierarchy, with the centre to serve the needs of the local population only. The redevelopment would reinforce the centre by retaining spending locally, which should be to the benefit of other existing retailers.
- The Turrumurra Plaza proposed redevelopment is consistent with recommendations of the Ku-ring-gai Retail and Commercial Centres Strategy for the Turrumurra Primary Local Centre. The retail plan includes a full-line supermarket and a limited range of specialty shops.
- Any trading impacts on surrounding facilities within and beyond the main trade area would be unlikely to affect the future viability and viability of these centres.
- Any trading impacts on surrounding facilities within and beyond the main trade area would be unlikely to affect the future viability and viability of these centres.
- The proposed development would result in a range of important economic benefits which will be of direct benefit to the local community. These Key positive employment and consumer impacts include:
  - The provision of a wider range of retail facilities near residents homes



- Increased convenience and price competition for residents
- Improved customer amenity, design and aesthetic for the residents by way of a new and modern development
- Reduced travel times.
- Taking a conservative view and allowing for an estimated 10% of the total increase to be because of reduced employment at existing facilities, net additional jobs are estimated at 178 across retail and commercial components.
- It is estimated that the construction period of the proposed retail and commercial component (in isolation) would directly create some 242 full-time, part time and temporary jobs over the development timeline.

## Affordable Housing

The site's strategic position being within Turramurra local centre provides a key opportunity to provide affordable housing in the right location close to public transport, and commercial and retail employment. The proponent has been working with major not-for-profit community housing providers, such as Bridge Housing and St George Community Housing, to develop a strategy to provide the community affordable housing units within the proposed project.

The proposal will provide at least 5% of units as affordable rental housing for low-income households, consistent with the general 5-10% target ranges identified in the Greater Sydney Region Plan. It is envisaged that the developer will retain an agreed number of affordable housing properties, which will be managed by one of the selected community housing providers. The proponent will work closely with the registered community housing provider to manage the proposed affordable housing properties in accordance with the NSW affordable housing guidelines.

An affordable housing viability report (see Appendix 12) has been prepared which demonstrates that the proponents offer of 5% of the residential floor space as affordable housing is appropriate.

There are two mechanisms for the delivery of affordable housing in perpetuity in association with the proposed development. These are:

1. Through a Planning Agreement under section 7.4 of the Environmental Planning and Assessment Act 1979; or
2. Through incorporation of an appropriate clause in Ku-ring-gai Local Environmental Plan 2015 using a Planning Proposal under sections 3.31–3.37 of the Environmental Planning and Assessment Act 1979.

With regards to option 2, it is noted that Clause 7.32 of the Environmental Planning and Assessment Act 1979 identifies the established requirements for imposing conditions of development for the delivery of housing. As such, any clause to be implemented within the LEP will need to ensure that conditions to be imposed are legally implementable. Of particular note is that 7.32(3)(b) requires that

*the condition is authorised to be imposed by a local environmental plan, and is in accordance with a scheme for dedications or contributions set out in or adopted by such a plan*



The identification of a requirement for a affordable housing scheme to be in place for the imposition of a condition may require Council to prepare, adopt and have in effect an Affordable Housing Contributions Scheme. Noting that this planning proposal may be finalised in advance of any such scheme being prepared and adopted, the Planning Agreement which accompanies this planning proposal may need to be amended to ensure the delivery of 5% affordable housing as part of any future development application on the site.

The above interpretation of 7.32 and the requirement for an Affordable Housing Contribution Scheme to be in place is identified in the *NSW Guideline for Developing an Affordable Housing Contribution Scheme 2019*. However it is noted that there are several examples of provisions within LEPs which require the delivery of Affordable Housing without an Affordable Housing Contribution Scheme in place. These are as follows:

- Sydney Local Environmental Plan 2012 – cl 6.45 *Waterloo Metro Quarter —general*.  
– This clause requires the provision of at least 5% of the residential GFA as affordable housing, with no reference to an AHCS.
- Inner West Local Environmental Plan 2022 – cl 6.17, 6.19, and 6.25 are all site specific clauses which require the delivery of Affordable Housing without any reference to a. Affordable Housing Contribution Scheme.

. Either option can potentially be implemented, subject to further negotiation with Council regarding the Planning Agreement and /or further progression of the Planning Proposal / Affordable Housing Contribution Scheme.

The delivery of 5% affordable housing is a firm commitment as part of the proposed planning amendments, with the only delivery mechanism to be determined subject to further negotiations with Council.

These affordable housing units will not be dedicated to Council but will be retained in private ownership but will be managed by a Community Housing Provider.

## Community Space

The proposal was considered by Ku-ring-gai Council on 13 August 2024. At this meeting, Council resolved to continue with the proposal, subject to :

*B. Prior to submitting the Planning Proposal for a Gateway Determination the Planning Proposal is amended by the proponent to address the following:*

*a. prepares an amended reference scheme and a feasibility assessment for a new accessible Community Space within the development of up to 400sqm to be provided in perpetuity and dedicated to Council. The assessment and plans should align with Ku-ring-gai Council's adopted policies and plans for new Community Facilities; and....,*

The concept plan and supporting VPA letter of offer has been prepared including a community space of 380m<sup>2</sup>. However, following a review of Council's adopted plans and policies for new Community Facilities, it is noted that according to Council's *Ku-ring-gai Community Facilities Strategy* (2018), the only identified facilities planned in the northern catchment which includes Turramurra Local Centre are as follows:

- New Community centre 750 m<sup>2</sup>
- New Community Centre 750 m<sup>2</sup>





- Library & Community Centre 3,400m<sup>2</sup>

Accordingly, it is not clear how well the provision of the requested facility will align with Council's broader strategic planning of delivery of new facilities. As detailed elsewhere within this planning proposal, the scale, massing and anticipated renewal of the subject site is aligned to Council's broader strategic plans and accordingly, does not result in a scale or size of development not considered and planned for by Council.

Notwithstanding this, the proponents have included the provision of such a facility within the concept plan and VPA Letter of Offer to facilitate ongoing discussions with Council.

## Other Social Effects

The Planning Proposal will facilitate the delivery of much needed public infrastructure within and surrounding the site including:

- New community park ;
- New road (Stonex Street) to enhance connectivity around the local centre ;
- Road dedication and upgrades along Pacific Highway ;
- Streetscape upgrades including embellishment of all existing footpaths along Pacific Highway and Kissing Point Road with new paving, landscaping, lighting and street furniture ; and
- Through site links including retaining and upgrading Stonex Lane as a pedestrian lane with active frontages and a new 8m wide pedestrian arcade linking Pacific Highway and Stonex Street.

The provision of these will have positive social benefits by revitalising and reinvigorating the public amenity of the centre, providing a village atmosphere, and promoting social interaction between community members.

## D. Infrastructure (Local, State and Commonwealth)

### Q11. Is there adequate public infrastructure for the planning proposal?

The site is centrally located, within the Turrumurra Local Centre. It is well serviced by public transport with the Turrumurra Train Station 170m to the north, and bus stops along Pacific Highway and Kissing Point Road which provide connections to Hornsby, Macquarie University, Turrumurra South and Sydney Adventist Hospital. The site fronts onto the Pacific Highway, a major transport corridor, which offers vehicular access to other parts of the LGA, the city and major long-distance routes.

The proposal also facilitates the delivery of key public infrastructure including a new community park, new road (Stonex Street), road dedication and upgrades along Pacific Highway, streetscape upgrades and through-site links, servicing the proposal and the community.



## E. State and Commonwealth interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The views of State and Commonwealth public authorities will be known once consultation has occurred during the Gateway Determination phase.



## Part 4 Mapping

This Planning Proposal seeks amend the following maps of the KLEP 2015:

- Height of Buildings Map – Sheet HOB\_007A
- Floor Space Ratio Map – Sheet FSR\_007A

A comparison of the existing and proposed height and FSR maps is provided below.

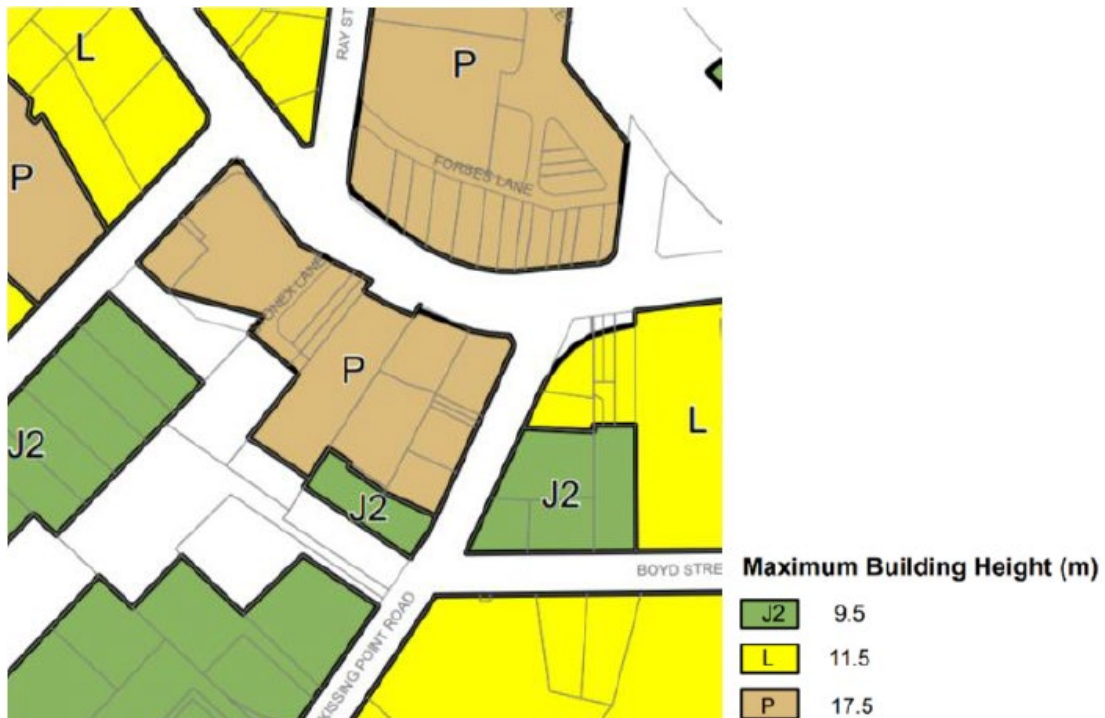


Figure 13: Existing Height of Buildings Map (KLEP2015)

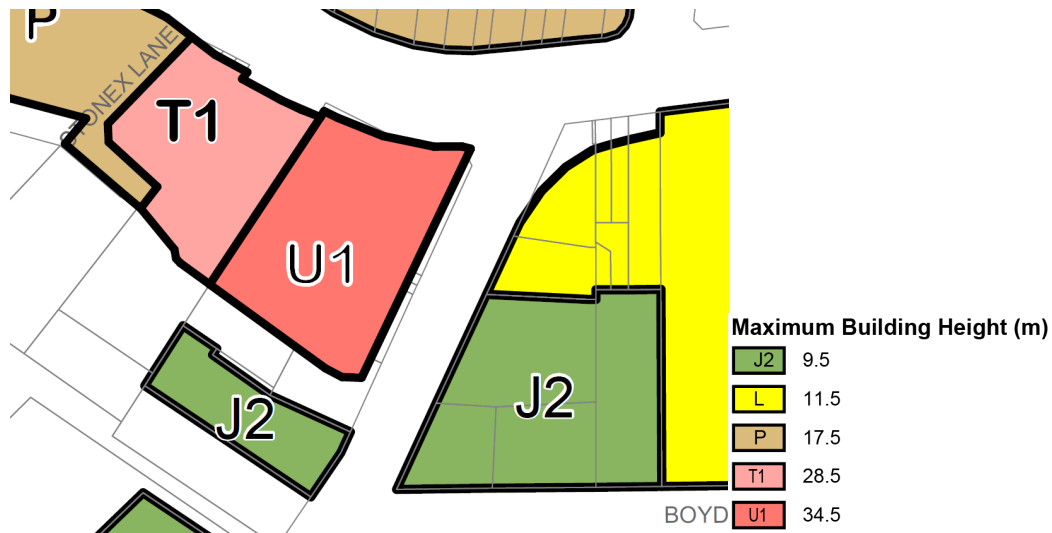
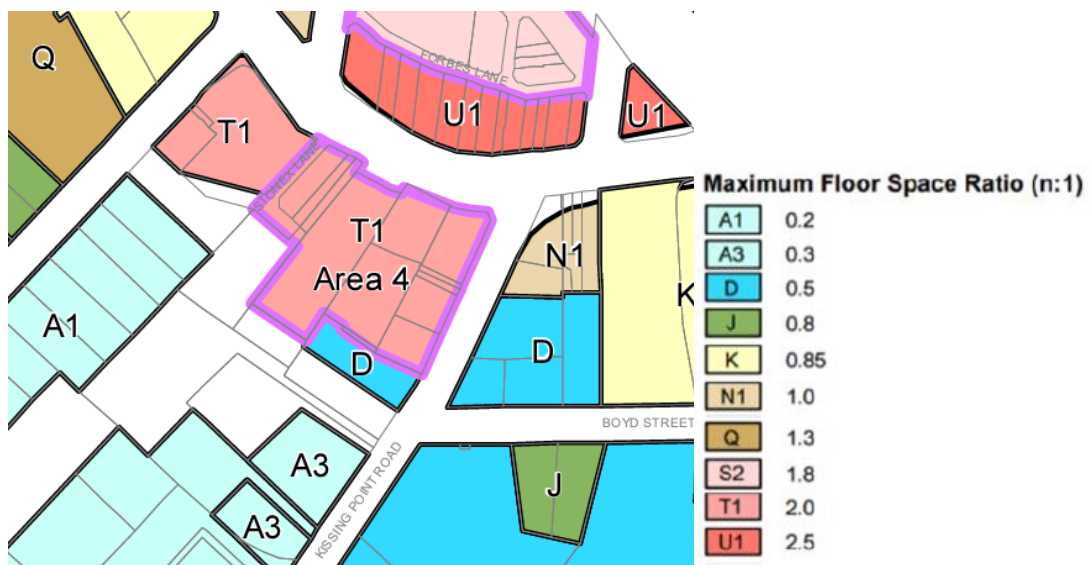
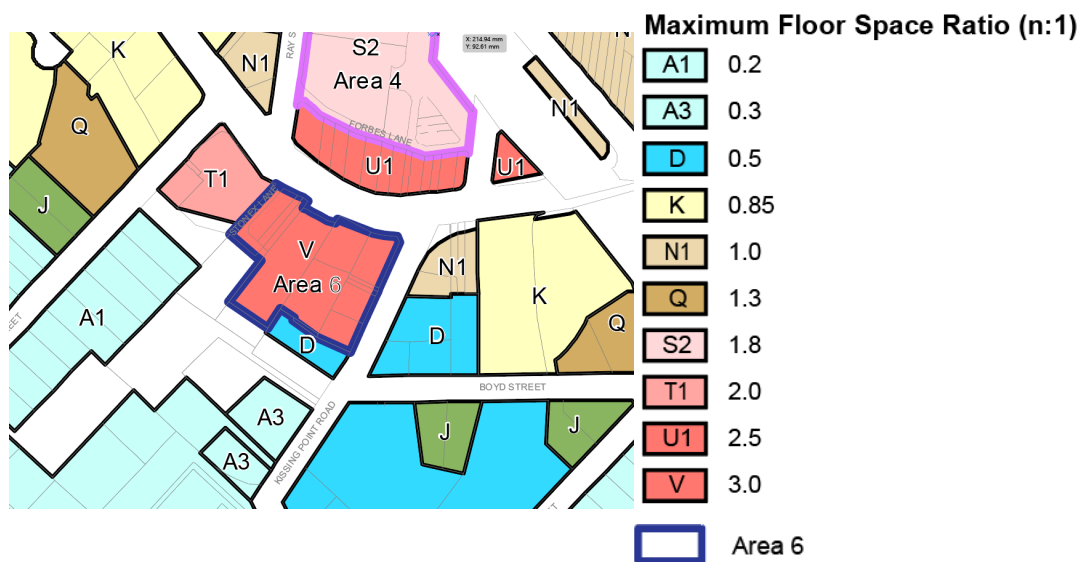


Figure 14: Proposed Height of Buildings Map (The Planning Studio)





**Figure 15:** Existing Floor Space Ratio Map (KLEP 2015)



**Figure 16:** Proposed Floor Space Ratio Map (The Planning Studio)





## Part 5 Community consultation

The Planning Proposal will be placed on public exhibition in accordance with the Gateway Determination, should DPE support the proposal. Confirmation of the public exhibition period and requirements for consultation will be detailed as part of the Gateway Determination.

Any further Community consultation will be conducted in accordance with Sections 3.33 and 3.34 of the EP&A Act, the Local Environmental Plan Making Guideline, and Council's Community Participation Plan. This is likely to involve:

- Public exhibition of the Planning Proposal including:
  - Notification on Council's website;
  - Notification in writing to affected and adjoining landowners, unless Council is of the opinion that the number of landowners makes it impractical to notify them;
- Notification letters to relevant State agencies and other authorities nominated by DPE;
- Public hearing for the reclassification of community land (Council's car park) including:
  - Notification of the hearing date on Council's website (not before conclusion of public exhibition period);
- Undertaking of any other consultation methods appropriate for the proposal.



## Part 6 Project timeline

A primary goal of the plan making process is to reduce the overall time taken to gazette LEPs. The Gateway determining will confirm the level of information necessary to support a Planning Proposal and the consultation requirements. In order to meet this goal, the inclusion of a project timeline with the Planning Proposal will provide a mechanism to monitor the progress of the Planning Proposal through the plan making process.

The table below provides the project timeline anticipated for the subject Planning Proposal, which is proportionate to the nature and scale of the Planning Proposal.

Table 14 – Project Timeline	
Stage	Timing
Consideration by council	January 2024 – August 2024
Council decision	August 2024
Gateway determination	October 2024
Commencement and completion of public exhibition period	October/November 2024
Public Hearing for Land Reclassification	December 2024
Consideration of submissions and outcomes of Land Reclassification Hearing	December 2024 / January 2025
Post-exhibition review and additional studies	January / February 2025
Submission to the Department for finalisation	February 2025
Gazettal of LEP amendment	April 2025



## Reclassification of Public Land

The Planning Proposal also seeks to reclassify Council's owned car park (which forms part of the site) from 'community' to 'operational' land under the Local Government Act 1993.

The sites proposed to be reclassified are:

- 1a Kissing Point Road, Turrumurra – Lot 2 DP500077, Lot 2 DP502388 and Lot 2 DP500761
- 3 Kissing Point Road, Turrumurra – Lot B DP435272
- 3a Kissing Point Road, Turrumurra – Lot A DP391538

## Planning Secretary's requirements for planning proposals reclassifying land

Pursuant to Section 3.33 of the Act, the Secretary may issue requirements with respect to the preparation of a planning proposal. In this regard, the Department of Planning Guideline A Guide to Preparing Local Environmental Plans sets out the requirements regarding the matters that must be addressed in the justification of all planning proposals to reclassify public land. These requirements are addressed below.

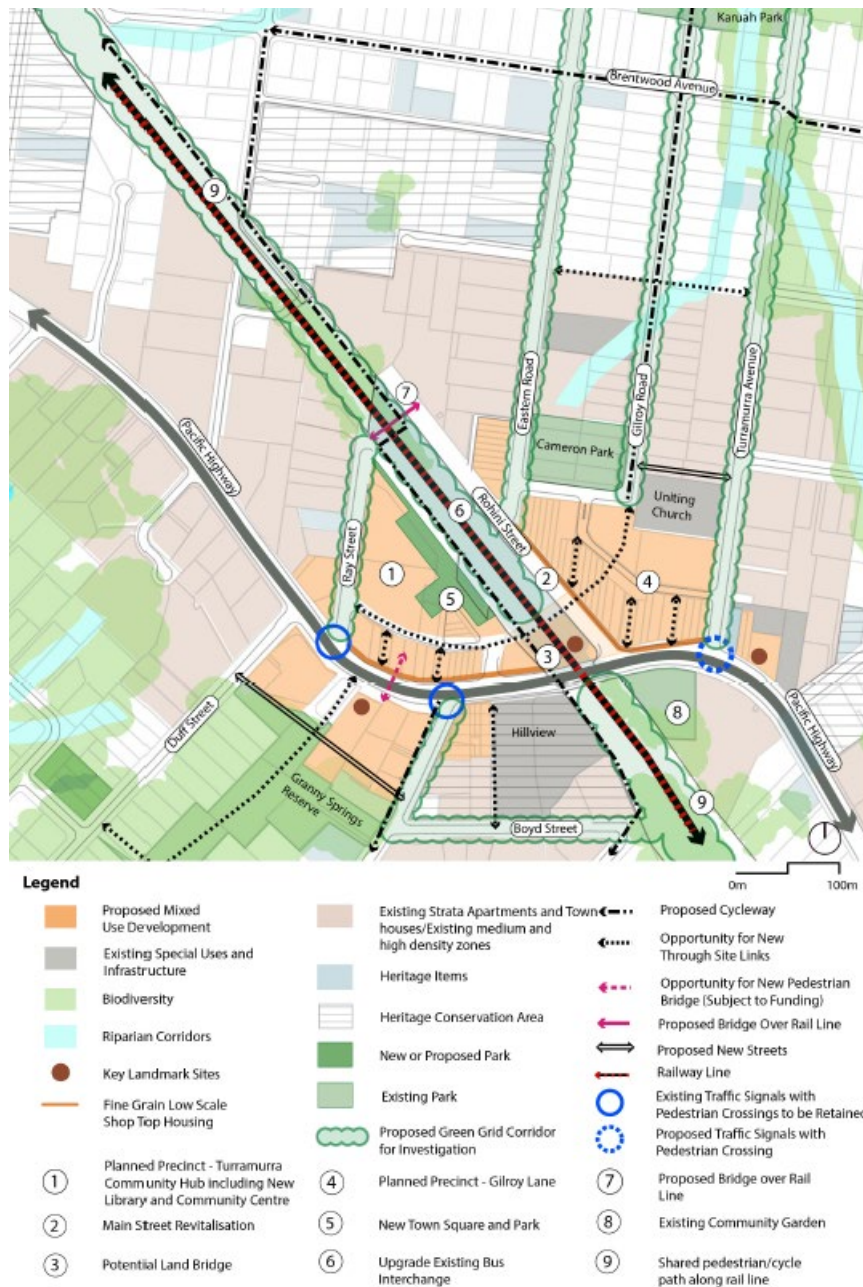
### Is the planning proposal the result of any strategic study or report?

Detailed discussion of this question has been provided in Part 3, (A), Q1. of this report. A brief overview is provided below.

The planning proposal is the result of the Ku-ring-gai LSPS, Ku-ring-gai LHS, and a Preliminary Need and Economic Impact Assessment accompanying the proposal.

- The Ku-ring-gai LSPS – the proposal directly implements the Turrumurra Local Centre Structure Plan. As shown in Error! Reference source not found. below, the site, including Council's car park, is identified to provide for a new street (Stonex Street) along with mixed use development.
- Ku-ring-gai Local Housing Strategy – One of the approval conditions from DPE encourages Council to accommodate a proponent -led Planning Proposal with good planning outcomes for Turrumurra Local Centre.
- Preliminary Need and Economic Impact Assessment – The proposal will provide many positive social and economic benefits to the community including responding to the undersupply of retail floor space in Ku-ring-gai LGA and providing the Turrumurra Village main trade area with a full -line supermarket. The full -line supermarket would provide an anchor tenant for Turrumurra that would result in spending being retained locally.





**Figure 17: Turramurra Local Centre Structure Plan (Ku-ring-gai LSPS 2020)**

Additionally, at OMC 16 March 2021 in considering a report on Councils Land Holdings Strategy Council resolved (in part):

*3. That a Planning Proposal be prepared and submitted for a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979 to reclassify the following sites from Community Land to Operational land: • Nos 1a, 3 & 3a Kissing Point Road, Turramurra (Lot 2 DP500761, Lot2 DP302338, Lot 2 DP500077, Lot A DP391538 and Lot B DP435272).*



Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

The proposal is consistent with both Council's LSPS and Community Strategic Plan 2038. Detailed discussion and consistency with each plan are provided in Q4 of this report. A summary is provided below:

The Planning Proposal is consistent with the relevant planning priorities of the LSPS including:

- K1 Providing well planned and sustainable infrastructure to support growth and change
- K2 Collaborating with State Government Agencies and the community to deliver infrastructure projects
- K3 Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
- K4 Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place
- K5 Providing affordable housing that retains and strengthens the local residential and business community
- K6 Revitalising and growing a network of centres that offer unique character and lifestyle for local residents
- K7 Facilitating mixed-use developments within centres that achieve design excellence
- K12 Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character
- K17 Providing a broad range of open spaces, sporting and leisure facilities to meet the community's diverse and changing needs
- K21 Prioritising new development and housing in locations that enable 30 minute access to key strategic centres
- K25 Providing for the retail and commercial needs of the local community within Ku-ring-gai's centres
- K26 Fostering a strong local economy that provided future employment opportunities for both residents and workers within key industries
- K27 Ensuring the provision of sufficient open space to meet the need of a growing and changing community
- K31 Increasing, managing and protecting Ku-ring-gai's urban tree canopy
- K34 Improving connections with natural areas including river and creek corridors, bushland reserves and National Parks

The LSPS identified the Planning Priority for Turramurra as K10 – Promoting Turramurra as a family-focused urban village. This priority is intended to support the growth and revitalisation of Turramurra Local Centre as a community hub for residents living in the north of Ku-ring-gai. The Turramurra Local Centre Structure Plan identifies the site as suitable for mixed use development with a key landmark site identified in the centre of the site frontage to the north, adjacent to the bend in the Pacific Highway. The Planning Proposal is consistent with the LSPS as it provides for the redevelopment of a significant site within the Local Centre of a scale that is consistent with the priorities identified for the Turramurra Local Centre.

The Planning Proposal is consistent with the following objectives of the Community Strategic Plan 2032:



- C2.1 Housing choice and adaptability support the needs of a changing population
- N2.1 Our bushland, tree canopy and biodiversity are managed and improved to enhance the health and function of ecosystems
- P1.1 Ku-ring-gai's unique visual character and identity is maintained
- P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai
- P3.1 The built environment delivers attractive, interactive, healthy and sustainable living and working environments
- P4.1 Our centres offer a broad range of shops and services and contain lively urban village spaces and places where people live, work, shop, meet and spend leisure time
- P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed
- P6.1 Recreation and leisure facilities are available to meet the community's diverse and changing needs
- T1.1 A range of integrated transport choices are available to enable effective movement to, from and around Ku-ring-gai.
- E1.1 Ku-ring-gai is an attractive location for business

The reclassification of the site will allow for the revitalisation of Turramurra Local Centre with a new mixed use development that provides local employment, housing, affordable housing, commercial space and shops in a location that is well serviced by a range of transport options. It will enable the delivery of a new public park providing valuable open space to the local centre, it will also facilitate the delivery of a new public road (Stonex Street) and upgrades to the public domain.

If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided

It is not proposed to extinguish any of the interests in the land as part of the reclassification process. The sites subject of the reclassification are burdened by a number of easements / right of carriageways / right of ways as follows:

1A Kissing Point Road Lot 2 DP500077, Lot 2 DP502388 and Lot 2 DP500761	<p>Lot 2 DP500077</p> <p>2 DP266958 Right of carriageway variable width limited in height and depth affecting the part(s) shown so burdened in DP266958</p> <p>3 DP266958 Right of carriageway variable width affecting the part(s) shown so burdened in DP266958</p> <p>4 DP266958 Right of carriageway variable width appurtenant to the land above described</p> <p>5 DP266958 Easement for support 0.09 wide affecting the part(s) shown so burdened in DP266958</p>
3 Kissing Point Road Lot B DP435272	<p>2 DP266958 Right of carriageway variable width limited in height and depth appurtenant to the land above described</p>



	3 DP266958 Right of carriageway variable width affecting the part(s) shown so burdened in DP266958
3a Kissing Point Road Lot A DP391538	2. C655300 Right of way appurtenant to the land above described affected the land shown so burdened in Vol 6399 Fol 194

The right of ways provide access over Council's carpark site to the Turramurra Plaza carpark site at 1388 Pacific Highway, and through access to Stonex Lane. The right of ways are required for ongoing access and are proposed to be retained until there is lot consolidation and future access arrangements determined. These interests will be required to be discharged at a later date.

Similarly, the easement for support will need to remain in place so as to not undermine the property benefitted.

The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Ku-ring-gai Council is the relevant planning authority and landowner of the carpark land to be reclassified under the planning proposal.

The effect of the reclassification, including loss of open space, any discharge of interests, and/ or removal of public reserve status

The reclassification will not result in the loss of any open space as the sites are currently used for carparking purposes. As part of the reference scheme it has been proposed to incorporate 30 public spaces in order to offset the loss of the existing car park spaces in Council carpark.

The reclassification will not discharge any interests such as the right of ways / right of carriageways / easements as these are required for the ongoing access to Turramurra Plaza carpark and through access to Stonex Lane. These will be discharged at a later date should the sites be redeveloped.

The reclassification will not result in the removal of public reserve status as none of the sites are identified as public reserves.

The effect of the reclassification will be to permit the renewal and redevelopment of the site as envisioned by Council's LSPS. The proposal will result in the delivery of significant open space on the site where none currently exists with the proposed delivery of a new local park (708sqm) and through site link which will function as an urban plaza (907sqm).

The strategic and site-specific merits of the reclassification and evidence to support this

The strategic and site specific merits of the planning proposal and associated reclassification are fully detailed in Part 3.B and Part 3.C of this planning proposal. A summary of the strategic and site-specific merits is as follows:

Strategic:





- The proposal is consistent with the objectives, priorities and strategies of both the GSRP and NDP relating to delivery of housing, affordable housing, delivering integrated land use and transport through creation of 30min city, creating and renewing great places and local centres, protecting of heritage and biodiversity and the provision of open space and new infrastructure.
- The proposal is consistent with the LSPS Local Planning Priorities relating to the delivery of new community infrastructure, revitalisation of local centres, facilitation of mixed use developments that achieve urban design excellence, enhancement of local character and protection of heritage, bushland and urban forest.
- The proposal is consistent with the intent for Turrumurra outlined in the LSPS K.10 Promoting Turrumurra as a family focused urban village and the Turrumurra Local Centre Structure Plan which identifies the sites as suitable for mixed use development, a key landmark site and a new road connecting Kissing Point and Duff Street.
- The proposal is consistent with the Department of Planning Housing Strategy Letter of Approval Condition 2 which accommodates proponent led planning proposals with good planning outcomes in Turrumurra Local Centre. The proposal will enable the delivery of 180 additional dwellings, as well as public benefits such as the delivery of a new park and public road.
- The proposal is consistent with the direction of Future Transport Strategy as it increases the provision of dwellings and commercial uses in close proximity to a rail station and existing bus networks.
- The proposal is consistent with the relevant SEPPs and s9.1 Ministerial Directions relating to biodiversity, bushland, bushfire, remediation, integration of transport and infrastructure and residential apartment development (ADG).

#### Site-specific:

- The site is suitable for the Planning Proposal proposed controls (height, FSR and reclassification) as the Reference Scheme submitted with the Planning Proposal demonstrates that the proposal will not result in any significant adverse impacts and generally demonstrates that is able to comply with relevant controls and/or achieve a high quality, high amenity development.
- The site does not contain any heritage items, and the relationship with the adjoining HCA can be appropriately managed through a site-specific DCP to ensure a high level of design quality is achieved.
- The site contains Blue Gum High Forest, a CEEC, and a threatened flora species Magenta Lilly Pilly. The proposal will not impact biodiversity in its current form and any future development applications will require appropriate environmental assessment and the implementation of Vegetation Management Plans.
- The site is not designated as bushfire prone land.
- The site can be made suitable for the proposed residential uses subject to completion of a Detailed Site Investigation and after remediation.
- The proposal is consistent with draft Retail and Commercial Centres Strategy, and it is unlikely that the proposal will affect the viability of adjoining centres.
- The site is well located in terms of access to public transport with the Turrumurra Railway Station which provides access to Hornsby, Chatswood and the CBD and bus services which provide connections to SAN hospital and Macquarie Park.





- The site is well located in terms of access to retail, health/medical, recreational and community/cultural facilities within 10mins walk. Schools are within walking distance or connected by public transport.
- 

### Does the planning proposal deliver a public benefit?

A letter of offer was submitted with the planning proposal to enter into a planning agreement which would deliver public benefits. The following public benefits are included:

- Providing a new community park approx. 708sqm adjacent to Granny Springs Reserve;
- Delivering a new public road – Stonex Street – which will connect Kissing Point Road and Duff Street
- Providing upgrades of Kissing Point Rd;
- Upgrading of Stonex Lane to an open-air pedestrian lane with active frontages and supporting street furniture

In addition, the planning proposal notes other public benefits (not subject to the letter of offer) including provision of affordable housing, upgrades to Kissing Point Road, pavement upgrades, Pacific Highway land dedication, Pacific Highway fence upgrade, public parking, new through site link, street tree planting, upgraded bus stop, new bicycle racks and upgraded street lighting.

### Have the implications for open space in the LGA in relation to current and future open space needs been considered and will there be a net gain to open space?

The Ku-ring-gai Open Space Acquisition Strategy ranks the subject sites and surrounding area on the southern side of the Pacific Highway as a Priority 2, meaning they are within close proximity to development zones and not currently serviced by high quality open space.

The proposal will be directly responsible for the delivery of the following open spaces, where there currently exist none:

- 708m<sup>2</sup> local park; and
- New through site link of 907m<sup>2</sup> which will function as an urban plaza.

### How funds obtained from any future sale of the land will be used

A part of Council's financial and asset strategy is the use of funds from the sale of various property assets to fund renewal of existing infrastructure assets, to upgrade existing assets and to construct new assets. The adopted 2023/24 Long Term Financial Plan sets out the proceeds from asset sales are returned to reserves for expenditure on major projects and asset expansions.

Council is planning for two major town centre projects over the next 10 years in Lindfield and Turramurra that will provide civic improvements and community facilities. It is assumed in the Long Term Financial Plan that the capital and operating costs of these projects are funded by a combination of s7.11 development contributions along with the financial return from development on the sites. Critical to the success of these projects and Council's financial sustainability is to ensure that Council has sufficient funds in reserve to mitigate



against the financial risks of development. As such, Council has established a Property Development Reserve in the Long Term Financial Plan, accumulated from the proceeds of asset sales.

The Long Term Financial Plan outlines that the proceeds from asset sales will be used for the Property Development Reserve and S7.11 projects requiring a co-contribution funding gap. The 10year Long Term Financial Plan provides for assets sales of \$46.4m to fund projects with a co-contributions gap in the 2020 Contribution Plan (\$1.4m) and a Property Development Reserve for major projects (\$45m)

How council will ensure funds remain available to fund proposed open space sites or improvement referred to in justifying the reclassification, if relevant

The Ku-ring-gai Council Resourcing Strategy 2024-2034 includes a 10year Long Term Financial Plan and a 10year Asset Management Strategy which identify which projects are to be funded from asset sales.

The Long Term Financial Plan outlines that the proceeds from asset sales will be used for the Property Development Reserve and S7.11 projects requiring a co-contribution funding gap. The 10year Long Term Financial Plan provides for assets sales of \$46.4m to fund projects with a co-contributions gap in the 2020 Contribution Plan (\$1.4m) and a Property Development Reserve for major projects (\$45m)

LEP Practice Note PN 16-001(5 October 2016)

This practice note provides guidance on classifying and reclassifying public land through a local environmental plan (LEP). This planning proposal to reclassify public land, has been prepared in accordance with the practice note and the additional matters specified in Attachment 1 to the practice note. All planning proposals classifying or reclassifying public land must address the matters in the table below for Gateway consideration (Attachment 1 to the practice note).

Practice Note 16 -001 – Attachment 1		
the current and proposed classification of the land;	1a Kissing Point Road	
	Current – Community	Proposed - Operational
	3 Kissing Point Road	
	Current - Community	Proposed - Operational
	3a Kissing Point Road	
	Current - Community	Proposed - Operational
whether the land is a ‘public reserve’ (defined in the LG Act);	1a Kissing Point Road – Not public reserve	
	3 Kissing Point Road – Not public reserve	



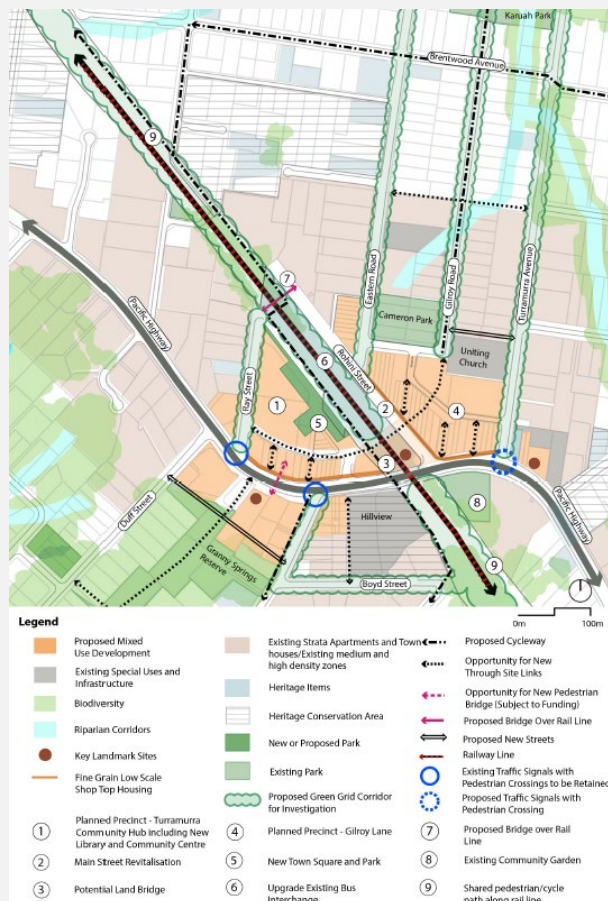
	3a Kissing Point Road – Not public reserve
the strategic and site specific merits of the reclassification and evidence to support this;	<p>Discussed in greater detail in Part 3.B and Part 3.C of this planning proposal. A summary of the strategic and site-specific merits is as follows:</p> <p>Strategic:</p> <ul style="list-style-type: none"> <li>• The proposal is consistent with the objectives, priorities and strategies of both the GSRP and NDP relating to delivery of housing, affordable housing, delivering integrated land use and transport through creation of 30min city, creating and renewing great places and local centres, protecting of heritage and biodiversity and the provision of open space and new infrastructure.</li> <li>• The proposal is consistent with the LSPS Local Planning Priorities relating to the delivery of new community infrastructure, revitalisation of local centres, facilitation of mixed use developments that achieve urban design excellence, enhancement of local character and protection of heritage, bushland and urban forest.</li> <li>• The proposal is consistent with the intent for Turrumurra outlined in the LSPS K.10 Promoting Turrumurra as a family focused urban village and the Turrumurra Local Centre Structure Plan which identifies the sites as suitable for mixed use development, a key landmark site and a new road connecting Kissing Point and Duff Street.</li> <li>• The proposal is consistent with the Department of Planning Housing Strategy Letter of Approval Condition 2 which accommodates proponent led planning proposals with good planning outcomes in Turrumurra Local Centre. The proposal will enable the delivery of 180 additional dwellings, as well as public benefits such as the delivery of a new park and public road.</li> <li>• The proposal is consistent with the direction of Future Transport Strategy as it increases the provision of dwellings and commercial uses in close proximity to a rail station and existing bus networks.</li> <li>• The proposal is consistent with the relevant SEPPs and s9.1 Ministerial Directions relating to biodiversity, bushland, bushfire, remediation, integration of transport and infrastructure and residential apartment development (ADG).</li> </ul> <p>Site-specific:</p> <ul style="list-style-type: none"> <li>• The site is suitable for the Planning Proposal proposed controls (height, FSR and reclassification) as the</li> </ul>



	<p>Reference Scheme submitted with the Planning Proposal demonstrates that the proposal will not result in any significant adverse impacts and generally demonstrates that is able to comply with relevant controls and/or achieve a high quality, high amenity development.</p> <ul style="list-style-type: none"> <li>• The site does not contain any heritage items, and the relationship with the adjoining HCA can be appropriately managed through a site-specific DCP to ensure a high level of design quality is achieved.</li> <li>• The site contains Blue Gum High Forest, a CEEC, and a threatened flora species Magenta Lilly Pilly. The proposal will not impact biodiversity in its current form and any future development applications will require appropriate environmental assessment and the implementation of Vegetation Management Plans.</li> <li>• The site is not designated as bushfire prone land.</li> <li>• The site can be made suitable for the proposed residential uses subject to completion of a Detailed Site Investigation and after remediation.</li> <li>• The proposal is consistent with draft Retail and Commercial Centres Strategy, and it is unlikely that the proposal will affect the viability of adjoining centres.</li> </ul>
<p>whether the planning proposal is the result of a strategic study or report;</p>	<p>The planning proposal is the result of the Ku-ring-gai LSPS, Ku-ring-gai LHS, and a Preliminary Need and Economic Impact Assessment accompanying the proposal.</p> <ul style="list-style-type: none"> <li>• The Ku-ring-gai LSPS – the proposal directly implements the Turrumurra Local Centre Structure Plan. As shown in Error! Reference source not found. below, the site, including Council's car park, is identified to provide for a new street (Stonex Street) along with mixed use development.</li> <li>• Ku-ring-gai Local Housing Strategy – One of the approval conditions from DPE encourages Council to accommodate a proponent-led Planning Proposal with good planning outcomes for Turrumurra Local Centre. Refer to Q4. of this report for further discussion.</li> <li>• Preliminary Need and Economic Impact Assessment – The proposal will provide many positive social and economic benefits to the community including responding to the undersupply of retail floor space in Ku-ring-gai LGA and providing the Turrumurra Village main trade area with a full-line supermarket. The full-line supermarket would provide an anchor tenant for Turrumurra that would result in spending being retained</li> </ul>



locally. Refer to Q10. of this report for detailed discussion of the Preliminary Need and Economic Impact Assessment.



Additionally, at OMC 16 March 2021 in considering a report on Councils Land Holdings Strategy Council resolved (in part):

*3. That a Planning Proposal be prepared and submitted for a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979 to reclassify the following sites from Community Land to Operational land: • Nos 1a, 3 & 3a Kissing Point Road, Turrumura (Lot 2 DP500761, Lot2 DP302338, Lot 2 DP500077, Lot A DP391538 and Lot B DP435272).*

whether the planning proposal is consistent with council's community plan or other local strategic plan;

The proposal is consistent with Councils Community Strategic Plan 2038:

- C2.1 Housing choice and adaptability support the needs of a changing population
- N2.1 Our bushland, tree canopy and biodiversity are managed and improved to enhance the health and function of ecosystems



- P1.1 Ku-ring-gai's unique visual character and identity is maintained
- P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai
- P3.1 The built environment delivers attractive, interactive, healthy and sustainable living and working environments
- P4.1 Our centres offer a broad range of shops and services and contain lively urban village spaces and places where people and live, work, shop, meet and spend leisure time
- P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed
- P6.1 Recreation and leisure facilities are available to meet the community's diverse and changing needs
- T1.1 A range of integrated transport choices are available to enable effective movement to, from and around Ku-ring-gai.
- E1.1 Ku-ring-gai is an attractive location for business

The Planning Proposal is consistent with the following objectives of the LSPS:

- K1 Providing well planned and sustainable infrastructure to support growth and change
- K2 Collaborating with State Government Agencies and the community to deliver infrastructure projects
- K3 Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
- K4 Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place
- K5 Providing affordable housing that retains and strengthens the local residential and business community
- K6 Revitalising and growing a network of centres that offer unique character and lifestyle for local residents
- K7 Facilitating mixed-use developments within centres that achieve design excellence
- K10 Promoting Turramurra as a family-focused urban village
- K12 Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character
- K17 Providing a broad range of open spaces, sporting and leisure facilities to meet the community's diverse and changing needs



	<ul style="list-style-type: none"> <li>• K21 Prioritising new development and housing in locations that enable 30 minute access to key strategic centres</li> <li>• K25 Providing for the retail and commercial needs of the local community within Ku-ring-gai's centres</li> <li>• K26 Fostering a strong local economy that provided future employment opportunities for both residents and workers within key industries</li> <li>• K27 Ensuring the provision of sufficient open space to meet the need of a growing and changing community</li> <li>• K31 Increasing, managing and protecting Ku-ring-gai's urban tree canopy</li> <li>• K34 Improving connections with natural areas including river and creek corridors, bushland reserves and National Parks</li> </ul> <p>The reclassification of the site will allow for the revitalisation of Turramurra Local Centre with a new mixed use development that provides local employment, housing, affordable housing, commercial space and shops in a location that is well serviced by a range of transport options. It will enable the delivery of a new public park providing valuable open space to the local centre, it will also facilitate the delivery of a new public road (Stonex Street) and upgrades to the public domain.</p>
<p>a summary of council's interests in the land, including:</p>	
<ul style="list-style-type: none"> <li>- how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)</li> </ul>	<p><b>1a Kissing Point Road</b></p> <ul style="list-style-type: none"> <li>• Council acquired: <ul style="list-style-type: none"> <li>○ Lot 2 DP500761 in December 1962 for a cost of £600</li> <li>○ Lot 2 DP500077 in January 1963 for a cost of £1</li> <li>○ Lot 2 DP502388 in February 1963 for a cost of £450</li> </ul> </li> </ul> <p><b>3 Kissing Point Road (Lot B DP435272)</b></p> <ul style="list-style-type: none"> <li>• Council purchased the site in June 1974 for a cost of \$47,500. The funds were provided in full from General Revenue.</li> </ul> <p><b>3a Kissing Point Road (Lot A DP391538)</b></p> <ul style="list-style-type: none"> <li>• Council purchased the site in June 1974 for a cost of \$47,500</li> </ul>
<ul style="list-style-type: none"> <li>- if council does not own the land, the land owner's consent;</li> </ul>	<p>Council owns all sites subject of the proposed reclassification</p>





- the nature of any trusts, dedications etc;

#### 1a Kissing Point Road - Lot 2 DP500077

2 DP266958 Right of carriageway variable width limited in height and depth affecting the part(s) shown so burdened in DP266958

3 DP266958 Right of carriageway variable width affecting the part(s) shown so burdened in DP266958

4 DP2566958 Right of carriageway variable width appurtenant to the land above described

5 DP266958 Easement for support 0.09 wide affecting the part(s) shown so burdened in DP266958

#### 3 Kissing Point Road

2 DP266958 Right of carriageway variable width limited in height and dept appurtenant to the land above described

3 DP266958 Right of carriageway variable width affecting the part(s) shown so burdened in DP266958

#### 3a Kissing Point Road

2. C655300 Right of way appurtenant to the land above described affected the land shown so burdened in Vol 6399 Fol 194

whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;

No interests in the land are proposed to be discharged as part of the reclassification process. The existing right of way, right of carriageway and easements are proposed to be retained .

The right of ways provide access over Councils carpark site to the Turramurra Plaza carpark site at 1388 Pacific Highway, and through access to Stonex Lane . The right of ways are required for ongoing access and are proposed to be retained until there is lot consolidation and future access arrangements determined. These interests will be required to be discharged at a later date.

Similarly, the easement for support will need to remain in place so as to not undermine the property benefitted .

the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);

The reclassification will not result in the loss of any open space as the sites are currently used for carparking purposes, as part of the reference scheme it has been proposed to incorporate 30 public spaces in order to offset the loss of the existing car park spaces in Council carpark.

The reclassification will not discharge any interests such as the right of ways / right of carriageways / easements as these are required for the ongoing access to Turramurra Plaza carpark and





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	<p>through access to Stonex Lane. These will be discharged at a later date should the sites be redeveloped.</p> <p>The reclassification will not result in the removal of public reserve status as none of the sites are identified as public reserves.</p> <p>The effect of the reclassification will be to permit the renewal and redevelopment of the site as envisioned by Council's LSPS. The proposal will result in the delivery of significant open space on the site where none currently exists with the proposed delivery of a new local park (708sqm) and through site link which will function as an urban plaza (907sqm).</p>
evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);	<p>Evidence of the relevant interests applying to the land are:</p> <ul style="list-style-type: none"> <li>• Electronic title searches (Appendix 13) which detail the easements, right of ways and right of carriageways applying to the sites.</li> <li>• There is no evidence to suggest the sites have a public reserve status.</li> </ul>
current use(s) of the land, and whether uses are authorised or unauthorised;	The sites are currently used for the purposes of carparking with is an authorised use.
current or proposed lease or agreements applying to the land, together with their duration, terms and controls;	There are no current or proposed leases or agreements applying to the sites.
current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);	<p>There are no current business dealings.</p> <p>There is no current agreement for the sale or lease of the land. The reference scheme incorporated in the Planning Proposal and Urban Design Study is reliant on Councils land being incorporated into the development site.</p> <p>A Letter of Offer to enter into a Planning Agreement has been submitted with Planning Proposal, which makes reference to 'part of the broader land transaction'</p> <p>Should the land be reclassified then a separate discussion would take place regarding the future divestment of Council land. Any transaction for the divestment of Council land will be undertaken in a clear and transparent manner, supported by Councils valuation advice and in accordance with Councils Acquisition and Divestment of Land Policy.</p>
any rezoning associated with the reclassification (if yes, need to	No rezoning of the sites is proposed with the reclassification.



## Practice Note 16 -001 – Attachment 1

demonstrate consistency with an endorsed Plan of Management or strategy);	The sites are currently zoned E1 Local Centre, and it is proposed to retain the zoning.
how council may or will benefit financially, and how these funds will be used;	<p>A part of Council's financial and asset strategy is the use of funds from the sale of various property assets to fund renewal of existing infrastructure assets, to upgrade existing assets and to construct new assets. The adopted 2023/24 Long Term Financial Plan sets out the proceeds from asset sales are returned to reserves for expenditure on major projects and asset expansions.</p> <p>Council is planning for two major town centre projects over the next 10years in Lindfield and Turramurra that will provide civic improvements and community facilities. It is assumed in the Long Term Financial plan that the capital and operating costs of these projects are funded by a combination of s7.11 development contributions along with the financial return from development on the sites. Critical to the success of these projects and Councils financial sustainability is to ensure that Council has sufficient funds in reserve to mitigate against the financial risks of development. As such, Council has established a Property Development Reserve in the Long Term Financial Plan, accumulated from the proceeds of asset sales.</p> <p>The Long Term Financial Plan outlines that the proceeds from asset sales will be used for the Property Development Reserve and S7.11 projects requiring a co -contribution funding gap. The 10year Long Term Financial Plan provides for assets sales of \$46.4m to fund projects with a co -contributions gap in the 2020 Contribution Plan (\$1.4m) and a Property Development Reserve for major projects (\$45m)</p>
how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;	<p>The Ku-ring-gai Council Resourcing Strategy 2024 -2034 includes a 10year Long Term Financial Plan and a 10year Asset Management Strategy which identify which projects are to be funded from asset sales.</p> <p>The Long Term Financial Plan outlines that the proceeds from asset sales will be used for the Property Development Reserve and S7.11 projects requiring a co -contribution funding gap. The 10year Long Term Financial Plan provides for assets sales of \$46.4m to fund projects with a co -contributions gap in the 2020 Contribution Plan (\$1.4m) and a Property Development Reserve for major projects (\$45m)</p>
a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial	<p>N/A</p> <p>Land reclassification is proposed to apply to whole of lots.</p>



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datasets and maps, if land to be reclassified does not apply to the whole lot; and

preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

N/A

Comments from relevant government agencies will be sought during consultation undertaken in accordance with the requirements of the Gateway Determination, *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.

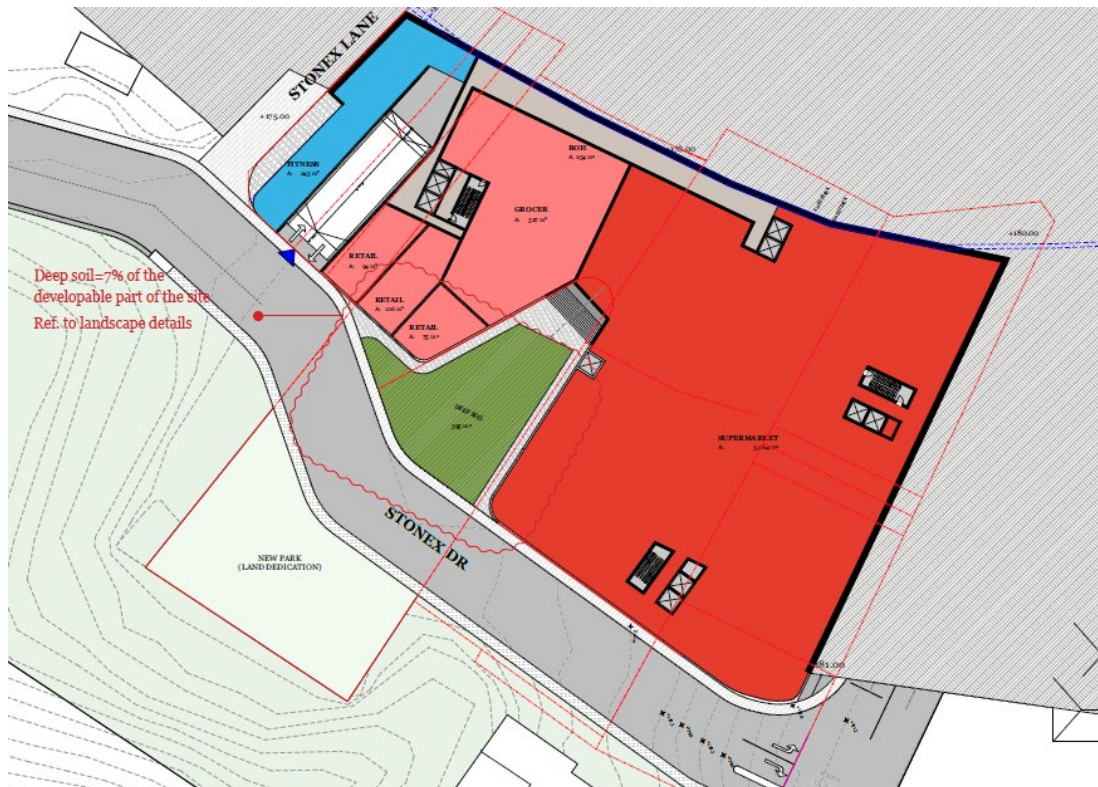
## Reference Scheme

A reference scheme has been developed by DKO Architecture for the Planning Proposal which provides for the following:

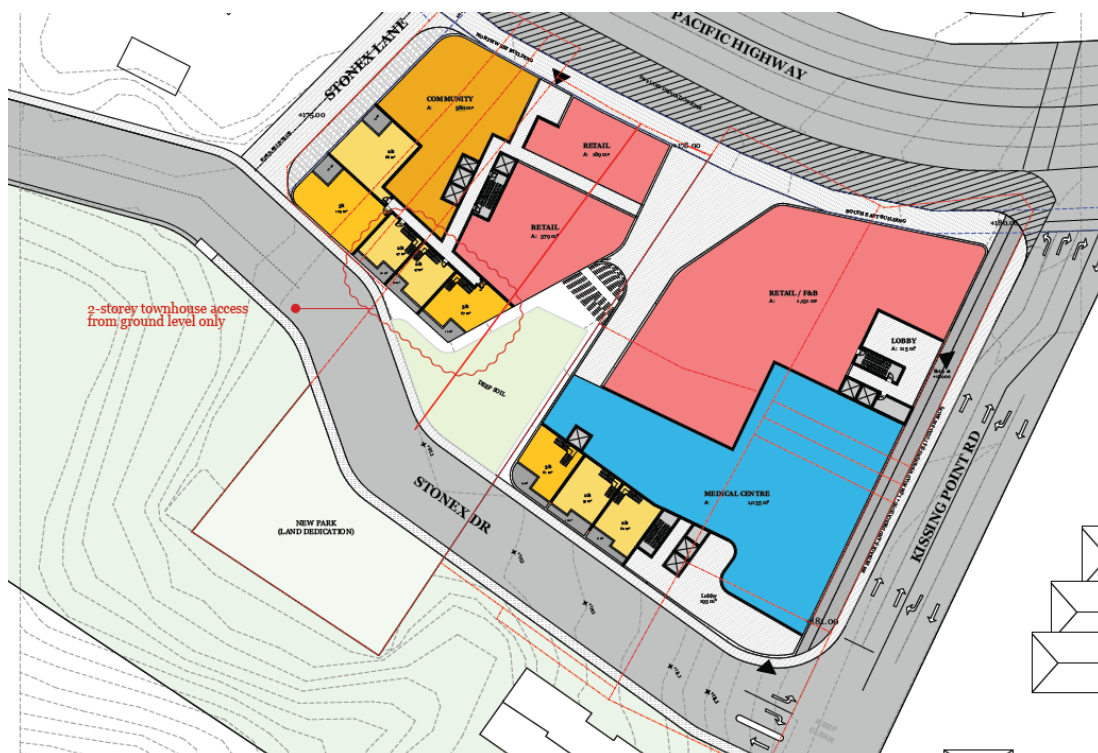
- Demolition of the existing buildings on the site
- Construction of a mixed use building comprising:
  - 25,379m<sup>2</sup> gross floor area
  - Commercial podium containing 7,202m<sup>2</sup> non-residential floor space including:
    - Supermarket;
    - Retail;
    - Commercial; and
    - Community uses.
  - Two residential buildings above a podium, consisting of 175 apartments:
  - Basement parking for service vehicles and 405 car spaces
- Construction and dedication of a new public road (Stonex Street) through the southern part of the site linking Kissing Point Road and Duff Street
- Dedication of land for a new public park
- Dedication of land for road widening along Kissing Point Road and Pacific Highway
- Provision of a community space

The figures below detail the proposed reference scheme.





**Figure 18:** Basement 1 – Retail and Commercial (DKO)



**Figure 19:** Ground Floor – Retail and Commercial (DKO)







Figure 20: Level 1 Apartments (DKO)



Figure 21: Level 2 Apartments (DKO)





**Figure 22: Level 3 Apartments (DKO)**

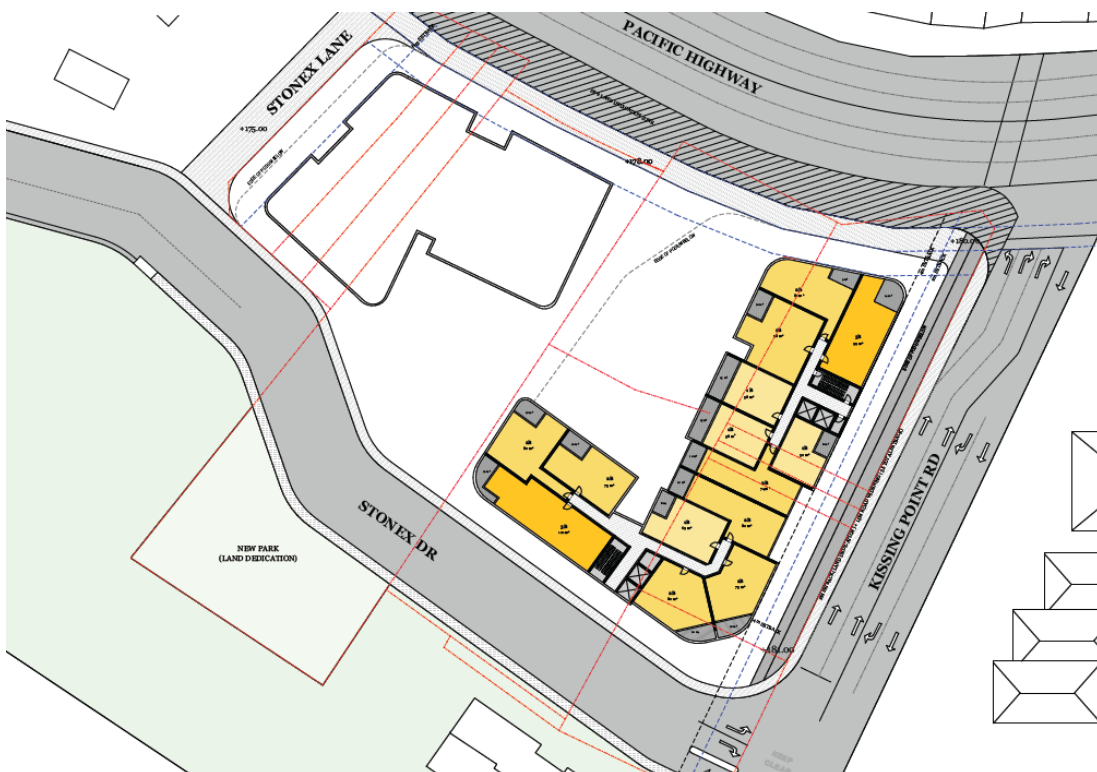


**Figure 23: Level 4-6 Apartments (DKO)**





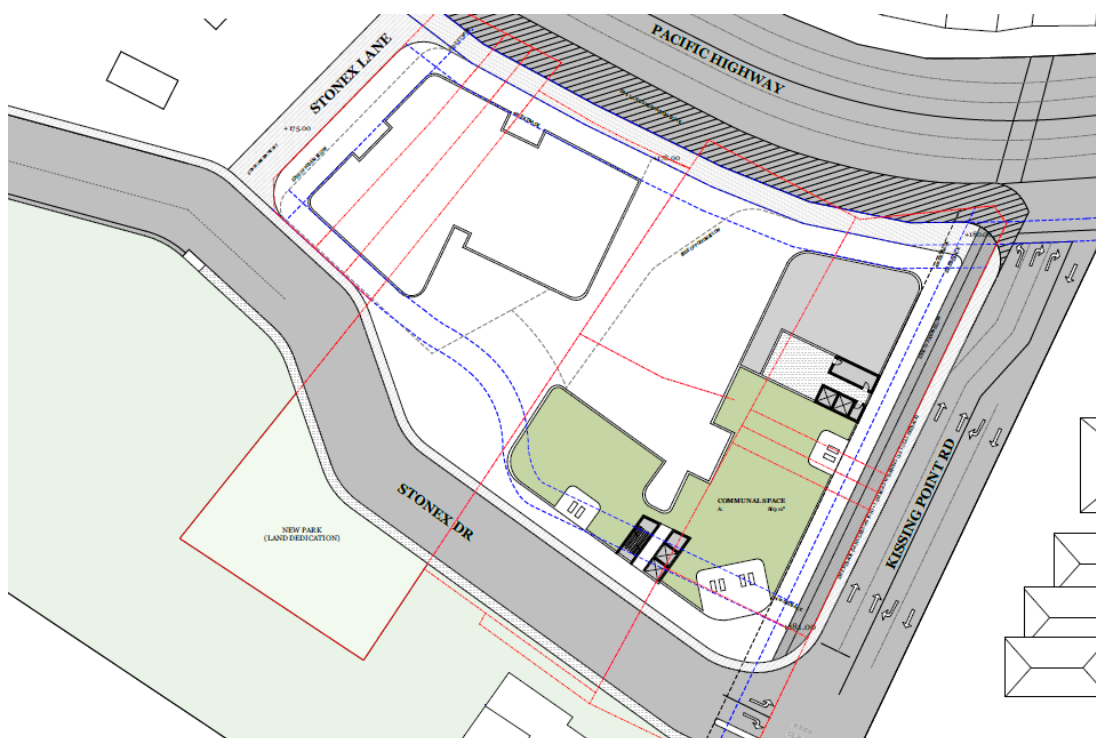
**Figure 24: Level 7 Apartments (DKO)**



**Figure 25: Level 8 Apartments (DKO)**







**Figure 26: Roof (DKO)**

Table 15 – Overview of DKO Scheme			
Item	Description		
Site Area	Total: 8,459.7m <sup>2</sup>		
Height (storeys)	9 storeys		
Number of dwellings	175 apartments (includes at least 5% to be provided as affordable rental housing)		
Apartment Mix	1 Bedroom – 31% 2 Bedroom – 46% 3 Bedroom – 21%		
Gross Floor Area (GFA)	Retail / Commercial: 6,810m <sup>2</sup> Community Uses: 380m <sup>2</sup> Residential: 18,188m <sup>2</sup> Total: 25,378m <sup>2</sup>		



**Table 15 – Overview of DKO Scheme**

Item		Description
Floor Space Ratio (:)		3:1
Solar access (%)		123 apartments (70%) achieve 2 hours direct sunlight at mid-winter (21 June)
Cross Ventilation		109 apartments (62%)
Communal Space	Open	3,388m <sup>2</sup> over levels ground floor, 1, 2, 7 and 9 (44%)
Car Parking		Up to 405 spaces



## Appendices

Appendix 1: Design Report

Appendix 2: Traffic and Transport Study

Appendix 3: Survey Plan

Appendix 4: Preliminary Need and Impact Assessment  
(Economic)

Appendix 5: Phase 1 Preliminary Investigation (Contamination)

Appendix 6: Arborist Report

Appendix 7: Bushfire Advice

Appendix 8: Flora and Fauna Report

Appendix 9: Statement of Heritage Impact

Appendix 10: Letter of Offer

Appendix 11: Site Specific DCP

Appendix 12: Affordable Housing Viability Report

Appendix 13: Title Searches 1a, 3 and 3a Kissing Point Road,  
Turramurra

