

PLANNING PROPOSAL

Anglicare “Rohini Village” 51-53 Rohini Street, Turramurra



Rohini Village Landscape Masterplan for Planning Proposal (with potential Planning Agreement upgrades to Public Domain shown)

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19 December 2024 (amended 10th April 2025)

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Executive Summary

Brief Overview and Background to the Planning Proposal

This Planning Proposal (PP) is submitted to Ku-ring-gai Council on behalf of the proponent Anglicare.

This PP explains the intended effect of, and justification for the proposed amendments to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015). The amendment is a proponent-led Planning Proposal for “Rohini Village”, at 51-53 Rohini Street, Turramurra (the Site). The Site is currently zoned R4 High-Density under the KLEP 2015, adjoins a train-line and is sited within 100-200 metres of shops, services and public transport nodes within the Turramurra Local Centre.

The PP to initiate a Schedule 1 Additional Permitted Uses together with amended Height of Building Map, Floor Space Ratio Map, Heritage Map and Schedule 5 amendment to KLEP 2015, which has been prepared in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act) and the relevant Department of Planning, Housing and Infrastructure Guideline “*Local Environmental Plan Making Guideline*” (August 2023).

Rohini Village is a retirement village which has been operating since the late 1960s. The facility is now aged and requires complete renewal as it no longer meets accessibility or design standards, nor is it in line with customer expectations for larger units that can accommodate family members/carers to facilitate ageing in place. This PP seeks to replace the existing 110 Independent Living Units (ILUs) on Site with 110 new modern day ILUs across four buildings, up to 6-storeys in height, and built over a 3-level basement. The re-development of Rohini Village will provide local residents with new contemporary seniors housing of high-architectural quality, with new on-site community facilities, set in enhanced landscaped surrounds, with easy access to services and public transport. The Planning Proposal includes a café and wellness centre with indoor pool, and a cross-site walking link to King Street made available to both the village residents and the wider local community.

The Development Concept proposes a built-form consistent with the emerging character and densities already present within the Turramurra Local Centre in the vicinity of the Site and will have a minimal impact on the nearby Heritage Conservation Area and adjacent residential properties.

This PP demonstrates both strategic and site-specific merit and addresses all the relevant considerations under the “*Local Environmental Plan Making Guideline*” (August 2023). The PP is consistent with State, Regional, and Local Planning Policies and relevant Section 9.1 Ministerial Directions. The findings of this Planning Proposal, and supported by the appended technical reports, conclude that all future development of Rohini Village can be successfully accommodated, with minimal impacts on the Site’s surrounds.

Land to which this Planning Proposal Applies

The subject Site is located at 51-53 Rohini Street, Turramurra, at the end of a cul-de-sac. Refer Figure 1 aerial photo with contextual locality map below.



Figure 1: Aerial Photo "Rohini Village" Site & surrounds and Context Map

Source: Sixmaps

The land comprises Lot 21 DP 533032, Lot 26 DP 585038 and Lot 2 DP 302942 and has a total Site area of 9,193 m² (the Site).

Lot 21 DP 533032 and Lot 2 DP 302942 are not burdened or benefited by any easements. Lot 26 DP 585038 is burdened by several easements and also physically encloses a separate Lot 25 DP 585038 which is separately owned by Ausgrid, and not part of the Proposal. Refer Figure 2 below.

Full title documents and Site Surveys are provided in Appendix B of this Proposal.

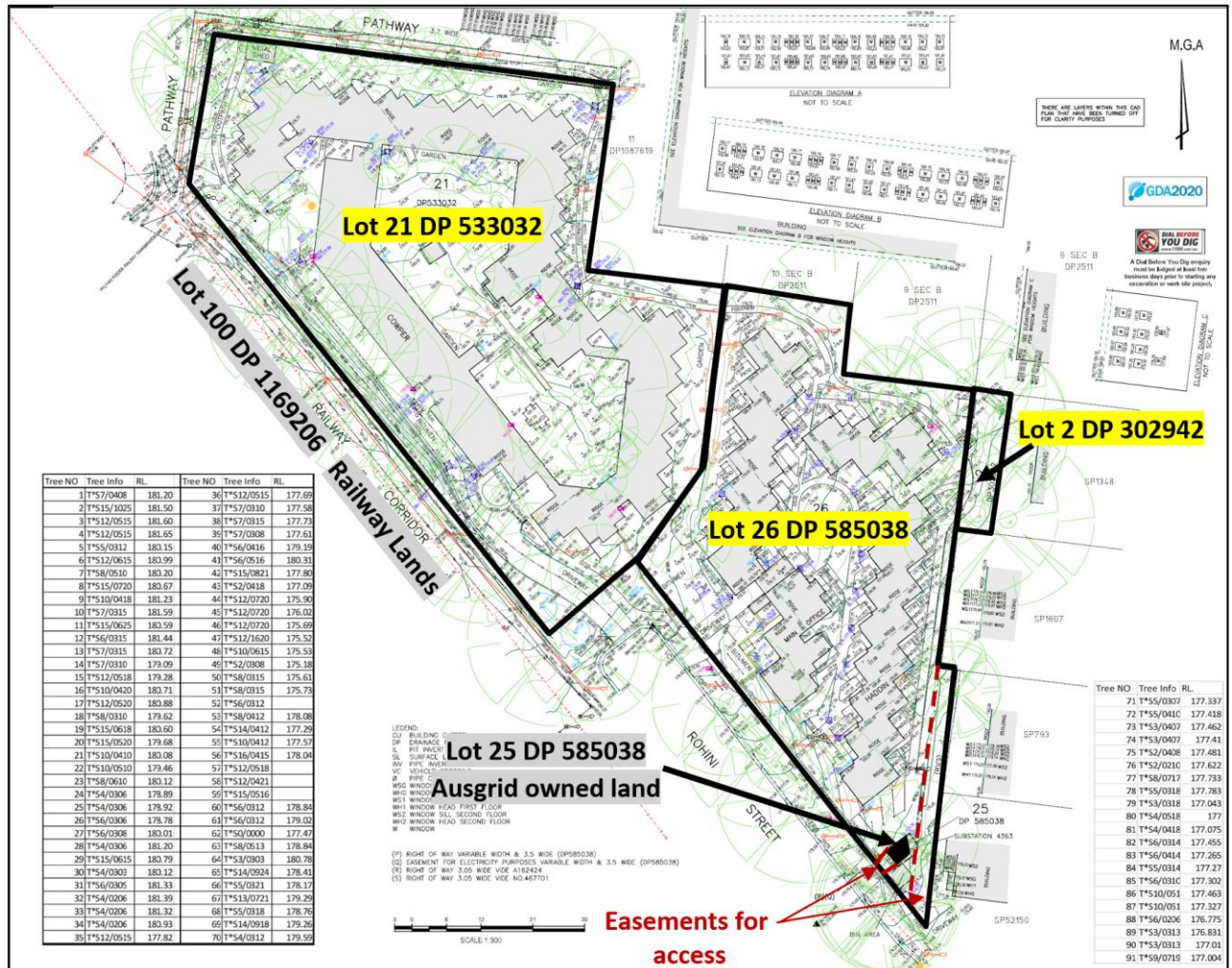


Figure 2: Site Survey with Lots and easements denoted

Source: Land Partners Surveyors

The Site is relatively flat and has both a 100 m frontage to the Rohini Street and a 100 m frontage to the Turramurra Station railway corridor. The train station, bus interchange and local shops, are located 100 to 200 metres south-east of Rohini Village, along Rohini Street.

A photo panel of the Site and Surrounds is provided at Appendix A.

A public pathway (3.66 metres wide) abuts the north-western end of the Site and connects King Street to Cherry Street. The pathway provides a significant landscape separation between the Site and the neighbouring houses which form part of the Heritage Conservation Area (HCA) to the Site's north.

A separate pedestrian pathway on the SP2- Infrastructure zoned Railway lands (Lot 100 DP1169206) , abuts the southern boundary of the Site and connects Cherry Street to the Rohini Street cul-de-sac. Refer Figure 3 below.



Figure 3: Location Map : "Rohini Village"

Source: Sixmaps

The site adjoins a Heritage Conservation Area and several local listed Heritage Items are in the vicinity. Refer Figure 4 Heritage Map extract below.

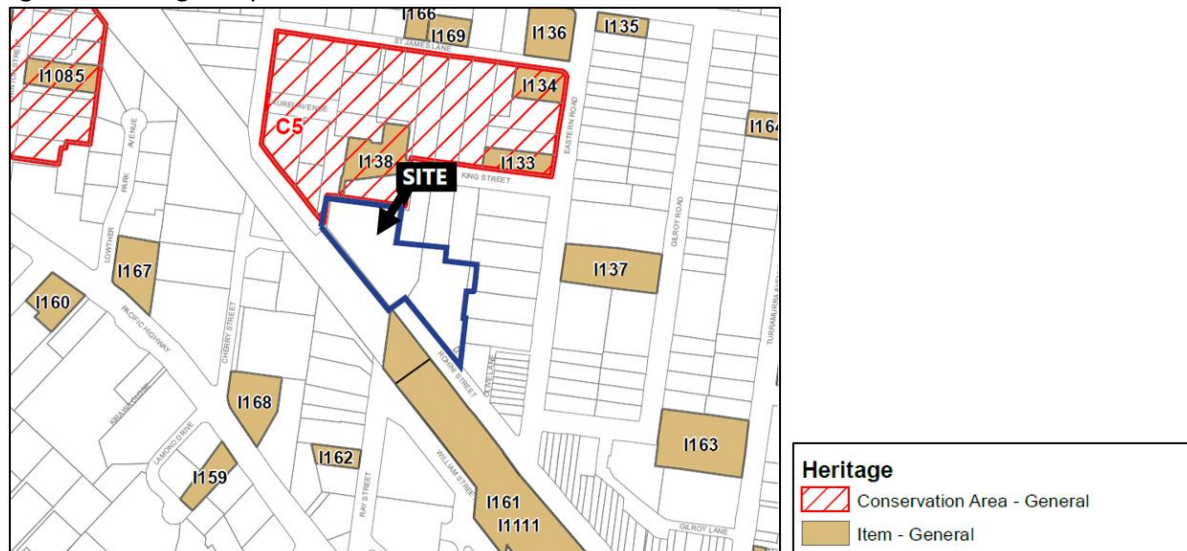


Figure 4: Heritage Map with "Rohini Village" denoted

Source: KLEP2015

Existing Planning Controls

The key Ku-ring-gai LEP 2015 planning controls that apply to the Site are;

- **Zoning** – The existing zoning is R4 High Density Residential

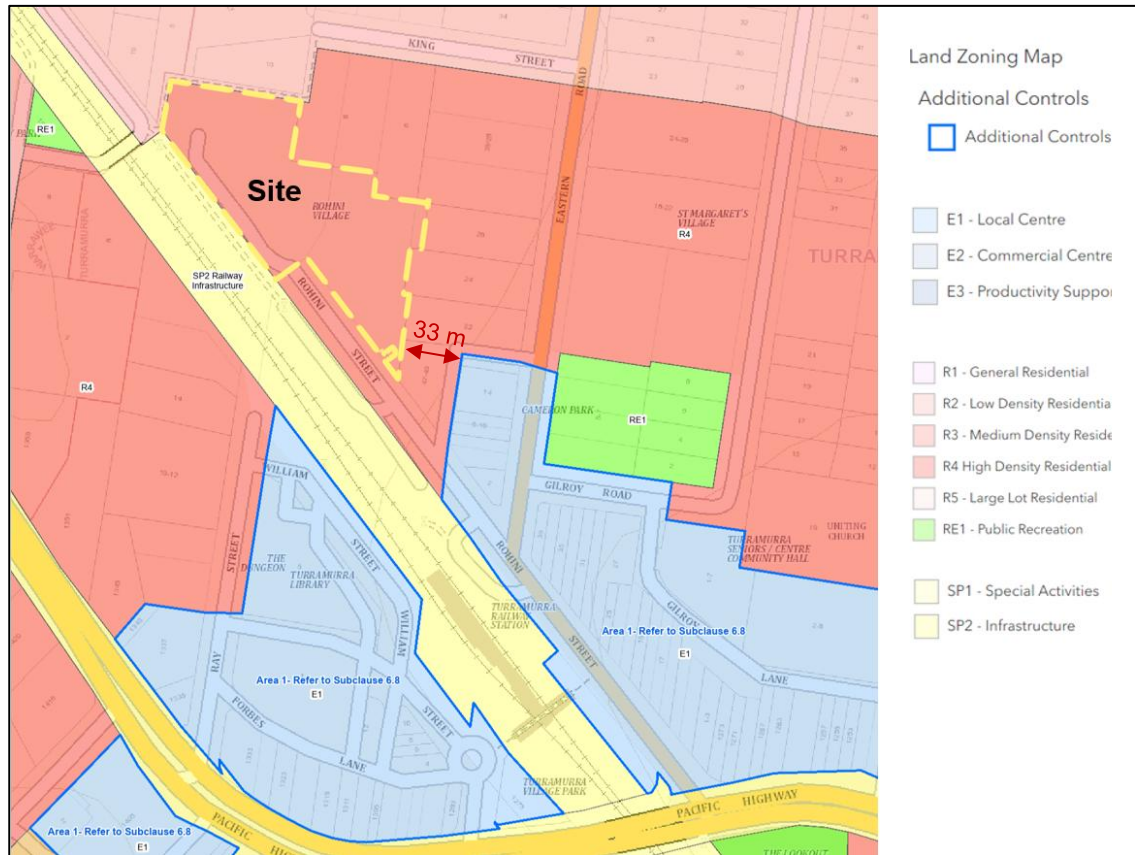


Figure 5: KLEP 2015 Zone map extract

Source: NSW Planning Portal

- **Floor Space Ratio (FSR)** – Maximum FSR is 0.85:1
- **Height** - Maximum Height of Building (HOB) is 11.5 metres
- **Lot Size** – Minimum Lot size 1200 m²
- **Heritage** - Site is not heritage listed and not within a Heritage Conservation Area (HCA)
- **Biodiversity** - Mapped vegetation comprising Blue Gum High Forest (BGHF) is located at northern end of Rohini Street and slightly overhangs the Rohini Village Site.

The subject site is largely surrounded by high density residential zones with permitted building heights of 11.5 m to 17.5 m and Railway Land. The Site itself is relatively free of environmental constraints that would constrain increased height/density on the Village Site.

Proposed Amendments to Ku-ring-gai Local Environmental Plan 2015 (KLEP2015)

The Site already has a R4 High-Density Residential zoning. This zoning is proposed to be retained. The current development standards that apply to the Rohini Village Site are comparable to R3 Medium Density zoning and not the R4 High-Density Residential Zone objectives which focus on a “*high density residential environment*”. Accordingly, this Planning Proposal for land in an R4 High Density Residential zone which adjoins the Turramurra Town Centre seeks the following amendments to the KLEP 2015;

Current KLEP 2015 Planning Controls	Proposed Changes	SEPP Housing 2021 Cl. 87 – Additional Floor Space Ratios for Seniors Housing
Max. Floor Space Ratio (FSR) 0.85:1	1.5:1	ILUs 15% bonus FSR provision Total FSR permitted - 1.725:1
Max. Height 11.5 metres	17.5 metres	3.8m height – additional 3.8 m above the maximum building height. Total height permitted - 21.3m
<p>“Recreational Facility (indoor)” and “Commercial Premises” are prohibited use under KLEP 2015.</p> <p><u>Note:</u> Seniors Housing is permitted under State Environmental Planning Policy (Housing) 2021 (SEPP Housing 2021)</p>	<p>“Recreational Facility (indoor)” and “Commercial Premises” as Additional Permitted Uses to accommodate the new Café and Wellness Centre with indoor pool, which will be available to both the Village residents <u>and</u> the wider local community.</p>	
The “Rohini” sandstone pillars at the King Street boundary are heritage listed under KLEP2015 as Item I161. The pillar location is misidentified as being on the railway lands. They are located at the northern end (King Street) village entrance.	Heritage item I161 details to be corrected and add two other sets of sandstone pillars located near the Cherry Street entry and Rohini Street road reserve to be added under this PP.	

The above-suggested changes to KLEP 2015, can be readily achieved via a simple amendment to the KLEP 2015 FSR, Height of Building and Heritage maps together with Schedule 1 Additional Permitted Uses and Schedule 5 Environmental Heritage provisions.

Studies Forming Part of the Submission

The main technical expert reports informing this Planning Proposal are listed below and are provided in full within the accompanying **Appendices**.

Table 1 – Technical Studies

Technical Study	Prepared By
1. Urban Design Report	Plus ARCHITECTURE 4/222 Clarence St, Sydney NSW 2000
2. Photomontage	VIRTUAL IDEAS Studio 71, 61 Marlborough Street, Surry Hills, NSW 2010
3. Arboricultural Impact Assessment Report	ARTERRA DESIGN PTY LTD Suite 602 / 51 Rawson Street Epping NSW 2121
4. Heritage Impact Statement	KEMP & JOHNSON 3 David Street Croydon NSW 2132
5. Traffic & Transport Assessment	STANTEC Level 09, 203 Pacific Highway St Leonards NSW 2065
6. Biodiversity Advice	TRAVERS BUSHFIRE AND ECOLOGY – John Travers Building, 52 The Avenue, Kariong NSW 2250
7. Landscape Concept & Drawing Schedule	SITE IMAGE LANDSCAPE CONSULTANTS Level 1, 3-5 Baptist St, Redfern NSW 2016
8. Feasibility Analysis	ANGLICARE AGED CARE AND COMMUNITY SERVICES & EG
9. Anglicare Village Study	51-53 Rohini Street Turramurra NSW 2074

The technical reports clearly indicate that increasing height and density on this Site are appropriate to the Site and can achieve high quality aesthetics and considerable public benefits to the local community whilst minimising environmental impacts on the surrounding lands.

PART 1 – Objectives and Intended Outcomes

Objective

This Planning Proposal seeks to amend Ku-ring-gai Local Environmental Plan 2015 (KLEP2015) to facilitate the renewal of the subject retirement village Site at 51-53 Rohini Street, Turramurra through the introduction of amendments to the FSR and Height of Building to encourage appropriate density and height for the Site. It also proposes a number of community benefits including, use of the village recreational and commercial facilities by the general public and a pedestrian throughway to King Street, and other civic amenity improvements to the Council's public domain including upgrades to the Council pathway that connects King Street to Cherry Street.

Intended Outcomes

- Contribute to the Village's role as a strategic site providing Seniors Housing, jobs and accessible on-site resident facilities to promote aging in place;
- To achieve a suitable balance between high-density housing and deep-soil landscaped areas, which is only possible through higher-built forms;
- To retain existing mature and significant vegetation where possible;
- To permit a mixed-use development with an appropriate balance of communal facilities which enhance the health and welfare of all senior residents;
- To promote greater social interaction, thereby mitigating isolation for both Rohini Village residents and members of the community;
- Contribute to the activation of Turramurra by providing a safe and pleasant pedestrian walk to St James Church between Rohini Street and King Street;
- Contribute to community safety via improved passive surveillance for pedestrians using public railway pathway and Council's pathway;
- Contribute to the rejuvenation of Rohini Street to compliment future planned upgrades to the Council public domain along Rohini Street and railway pathway; and
- Contribute to pedestrian safety with planned upgrades to the northern end of Rohini Street.

PART 2 – Explanation of Provisions

Intended Provisions

This Planning Proposal (PP) seeks to amend the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015), to facilitate an increase in the provision of Seniors Housing at Rohini Village, by increasing sizes of the Independent Living Unit (ILU) and greater provision of resident facilities that can be utilised by Seniors in the wider community.

The PP proposes the following amendments to KLEP2015 Schedule 1 Additional Permitted Uses and FSR / Height of Building / Heritage maps and Schedule 5 as summarised in Table 2 below:

Table 2: Summary of LEP amendments

Control	Existing	Proposed
Floor Space Ratio	0.85:1	FSR (1.5:1) Height of Building (17.5 m)
Building Height	11.5 m	
Additional Permitted Uses	-	Up to 700 m ² floor space of Recreation Facility (Indoor) and Commercial Premises to facilitate inclusion of communal and retail facilities on the Site which may be accessed by the wider community.
Heritage Map & Schedule 5	Heritage Item I161 mapping and Schedule 5;	Amend Schedule 5 and related Heritage Map to show correct location of “ <i>Rohini House Gates</i> ” comprising a pair of sandstone pillars at the northern site entry (King Street).
Environmental Heritage	“Rohini House Gates” Railway Lands Part Lot 1 DP 1129573	Amend Schedule 5 and Heritage Mapping to include two additional pairs of sandstone “Rohini” house gate pillars located at the western entry (Cherry Street) and the southern entry (Rohini Street).

To achieve the intended outcomes, it is proposed to amend KLEP 2015 Schedule 1 Additional Permitted Uses, to allow the use of the resident facilities by non-village residents, amend the “Height of Building” and “Floor-Space Ratio” map controls for the Site, amend the “Heritage” maps and related Schedule 5 to reflect the correct location of the Rohini House gate posts and include the additional sandstone gate pillars located at the Cherry Street pedestrian entrance and the Rohini Street vehicle entrance. Example wording of the amendment to the written instrument has been provided below;

Table 3: Proposed KLEP Amendments

Amendment to the KLEP2015 Schedule 1 - Additional Permitted Uses and insert new clause that states the following;

KLEP 2015 Schedule 1 Additional permitted uses

(1)

This clause applies to land at 51-53 Rohini Street, Turramurra being Lot 21 DP533032, Lot 2 DP 302942 and Lot 26 DP585038.

(2)

Development for the purposes of the following is permitted with development consent.

(a)

recreational facility (indoor) and

(b)

commercial premises

(3)

Development consent must not be granted under this clause to development that results in the gross floor area of the combined recreational facility (indoor) and commercial premises exceeding 700 m².

KLEP 2015 Schedule 5 – Environmental Heritage

Part 1 Heritage Items

Suburb	Item name	Address	Property description	Significance	Item no
Turramurra	Rohini House sandstone pillars and gate	Railway lands Boundary 51-53 Rohini St and Council pathway	Part Lot 1, DP 1129573 Part Lot 21 DP 533032 and Part Cherry St – King St public pathway	Local	I161
Turramurra	Rohini House sandstone pillars and gate	Boundary 51-53 Rohini St and Railway Land	Part Lot 21 DP 533032 and Part Lot 100 DP 1169206 (Railway Land)	Local	I1115
Turramurra	Rohini House sandstone pillars	Rohini Street road reserve adjacent to 51-53 Rohini St.	Road reserve Rohini Street, Turramurra adjacent to Lot 21 DP533032	Local	I1116

All other planning controls applying to the Site will remain unchanged.

PART 3 – Justification of Strategic and Site-Specific Merit

Justification of Strategic and Potential Site-Specific Merit, Outcomes and the Process for their Implementation

Section A - Need for the Planning Proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?*

The Planning Proposal for a Site adjoining the Turramurra Town Centre and Train Station is not the result of a specific strategic study or report. However, it relates to an existing Retirement Village development in need of renewal and which has been the subject of a series of technical studies. The Planning Proposal seeks to expand upon the existing use on the subject land, and as appropriate at this stage in the process, key site constraints have been identified and considered as part of this Planning Proposal.

A detailed review of the Planning Proposal Technical Report against the objectives of the relevant Documents/Studies/Reports is provided in Table 4 below;

Table 4 – Summary of Studies

Anglicare Village Study	<p>Following its decision to renew its aged care facilities across NSW, in 2019, Anglicare undertook a Customer Experience Survey of Retirement Living residents across 22 of its own Anglicare Retirement Villages in Sydney. The survey involved contacting some 3,085 residents. Rohini Village had one of the highest survey response rates with some 74% of all residents expressing a level of dissatisfaction with the existing Rohini Village accommodation.</p> <p>Many Rohini Village residents, reflecting perhaps a wider view of the market and community, desired renewal of the facility and an opportunity to remain at the facility. Some also expressed a need for additional bedrooms to accommodate visitors.</p> <p>After exhaustive surveys and community consultation, as well as resident surveys, it became clear to Anglicare that renewal of the Rohini facility is highly desirable, in fact imperative. Given that renewal of the Site has become necessary, a Planning Proposal is required to revisit the planning controls applicable to the Site.</p>
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	<p>This Planning Proposal seeks to facilitate a development concept to redevelop the 110 ILUs currently on Site. This is necessary to provide greater resident amenity and self-sufficiency, as well as a higher quality of care and services, all enhanced by additional landscaping and communal amenity, to better meet community demands. The relevant section of the Anglicare study (2019) relating to Rohini Village is provided at Appendix K.</p> <p>The need for increased seniors housing in suitable locations, is reflected in the below statement at Page 70 of the Local Strategic Planning Statement (LSPS) 2020 which is consistent with Anglicare's independent studies;</p> <div data-bbox="395 629 1520 790" style="border: 1px solid black; padding: 5px;"> <p><i>"Projections from DPIE indicate that Ku-ring-gai's population aged 65 and above will increase by 49% by 2036 highlighting the need for investigation into housing provision for this group to enable ageing in place.." (LSPS page 70)</i></p> </div> <p>The Planning Proposal which incorporates housing for seniors and related services and social infrastructure is consistent with;</p> <ul style="list-style-type: none"> • North District Plan (2018) "Planning Priority N3 – Providing Services and Social Infrastructure to meet peoples changing needs" and • Planning Priority N5 – Providing Housing supply, choice and affordability with access to jobs, services and public transport" and • Ku-ring-gai LSPS (2020) Planning Priority "K3 – Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community" and • Ku-ring-gai LSPS (2020) Planning Priority "K4 – Providing a range of diverse housing to accommodate the changing structure of families and households and enable aging in place."
<p>Urban Design Report</p>	<p>An Urban Design Analysis has been performed for the Site and built form to better understand the Site constraints and attributes both on-site and in the vicinity. A copy of the Urban Design Report is provided at Appendix A. The resulting Planning Proposal has been informed by this comprehensive Urban Design Analysis which incorporates a detailed landscape analysis, and other technical studies to explain and elucidate on the architectural built form submitted with this Planning Proposal. The provision of seniors housing and related facilities and services on site is consistent with the following Strategic documents;</p> <ul style="list-style-type: none"> • Greater Sydney Region Plan (March 2018) "Objective 6: Services and Infrastructure Meet Communities' Changing Needs", • "Objective 7: Communities are Healthy, Resilient and Socially Connected", • "Objective 10: Greater Housing Supply", • "Objective 12: Great Places that Bring People Together ",











	<ul style="list-style-type: none"> • District North Plan (2018) “Planning Priority N20 – Delivering high quality open space”, • Ku-ring-gai LSPS (2020) Planning Priority “K12 -Managing change and growth in a way that conserves and enhances Ku-ring-gai’s unique visual and landscape character” and • Planning Priority “K17 - Providing a broad range of open spaces, sporting and leisure facilities to meet the community’s diverse and changing needs.” 						
Arboricultural Impact Assessment Report	<p>An Arboricultural Impact Assessment Report (2024) has been undertaken to ascertain the vegetation constraints. A copy of the Report is at Appendix C. The Report identifies the Site and its immediate surrounds, contain trees from a variety of periods during its development but most of these only date from the late 1980s onwards. Most of the trees that are closely associated with the existing buildings, and the more recent facilities, are small, exotic and common place species. The majority of significant and better-formed trees are located towards the periphery of the Site which can be largely retained. The tree retention and landscape embellishment under the Urban Design Report is consistent with;</p> <ul style="list-style-type: none"> • Greater Sydney Region Plan (March 2018) “Objective 30: Urban Tree Canopy Cover is Increased”. 						
Heritage Impact Statement	<p>A Heritage Assessment of the Site prepared by Kemp & Johnson Heritage Consultants (2023) is provided at Appendix D to ascertain the existence of any heritage constraints.</p> <p>Aboriginal Heritage: A search of the AHIMS Web Services (AWS) showed no identified records of Aboriginal sites or places recorded on the subject site.</p> <p>European Heritage: Prior to the construction of the existing retirement village, the Site was occupied by a house constructed between 1892 and 1895 by then owner Francis Gerard. The existing Retirement Village was constructed between 1969-1975. The Report identifies three locations of sandstone gate posts along the site boundaries (<u>Location 1</u>: The northern gate post pillars near King Street, <u>Location 2</u>: The pedestrian entry to the north-west near Cherry Street and <u>Location 3</u>: Rohini Street driveway entry) per Figure 6 below.</p> <div data-bbox="389 1431 1519 2058">  <table border="1" data-bbox="1145 1442 1513 2047"> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> </table> </div>	1		2		3	
1							
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3							

Figure 6: Gate Post location map

Source: Kemp and Johnson Heritage Consultants

	<p>The Rohini Village Site is not a heritage item and is not within a Heritage Conservation Area (HCA). Notwithstanding, the Site's location near a HCA and several Heritage items, the Site is physically separated and is largely screened by established vegetation and other contemporary buildings including No. 6 King Street unit block. Accordingly, there is no detrimental heritage impacts that will result from the Planning Proposal and future redevelopment.</p> <p>The Concept Masterplan in the Urban Design Report is consistent with the Heritage recommendations and incorporates all three sets of Rohini sandstone gate pillars at Location 1", "Location 2" and "Location 3". The sandstone pillars are proposed for heritage listing in accordance with the Council's Resolution to heritage list all three sets of sandstone pillars.</p> <p>The Design Concept incorporates landscaped setbacks to the Heritage Conservation Area and retention/re-use of the Rohini gate sandstone pillars which is consistent with;</p> <ul style="list-style-type: none"> • North District Plan (2018) "Planning Priority N6 – Creating and Renewing great places and local centres, and respecting the District's Heritage" and • "Planning Priority N17 – Protecting and enhancing cultural landscapes".
<p>Traffic and Transport Assessment</p>	<p>A Traffic and Transport Assessment prepared by Stantec (2023) is provided at Appendix E to ascertain existing traffic and parking conditions surrounding the Site. The Report identified that the Site is well serviced by public transport, with several frequent bus services provided along Rohini Street/ Eastern Road and regular T1 (Berowra to City, via Gordon) train services through Turrumurra Railway Station, all within an easy walk of the Site. The Report findings were that there will be a net increase of up to 11 vehicle movements per hour in any road network peak hour. On this basis, the additional traffic generated by the proposal is not expected to compromise the safety or function of the surrounding road network, including at the Pacific Highway/ Rohini Street and Eastern Road/ Rohini Street intersections, whether it be the weekday or weekend network peak periods.</p> <p>The Masterplan Concept Design removes the existing driveway entry located at the northern end of Rohini Street (near the water tanks) and retains the existing driveway entry at the southern end. On-site parking and access provided in the Concept Design is consistent with the Traffic Report recommendations to ensure a safe and functional development.</p> <p>The Planning Proposal to facilitate renewal of a site in close proximity to transport and shops is consistent with;</p> <ul style="list-style-type: none"> • North District Plan (2018) "Planning Priority N12 – Delivering integrated land use and transport planning and a 30 minute city".

Biodiversity Advice	<p>Biodiversity Advice for the Site prepared by Travers Environmental (2023) is provided at Appendix G to ascertain the existence of any biodiversity constraints. The Biodiversity Advice identifies the Site as having a very small portion in the southwestern sector mapped as containing biodiversity. The mapped biodiversity is identified as being a large Blackbutt (<i>E. pilularis</i>) and Brushbox (<i>Lophostemon confertus</i>) adjacent to two large water tanks to the entry driveway. The trunk of the Blackbutt is located within the Rohini Street road reserve and the canopy partly overhangs the Site. The Planning Proposal Concept Design within the Site, does not require removal of the Blackbutt or Brushbox to accommodate the development.</p> <p>The Landscape Design Concept retains significant trees on site and achieves a doubling of the existing canopy cover from 22.7% to 46.9% canopy cover (including 31 “tall tree” minimum 18 m mature height) plantings which include the following as shown on the Planting Plans 201, 202, & 203 at Appendix H.</p> <table><tr><th>Planting Plan Reference</th><th>Species name</th><th>Number of Plantings</th></tr><tr><td>Ang cos</td><td><i>Angophora costata</i></td><td>3</td></tr><tr><td>Cor mac</td><td><i>Corymbia maculata</i></td><td>15</td></tr><tr><td>Euc pip</td><td><i>Eucalyptus piperita</i></td><td>6</td></tr><tr><td>Euc sal</td><td><i>Eucalyptus saligna</i></td><td>7</td></tr></table> <p>Accordingly the Planning Proposal Design Concept is consistent with;</p> <ul style="list-style-type: none">• North District Plan (2018) “Planning Priority N16 – Protecting and enhancing bushland and biodiversity”, and• “Planning Priority N19 – Increasing urban tree canopy cover and delivering green grid connections”.	Planting Plan Reference	Species name	Number of Plantings	Ang cos	<i>Angophora costata</i>	3	Cor mac	<i>Corymbia maculata</i>	15	Euc pip	<i>Eucalyptus piperita</i>	6	Euc sal	<i>Eucalyptus saligna</i>	7
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Euc sal	<i>Eucalyptus saligna</i>	7														

The Proposal responds to the both technical studies and the strategic plans of Council and Department of Planning, Housing and Infrastructure (DPHI) and to the Strategic Site Context, and seeks to address the Site’s unusually-low development standards for an R4 site adjoining a Railway Station and town centre. Such a low density in an R4 High-Density Zone does not accord with modern day planning principles on locating seniors close to shops, transport and services, in preference to farther afield in the lower density zones. Seniors Housing requirements are for flexibility to supply larger dwelling sizes, and wheelchair accessibility in both indoor and outdoor settings. It also limits providers from including, nor on capitalising on on-site facilities to promote well-being and social inclusion.

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

Yes; a Planning Proposal, such as the one submitted herein, is the best means of delivering the new aged care services envisaged for the site. The potential options are considered below;

Option 1 – No action

The first option is to undertake no action in relation to the Site. This would not achieve the objectives and intended outcomes given almost half of the Independent Living Units (ILUs) units are currently unoccupied due to inadequate space (predominantly 36m² unit sizes) and poor accessibility. The 54-year-old buildings are significantly outdated and require complete renewal. As such this option was discounted.

Option 2 Renew the Site under current controls

The second option is to renew the Site under the current development controls. Even with the available 15% Gross Floor Area (GFA) bonus provided under SEPP Housing 2021 Clause 87, the resulting floorspace would still be insufficient to achieve the required outcome for the redevelopment of Rohini Village. Put simply, numerically relying on the GFA bonuses in the SEPP results in a permitted GFA of 8,989 m² which would allow for only 700m² of communal GFA and approximately 60 x ILUs (based on gross ILU floor area of 138m² including lobbies and corridors). It would result in a net LOSS of 50 ILUs compared with the current development which is contrary to all strategic documents which seek to increase housing to accommodate older people and people with a disability in Ku-ring-gai Local Government Area.

The potential loss of housing by retaining the status quo planning controls for a site in close proximity to shops/services and transport would be a poor outcome that fails to meet State and Local Government objectives for increased housing in such locations. As such, the “trigger” for increase density and height relates to avoiding a loss of critical seniors housing which the Ku-ring-gai Housing Strategy, the Premier and the Department of Planning, Housing and Infrastructure (DPHI) have identified as a key priority.

The former DPHI Planning Delivery Unit (PDU) also confirmed during pre-consultation meetings that numerical cost calculations to justify the Planning Proposal for increased height and density is not warranted, being for replacement dwellings, nor is it a planning matter for consideration. Notwithstanding, Feasibility Analysis is provided at Appendix I.

Option 3 – Lodge DA with Clause 4.6 variation request

The third option is to lodge a Development Application (DA) with Council to renew the Site with an accompanying Clause 4.6 Variation Request to vary the permissible height and density development standards. However, this would represent a substantial variation to the height and Floor Space Ratio (FSR) standards as a consequence of the unusually low height and density controls that currently apply to this Site when compared to other sites in the locality.

Nearby sites to the East and South have FSRs varying from 1:1 to 1.8:1, with Building Heights of up to 17.5 m. Reliance on Clause 4.6 would not be the most appropriate planning pathway in achieving the intended built form outcome. Furthermore, the DA may not be able to provide access to the on-site facilities to the wider community. As such this option was discounted.

Option 4 – Alternate landuse eg shop-top housing and commercial

The Site has an established 55-year-old retirement village and is owned by an established not-for profit aged care provider. Rohini Village operates under the Retirement Villages Act 1999 and provides accommodation for seniors and people with a disability. While it's possible to undertake a shop-top housing development with ordinary apartments above shops in the current zone, this would not meet the requirements of an aged care provider. Nor would it satisfy the intended occupants who choose to live in a retirement village which has support services and facilities specifically designed to cater for seniors.

If the development was not a "seniors housing" development with the relevant occupancy restrictions imposed under SEPP (Housing) 2021 Clause 88, there is no certainty that seniors would occupy the units which would be a deterrent for many seniors who specifically seek to live in a seniors community which is owned and operated by Anglicare.

Option 5 – Site Specific Planning Proposal

The fifth option is to lodge a site-specific Planning Proposal (PP) to enable the renewal of the Site. The PP is the most transparent means of achieving the desired outcomes to facilitate the redevelopment and provide public benefit. Altering the Standards via the Planning Proposal is the best means of achieving the objectives and intended development outcomes for this site. It is clear that the existing height and FSR controls are unusually low for a site in this optimal location and are more akin to a lower R3- Medium Density Residential zone than the R4- High Density Residential Zone.

The current Low-density FSR and low Height Controls on this Site, are simply an anachronism left over from the former Ku-ring-gai Planning Scheme Ordinance prior to the 2004 arrival of LEP 194, the 2012 Town Centres LEPs and more recently, KLEP 2015. There is clearly no ability in such controls to allow for the location of high-density housing built forms, close to transport or town centres.

The current low density/height controls are also contrary to all established planning principles to concentrate higher density near rail nodes.

Therefore, Option 5 is considered to be the preferred option.

Section 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)?

The relevant Strategic Merit of the proposal having regard to the strategic planning framework is comprehensively addressed by responses contained within the following Strategies and Plans addressed in this Section;

- **Greater Sydney Region Plan: A Metropolis of Three Cities (March 2018)**
- **North District Plan (March 2018)**
- **Local Strategic Planning Statement**
- **Ku-ring-gai Housing Strategy (2020)**
- **Ku-ring-gai Housing Strategy Approval Letter and Advisory Notes (16 July 2021)**
- **Community Strategic Plan (2022)**
- **Turramurra Public Domain Plan**

Greater Sydney Region Plan : A Metropolis of Three Cities (March 2018)

In March 2018, the Greater Sydney Commission (GSC) finalised the Greater Sydney Region Plan: A Metropolis of Three Cities. The Plan contains a strategy for managing growth and change and aims to guide infrastructure delivery for the next 40 years in Greater Sydney. The Plan has been prepared in conjunction with the NSW Government's Future Transport Strategy 2056. (Note: The GSC became the Greater Cities Commission and then terminated on 27-6-23 and folded back into the Department of Planning, Housing and Infrastructure (DPHI). In late 2023, the NSW Premier announced the Greater Cities Commission would be abolished from 1-1-2024 and the Greater Cities Commission's strategic planning functions have since been transferred to the Secretary of the Department of Planning, Housing and Infrastructure (DPHI). The proposed amendments to the KLEP 2015 contained in this Planning Proposal are consistent with the relevant objectives of the Greater Sydney Region Plan as detailed in Table 5 below;

Table 5 – Consistency with Greater Sydney Region Plan (March 2018)

Provision of GSRP	Response of Planning Proposal
Objective 4: Infrastructure Use is Optimised	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Increases the quality, amenity and accessibility of dwellings to support the population's changing needs since the 1960s and community well-being on an existing retirement village site in a highly accessible location.

	<ul style="list-style-type: none"> ○ Builds on the Site's location in close proximity to shops, services and public transport including the following; <ul style="list-style-type: none"> ➤ Anglican Church - King Street 80 m via King Street footpath ➤ Turramurra shops – 100-200 m via Rohini Street footpath ➤ Cameron Park – Eastern Road, Turramurra 160 m via Rohini Street footpath ➤ Turramurra Library – Ray Street 390 m via Rohini Street footpath & railway overpass ➤ Turramurra Family Practice (GP) – Pacific Hwy, Turramurra 400 m via Rohini Street footpath ➤ Turramurra Lookout Community Garden – Pacific Highway Turramurra 430 m via Rohini Street footpath and signalised highway crossing. ➤ Coles shopping centre – Ray Street, Turramurra 550 m via footpath/overpass ➤ Volunteer opportunities are available at Red Cross (Turramurra), Hammondcare (Wahroonga), Girl Guides (North and South Turramurra), Easy Care Gardening (Turramurra), Lifeline (Gordon), Anglicare Book Club (Gordon) ➤ Sydney Adventist Hospital (Private) – 3.4 km via road ➤ Hornsby Ku-ring-gai Hospital (Public) – 5.2 km via road ➤ Westfield Shopping Centre Hornsby – 5.7 km by car, or 20 minutes train travel (T1 North Shore line) from Turramurra Train Station to Hornsby Train Station or 25 minutes by Bus Route 575 (Hornsby to Macquarie University via Turramurra) to Westfields Shopping Centre ➤ Cinemas – Hornsby Odeon and Event Cinemas Westfield– 5.7 km via T1 train or Bus Route 575.
<p>Objective 6:</p> <p>Services and Infrastructure Meet Communities' Changing Needs</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ The provision of new and expanded, modern on-site facilities for residents, both in terms of the accommodation, as well as the new passive and active recreational spaces and café. ○ Anglicare is an established aged care provider who provide tailored aged care services and infrastructure required for their residents to age within their communities where being close to friends, family and support networks improves their wellbeing. The Site provides convenient access to health services, transport and social infrastructure. The convenient location near a train station and buses enables residents to age actively and safely in order to enhance quality of life. ○ The redevelopment of the outdated village will facilitate improved accessibility within the village and connections to transport and nearby shops and services.

	<p>Specifically, the apartments will be designed to have suitable dimensions to make them easier to enter, move around and be readily adapted to accommodate increased levels of resident frailty.</p> <ul style="list-style-type: none"> ○ Larger units can better accommodate family and/or carer accommodation so that as changing needs require a higher level of care, there is greater opportunity to delay or avoid the need to move residents to an Aged Care Facility (ACF). Anglicare aim to have 100% Liveable Housing Design which provides for more generous dimensions for most of the core liveable housing design elements. Incorporating universal design with suitable space for carer accommodation, offers potential for substantial savings to the Australian health system through reduced hospital stays. ○ Provision of on-site facilities such as wellness centre and café provide opportunity for convenient intergenerational social interaction
Objective 7: Communities are Healthy, Resilient and Socially Connected	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Supporting social and community well-being and resilience, through provision of on-site facilities. Facilities include a café, wellness centre with indoor pool, salon, and library which have on-site support staff to promote use and thereby social connection. Shared use of resident facilities with the wider community will promote intergenerational social connection. ○ Providing high-quality passive recreation spaces and a through-site link, the “Rohini Walk” will provide improved public connectivity between Rohini Street and King Street. ○ Improved connections from the Site to King Street facilitates convenient access to nearby walking and bike trails at Turramurra Memorial Park and Karuah Oval, 950 m to the north via Eastern Road.
Objective 10: Greater Housing Supply	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Avoiding a net loss of housing. The Village currently comprises 82 x 1- bed dwellings (36 m²), 24 x 2-bed dwellings (67 m²) and 2 x 3-bed dwellings (105 m²). The 1 & 2-bed units are well below the Apartment Design Guide (ADG) provisions of 50 m² and 75 m² respectively. Over recent decades, Anglicare has undertaken a program of amalgamating 1-bed units, that have not proven popular, as they are considered lacking in amenity. This has resulted in an on-going reduction in dwelling numbers within the Rohini Village since it was built. Anglicare records indicate there were originally 134 ILUs, which has diminished to the current 110 ILUs. The Planning Proposal will reverse this negative housing trend, providing larger dwellings that better reflect current day seniors housing requirements.

<p>Objective 11:</p> <p>Housing is more diverse and affordable</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Providing housing for seniors and people with a disability which meets Australian Standard 1428.1 2009 - <i>Design for Access and Mobility</i>. Accessible housing in this location near shops, services and transport is highly suited to both seniors and households with a family member who has a disability. Seniors housing in this convenient location also mitigates reliance on privately owned cars for short trips. ○ Provision of larger units which is supported by the following Anglicare advices; <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><i>“Changing Demographics:</i> <i>The ageing population is growing, and retirees today have different expectations compared to previous generations. Many seniors are healthier, more active, and have a desire to maintain a high standard of living, which includes larger living spaces.</i></p> <p><i>Lifestyle Preferences:</i> <i>Modern retirees often look for homes that allow them to continue their pre-retirement lifestyle. This includes having space for hobbies, entertaining guests and accommodating family visits. Decent-sized units cater to these needs, ensuring residents do not feel they are compromising their lifestyle.</i></p> <p><i>Comfort and Accessibility:</i> <i>Adequate space is crucial for comfort and accessibility. Larger units can be designed to be more accessible for people with mobility issues, ensuring they can move around easily and safely within their home. Features like wider doorways, spacious bathrooms, and open-plan living areas are easier to incorporate into larger units.</i></p> <p><i>Market Competition:</i> <i>The retirement living market is competitive, and potential residents have multiple options. Offering decent-sized units can be a key differentiator, attracting those who prioritise space and quality of living. If we do not meet these expectations, we may find it challenging to fill the units as shown in another development.</i></p> <p><i>Long-term Viability:</i> <i>Retirees are often looking for a home where they can age comfortably. Units that are too small may not be practical as residents’ needs change over time. Providing larger units can ensure that the living environment remains suitable as residents age, reducing the likelihood of them needing to move again.</i></p> </div>
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Quality of Life:

A key selling point for retirement villages is the promise of an enhanced quality of life. Spacious living environments contribute significantly to this by reducing stress, preventing feelings of confinement and allowing for a more enjoyable and fulfilling living experience.

Larger Unit Sizes:

Larger units can facilitate better community integration within the village. They provide residents with the flexibility to host community events, social gatherings and activities within their homes, fostering a stronger sense of community and belonging. By providing decent-sized independent living units, Anglicare can better meet the evolving needs and preferences of retirees, ensuring their developments remain attractive, competitive and sustainable in the long term.

Two-bedroom unit sizes range from 90m² in older villages such as Castle Hill to 105m² in newer villages such as Gordon, Ponds, and Woollooware Shores. Three-bedroom units range from 108m² to 125m², respectively. The recent market of seniors living have shifted towards residents looking for 2 Bedroom, 2 Bedroom plus study and 3 Bedroom units.

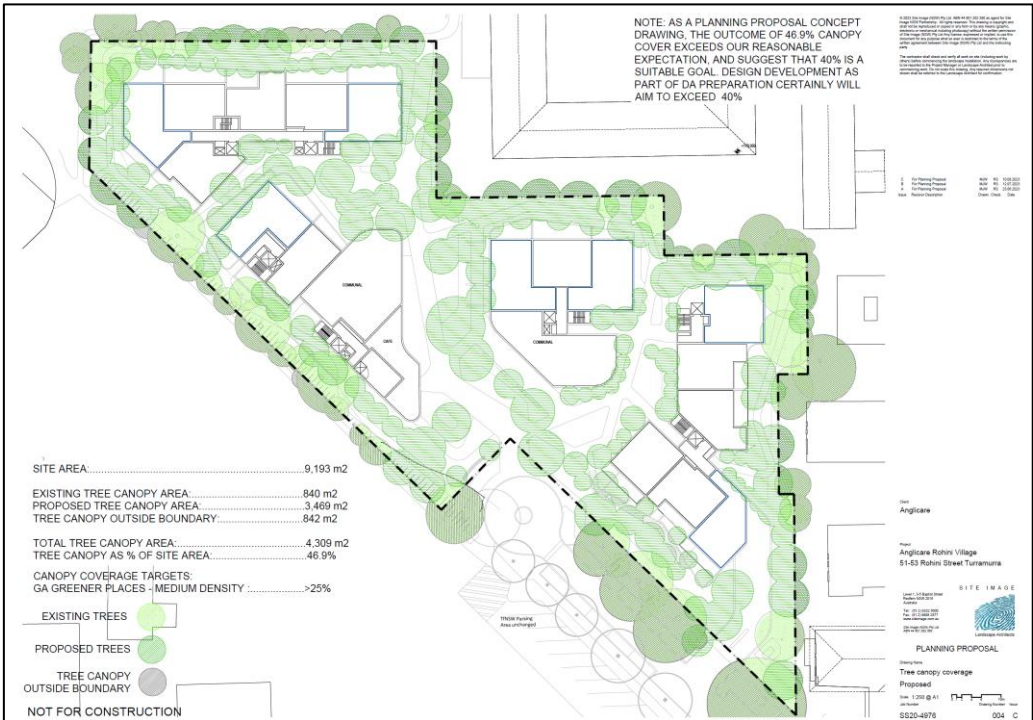
Larger units provide adequate space for family members to visit and stay comfortably. This is particularly important for fostering strong family connections, which are crucial for the emotional well-being of seniors.

Furthermore, larger units accommodate mobility aids such as walkers, wheelchairs, and motorized scooters. This ensures that seniors with mobility challenges can move freely and safely within their homes, reducing the risk of accidents."

- Providing loan licence tenure under the Retirement Villages Act 1999 which can offer a range of lease contracts to suit the purchaser's affordability requirements. As a guide, Anglicare's newest village "Gordon Quarter" offers a choice of three different Deferred Management Fee (DMF) models, comprising 10%, 30% and 50% to suit individual resident financial requirements.
- This product is a direct response to market demand in this area and is therefore affordable to the vast majority of the segment of the market that is available to purchase this product. To that end the product is perfectly affordable and this is evidenced by the high rate of sale of identical Independent Living Units built and delivered in the North Shore at Gordon.

	<ul style="list-style-type: none"> ○ Provision of on-site support services for residents which promotes ageing in place. The “Anglicare Home Care Services” team provide in home support services for residents including assistance with housework, social support, nursing, meals, pet care, garden maintenance, shopping and transport to medical and social engagements.
Objective 12: Great Places that Bring People Together	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Provision of high-quality active and passive recreation spaces and gardens as well as walks and pathways. ○ Enhanced landscaping to promote outdoor activities ○ Promotion of inclusiveness with the local community by having the new through-site link (“Rohini Walk”) that will permit non-residents to short-cut from Rohini Street to King Street/St James Church. ○ Attractive new and modern architecture and space ○ Generous on-site community facilities including a café and pool that local non-resident seniors can utilise and interact with the village residents.
Objective 13: Environmental Heritage is identified, conserved and enhanced	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Provision of 6-10 metre wide landscape setbacks that can accommodate retention of trees and new canopy tree plantings along the site perimeter. ○ Proposed upgrades to the Council’s King Street to Cherry Street pathway that separates the Site from the Heritage Conservation Area and “Bellwood” (No 12 King Street) heritage listed dwelling to the north. The landscaped pathway which incorporates existing mature plantings will supplement the landscape setbacks provided within the Site. ○ The “Rohini Walk” will provide an attractive, safe and convenient link between Rohini Street and the Heritage Conservation Area and St James Church to the north. ○ Incorporation of the sandstone Rohini sandstone gate pillars as a feature of the new landscaped walkways will promote their functional use and the Site’s European history in the new development. The PP also includes LEP2015 Schedule 5 and Heritage mapping for the three (3) sets of sandstone gate pillars.
Objective 14: A Metropolis of Three Cities – integrated landuse and transport creates walkable and 30-minute cities	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Increases the quality, amenity and accessibility of dwellings to support the population’s changing needs since the 1960s and community well-being on an existing retirement village site in a highly accessible location. ○ Builds on the Site’s location in close proximity to shops, services and public transport for employment/volunteering/study opportunities including the following; <ul style="list-style-type: none"> ➤ Turramurra shops – 100-200 m walking distance along Rohini Street

	<ul style="list-style-type: none"> ➤ Volunteer opportunities are also available at Red Cross (Turramurra), Hammondcare (Wahroonga), Girl Guides (North Turramurra), Easy Care Gardening (Turramurra), Lifeline (Gordon), Anglicare Book Club (Gordon) which can be accessed by Bus Route 575 (Gordon) , 577 (North Turramurra) and the T1 North Shore train line. ➤ Hornsby Westfield Shopping Centre and Cinemas– 5.7 km by car, or 20 minutes train travel (T1 North Shore train line) from Turramurra Train Station to Hornsby Train Station or 25 minutes by Bus Route 575 (Hornsby to Macquarie University via Turramurra) to Westfields Shopping Centre.
Objective 22: Investment and business activity in centre	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Redeveloping the site for a seniors housing development which retains 110 apartments for seniors and/or people with a disability. The village Site is located in close proximity to the Turramurra town centre precinct which will benefit from local shoppers, supporting the aim of walkable neighbourhoods. ○ The Village will comprise 700m² of commercial uses and recreation facilities (indoor) including a café, indoor pool, clinic, chapel, library, salon and wellness centre, directly employing 10-15 staff. This communal space will provide seniors with social and day to day health related services which provides business/employment opportunities and supplements the business activity in the Turramurra Town Centre. ○ The provision of the “Rohini Walk” (publicly accessible private lands) through-site link will enhance pedestrian connectivity between the Turramurra Town Centre and train station with the area to the north of the Site. ○ The provision of upgrades to the Council’s King Street to Cherry Street pathway provides improved amenity for local residents travelling from Kings Road/ St James Church to Cherry Street and the Railway lands pathway. The Railway pathway is in the preliminary design phase of planned upgrades and will likely incorporate a new bicycle path. The combined upgrades will provide improved bicycle connectivity between the Turramurra Town Centre and train station with the area to the north of the Site.

<p>Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Retaining the majority of established plantings around the Site perimeter. ○ Removal of the existing driveway and water tanks from near the Biodiversity mapped area adjacent to the Rohini Street cul-de-sac. ○ Proposing no buildings at the south-east corner where native trees located on Rohini Street have Biodiversity mapped canopies across a very small part of the Site. ○ The Site canopy area covering the Site will be increased to 46.9%.
<p>27.1 Protect and enhance biodiversity</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Supporting landscape biodiversity with new native plantings ○ The site is remote from bushland areas and abuts an excavated railway corridor.
<p>Objective 30: Urban Tree Canopy Cover is Increased</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Site currently has 104 trees. The Landscape Design Concept in support of the Planning Proposal demonstrates 166 new trees are able to be accommodated on Site to achieve a total of 228 trees. ○ Site currently has a canopy cover of 22.7% and the Proposal would achieve a canopy cover of 46.9%, which vastly exceeds The NSW Government Architect’s draft “Greener Places” Design Guide of 25% for medium density development and 40% for low density development. Refer to Figure 7 below which illustrates the potential canopy cover.
	
<p>Figure 7: Rohini Tree Canopy Cover (Potential)</p>	<p><i>Source: Site Image</i></p>

<p>Objective 32: The Green Grid Links Parks, Open Spaces, Bushland and Walking and Cycling Paths</p>	<p>The Proposal meets the objective by:</p> <ul style="list-style-type: none"> ○ Creation of new local pedestrian connections, between Rohini Street and King Street. ○ Providing a large amount of new landscaping, that creates a new sense of connectivity with other parks and open spaces such as Karuah Park; Turramurra Memorial Park; and Cameron Park. ○ Potential to improve public domain assets including landscaping and tree planting via the Planning Agreement Letter of Offer. Upgrades include along the Rohini Street frontage and to the Council's public pathway that links Cherry Street to King Street. This will provide improved landscaping, tall canopy tree planting which offers screening to the new development as well as quality green links within and around the Site.
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The North District Plan (March 2018)

The North District Plan is a guide for the implementation of *A Metropolis of Three Cities: The Greater Sydney Region Plan (2018)* at a District Level. The North District Plan is structured to allow for the growth in cities, where most residents live within 30 minutes of their work; education; health facilities; services; and great places. This is aimed at being achieved through a number of planning priorities of the North District Plan. The Planning Proposal shows consistency with these Priorities. The North District Plan identifies four Local Centres in the Ku-ring-gai LGA namely; Turramurra; St Ives; Gordon; and Lindfield. Consistency with the Plan's planning priorities, objectives and actions is demonstrated in Table 6 below:

Table 6 - Consistency with the North District Plan (NDP)

NDP Objective	Comment
Planning Priority N1 – Planning for a City supported by Infrastructure	N1 - The Planning Proposal is consistent with the NDP Planning Priority N1, as it will utilise existing infrastructure within the immediate area, to accommodate the future higher density residential development, consistent with the neighbouring higher-density Town Centre precincts. This includes established transport, health and key utilities infrastructure. This aligns with Greater Sydney Region Plan Objective 4 Infrastructure use is optimised.
Planning Priority N2 – Working Through Collaboration	N2 – The Planning Proposal is consistent with the NDP Planning Priority N2, as the process has been a collaborative process and key stakeholders, in particular Department of Planning, Housing and Infrastructure (DPHI) via the Planning Delivery Unit (PDU), Transport for NSW (TfNSW), Sydney Trains, and Ku-ring-gai Council.
Planning Priority N3 – Providing Services and Social Infrastructure to meet peoples changing needs.	N3 - The Planning Proposal is consistent with the NDP Planning Priority N3 via provision of: <ul style="list-style-type: none"> ○ On-site facilities such as the café, salon, library, wellness centre, clinic and indoor pool which have accessible pathway links. This is further supported by Anglicare's In Home Support services which can assist residents day to day care/shopping/transport needs to accommodate residents changing needs. ○ Proposed through-link to King Street and St James Church which will be wheelchair accessible and provides direct and safe walking and cycling connections that can be used by people of all ages and abilities. ○ Upgrades to the Council pathway that links Cherry Street to King Street provides an additional improved access link to the Town Centre for pedestrians and cyclists.

<p>Planning Priority N4 – Fostering Healthy, creative, culturally rich and socially connected communities.</p>	<p>N4 –The Planning Proposal is consistent with the NDP Planning Priority N4 via provision of:</p> <ul style="list-style-type: none"> ○ The co-location of on-site facilities (including café, pool, wellness centre, library, salon) with improved pedestrian connections facilitates people to be more physically and socially active, which improves health outcomes and enhances the overall liveability of both village residents and the local neighbourhood. <p>Specifically, the Proposal will facilitate shared use of Rohini Village commercial uses and recreational facilities, and further promote intergenerational social connection by inviting the wider community to travel through the “Rohini Walk” and/or utilise the on-site facilities. Upgrades to the Council pathway that links King Street to Cherry Street will also improve amenity and safety for Turrumurra residents.</p> <p>The Proposal will foster healthy, creative, culturally rich and a socially connected community through inclusion of the wider community.</p>
<p>Planning Priority N5 – Providing Housing supply, choice and affordability with access to jobs, services and public transport.</p>	<p>N5 - The Planning Proposal is consistent with the NDP Planning Priority N5 by:</p> <ul style="list-style-type: none"> ○ Mitigating potential loss of 50 seniors apartments through renewal by facilitating increased density and height to achieve larger and more accessible housing and complementary support services and facilities on the Site. ○ Providing related additional permitted recreational and commercial uses to be co-located for the benefit of residents who may be less able to travel distances. ○ Providing housing suitable for seniors/disabled occupants in close proximity to services and trains/buses. ○ Providing options for affordability. The Site is owned and operated by a “social housing provider”, Anglicare, who will redevelop the Site for Seniors Housing to occupy under a Loan and Licence Agreement. The Loan and Licence system (Retirement Villages Act 1999) offers a variety of contract choices to the Residents, who may choose more affordable entry charges into the Village, and is used everywhere throughout Australia.

<p>Planning Priority N6 – Creating and Renewing great places and local centres, and respecting the District’s Heritage</p>	<p>N6 - The Planning Proposal is consistent with the NDP Planning Priority N6 by:</p> <ul style="list-style-type: none"> ○ Renewing a “great place”. The Site’s location is a highly accessible, near Turramurra shops and Train Station, Bus Interchange, merits and allows for the immediate renewal of Rohini Village to improve housing quality and supply, in a location that is particularly suited to seniors. ○ Respecting the Districts heritage. The Masterplan Concept provided at Appendix A retains key vegetation around the Site perimeters to provide landscape separation to the Heritage Conservation area located on the northern side of the Council pathway. <p>Page 17 of the Heritage Impact Statement at Appendix D provides the following advices in relation to the heritage integrity of the sandstone entry gates and posts.</p> <div data-bbox="608 831 1489 1155" style="border: 1px solid black; padding: 5px;"> <p><i>The sandstone gate posts at Location 3 have been relocated from their original positions during the period 1969-1975 when the Rohini retirement village was constructed, and lowered in height, however, are significant as the name “Rohini” is carved into the left gate post at this location. The gateposts at Location 2 (north-west corner), are in their original location (as this is a historic entry point to the property) however are likely to have been reconstructed in recent years. It is not known whether the gate posts at Location 1 (onto the pedestrian pathway to the north) are in their original location or not”.</i></p> </div>
	<p>Further at Page 18 of the Heritage Impact Statement the following recommendations are made to retain the elements of heritage significance associated with the Site:</p> <div data-bbox="608 1279 1505 1760" style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> • <i>The three sets of sandstone gate posts shown on Figure 23 should be retained on the site boundaries, with gate posts at Locations 1 and 2 retained in their current locations.</i> • <i>The gate posts at Location 3 (Rohini Street) can be relocated, as these are not in their original location.</i> • <i>The sandstone gateposts should be protected during future construction activity on the site.</i> • <i>The history of the site and the sandstone gate posts should be interpreted in a publicly accessible manner as part of the redevelopment of the site.”</i> • <i>Heritage listings in Schedule 5 Part 1: Heritage Items should be amended as follows. The LEP heritage maps should be altered to show the correct locations of these two sets of sandstone gates ...”</i> </div>
	<p>Pursuant to Council resolution, all three (3) pairs of sandstone gate pillars are to be included in Schedule 5 and the Heritage mapping.</p> <p>Accordingly, the Masterplan Concept retains/re-uses the Heritage listed sandstone “Rohini” sandstone posts so that they will be accessible to residents and the wider community. This is denoted in the Landscape Concept at Appendix H which shows all three sets of sandstone pillars in their current locations.</p>

<p>Planning Priority N7 – Growing a stronger and more competitive harbour CBD.</p>	<p>N7 –The Harbour CBD is a metropolitan city centre and includes the areas of Sydney CBD, North Sydney CBD, Barangaroo, Darling Harbour, Pyrmont, The Bays Precinct, Camperdown-Ultimo health and education precinct, Central to Eveleigh, part of Surry Hills and Sydney East. The Proposal does not conflict with N7.</p>
<p>Planning Priority N8 – Eastern Economic Corridor is better connected and more competitive.</p>	<p>N8 - In the North District, the Corridor includes North Sydney as part of the Harbour CBD and the strategic centres of Macquarie Park, Chatswood and St Leonards. The Site is well connected to strategic centres as follows;</p> <ul style="list-style-type: none"> ➤ North Sydney – 30 minutes via T1 Train Service or 30 minutes by car travelling 16 km south along Pacific Highway ➤ Chatswood - 24 minutes via T1 Train Service or 20 minutes by car travelling 9 km south along Pacific Highway ➤ Macquarie Park – 24 minutes via T1 Train Service and 20 minutes via Metro M1 from Chatswood Station to Macquarie Park ➤ St Leonards – 29 minutes via T1 Train Service or 28 minutes by car travelling 15 km south along Pacific Highway <p>Bus Route 575 provides connection between Turramurra and Gordon Train Station. The Proposal does not conflict with N8.</p>
<p>Planning Priority N9 – Growing and investing in health and education precinct</p>	<p>N9 - The North District has three (3) health and education precincts: St Leonards, which contains Royal North Shore Hospital, Frenchs Forest, through the Northern Beaches Hospital, and Macquarie Park, including Macquarie University, a hospital and a high-tech industrial employment hub. The Proposal does not conflict with N9.</p>
<p>Planning Priority N10 – Growing investment, business opportunities and jobs in strategic centres</p>	<p>N10 - The proposal is consistent with N10 by:</p> <ul style="list-style-type: none"> ○ Striking a balance in providing an adequate mix of residential land uses with supporting commercial and recreational uses in close proximity to transport and the commercial core zone to ensure new residential housing can benefit from access and services in centres. ○ Providing employment during its construction and when completed, it will also offer work opportunities for 10-15 on-site staff comprising café workers (barista/cleaning/serving), hair dressers, cleaners, pool attendants/cleaners, administrative support staff for the village day to day operations, health care/medical staff operating the Wellness Centre and clinic.

<p>Planning Priority N11 – Retaining and managing industrial and urban services land</p>	<p>N11 – The Site is zoned R4 – High-Density and has an established 55 year history as a retirement village. The Site has good local access to existing services in the North District and does not conflict with N11.</p>
<p>Planning Priority N12 – Delivering integrated landuse and transport planning and a 30-minute city</p>	<p>N12 - The Planning Proposal is consistent with the NDP Planning Priority N12 as follows;</p> <ul style="list-style-type: none"> ○ Facilitates high-quality residential as well as ancillary commercial and recreational facilities, in highly accessible location, that is well-connected to an existing train and bus network, thereby providing ready access to services. ○ Facilitates work for staff and residents within a 30-minute city and a pleasant and safe environment for walking and cycling within a 10-minute walk of Turramurra town centre. Opportunities for partial employment and/or volunteering include; <ul style="list-style-type: none"> ➤ Turramurra shops – 100-200 m via Rohini Street footpath ➤ Turramurra Lookout Community Garden – Pacific Highway Turramurra 430 m via Rohini Street footpath and signalised highway crossing. ➤ Coles shopping centre – Ray Street, Turramurra 550 m via footpath/overpass ➤ Volunteer opportunities are available at Red Cross (Turramurra), Hammondcare (Wahroonga), Girl Guides (North and South Turramurra), Easy Care Gardening (Turramurra), Lifeline (Gordon), Anglicare Book Club (Gordon) ➤ Westfield Shopping Centre Hornsby – 5.7 km by car, or 20 minutes train travel (T1 North Shore line) from Turramurra Train Station to Hornsby Train Station or 25 minutes by Bus Route 575 (Bus Route Hornsby to Macquarie University via Turramurra) to access Westfield Shopping Centre.
<p>Planning Priority N13 – Supporting growth of targeted industry sectors</p>	<p>N13 – The Proposal for seniors housing does not conflict with tourism rural industry and technological objectives.</p>
<p>Planning Priority N14 – Leveraging interregional transport connections</p>	<p>N14 - The Proposal does not conflict with freight and logistics network objectives. Traffic movements associated with seniors housing is typically outside of the busier peak hour times.</p>

<p>Planning Priority N15 – Protecting and improving the health and enjoyment of Sydney harbour and the District’s waterways.</p>	<p>N15 - Waterways within the North District include Sydney Harbour and the Parramatta River, the Lane Cover River, Middle Harbour, Narrabeen Lagoon, Pittwater and the Hawkesbury rivers. The Proposal is remote from any waterways and the Harbour so that it does not directly impact any key waterways.</p>
<p>Planning Priority N16 – Protecting and enhancing bushland and biodiversity</p>	<p>N16 – The proposal is consistent with N16 as follows:</p> <ul style="list-style-type: none"> ○ The supporting Arboricultural Impact Assessment Report (Appendix C) identifies key tree plantings around the Site peripheries which are able to be retained in the Concept Masterplan. The Development Concept for the Site (Appendix A) creates a new vision containing 166 new trees which will embellish 62 existing trees to be retained on site to achieve a landscaped setting with 46.9% canopy cover. ○ The supporting Biodiversity Advice (Appendix G) does not identify any bushland or significant biodiversity other than trees within the Rohini Street cul-de-sac with canopies that slightly overhang the Site. This mapped area is not proposed to be utilised for buildings or driveways and will benefit from the removal of the existing water tanks. Page 4 of the Biodiversity Advice states: <div data-bbox="608 1189 1474 1832" style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><i>“A BDAR is required through three possible pathways;</i></p> <ol style="list-style-type: none"> <i>1. If biodiversity will be impacted within an area that is mapped on the current biodiversity values map.</i> <i>2. Through the removing native vegetation and the subsequent need for offsetting the biodiversity loss using the BOS scheme.</i> <i>3. By identifying the loss of native vegetation in a test of significance undertaken in accord with the BC Act.</i> <p><i>Arising from the fact not one of the above triggers will occur then it can be readily construed that a BDAR is not required to be prepared. In addition, there is no requirement for a response to be provided in respect of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.</i></p> </div>
<p>Planning Priority N17 – Protecting and enhancing cultural landscapes</p>	<p>N17 – The proposal is consistent with N17 as follows:</p> <ul style="list-style-type: none"> ○ The supporting Heritage Report (Appendix D) – identifies the retention and relocation of the sandstone “Rohini” piers currently located at the northern end of Rohini Street, within the road reserve.

	<ul style="list-style-type: none"> ○ The Masterplan Concept retains/re-uses the Heritage listed sandstone “Rohini” sandstone posts (I161) by placing them at the southern pedestrian entry within Rohini Street road reserve, where they can be readily viewed from the public domain. This is reflected in the Landscape Concept at Appendix H.
Planning Priority N19 – Increasing urban tree canopy cover and delivering green grid connections	<p>N19 - The Planning Proposal is consistent with the NDP Planning Priority N19 as follows:</p> <ul style="list-style-type: none"> ○ The Concept Plan for the Proposal will increase canopy cover from 22.7% to 46.9% canopy cover as indicated in the Landscape Concept Plan at Appendix H and Figure 7 above. This greatly exceeds the Government Architect’s Draft “Greener Places” Design Guide of 25% for Medium Density development.
Planning Priority N20 – Delivering high quality open space	<p>N20 - The Planning Proposal is consistent with the NDP Planning Priority N20 as follows:</p> <ul style="list-style-type: none"> ○ It will ensure all future development on Site achieves high quality open space which is designed to have minimal ecological and biodiversity impacts for both the Site and surrounds. ○ The provision of high-quality open space which optimises areas for recreation and social activity is detailed in the Landscape Concepts at Appendix H. This includes provision of a 46.9% canopy cover across active and passive recreation spaces. ○ The Proposal for community use of the café, pool and walkway cross-link reflected in the “Letter of Offer” at Appendix J would facilitate improved opportunity for socialisation between Village residents and the local community.
Planning Priority N21 – Reducing carbon emissions and managing energy, water and waste efficiently	<p>N21 - The Planning Proposal is consistent with the NDP Planning Priority N21 as follows:</p> <ul style="list-style-type: none"> ○ Designing high-efficiency buildings and incorporating renewable energy generation will reduce emissions and reduce costs over time.
Planning Priority N22 – Adapting to the impacts of urban and natural hazards and climate change	<p>N22 – The Planning Proposal is consistent with the NDP Planning Priority N22 as follows:</p> <ul style="list-style-type: none"> ○ The Site is not constrained by flooding, bushfire or other land based natural hazards. ○ The Concept Masterplan landscaping can assist with ensuring more resilience to extreme heat via increased tree canopy which will help minimise the effects of climate change.

Strategic and Site-Specific Merit Considerations

The Planning Proposal exhibits both strong strategic merit and site-specific merit. The Department of Planning, Housing and Infrastructure (DPHI) provides criteria for assessing whether a PP has Strategic and Site-Specific Merit. Below Table 7 (Strategic Criteria) and Table 8 (Site-Specific Criteria) demonstrate the Site has clear strategic and site-specific merit.

Table 7 - DPHI Assessment Criteria for Strategic Merit

Does the Planning Proposal have <u>Strategic merit</u> ?	Does the Proposal:
<ul style="list-style-type: none"> Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or 	<p>As demonstrated in Table 6, the proposed concept is entirely consistent with the relevant priorities in the North District Plan. There are no other corridor/precinct strategies applicable to the Site.</p>
<ul style="list-style-type: none"> Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or 	<p>The PP is consistent with both Council's Local Strategic Planning Statement and Housing Strategy.</p>
<ul style="list-style-type: none"> Respond to a change in circumstances that has not been recognised by the existing planning framework. 	<p>Infrastructure - There is significant infrastructure investment occurring in the North Shore area including recently constructed North Connex and the North-West Rail Link (NWRL), which are significant city shaping infrastructure referenced in the North District Plan. The PP has potential to maximise the usage of this new infrastructure, in addition to existing infrastructure such as the Turramurra Train station which is within 200 m walking distance.</p> <p>Local Environmental Plans - The Ku-ring-gai Local Environmental Plan 2015 was prepared in order to cater for the growth as outlined in a previous Metropolitan Strategy "<i>A Plan for Growing Sydney</i>". The LEP is therefore approximately 9 years old.</p>

Demographics -The Ku-ring-gai Housing Strategy (HS) was updated December 2020. The Strategy at page 8 notes that *“by 2036, those aged 65 years and over in Ku-ring-gai will increase by almost 40% compared to 2016”*. This translates to an increase from 21,700 (2016) to an estimated 30,245 (2036). Furthermore, the Strategy acknowledges *“maintaining wellbeing, social connections and independence are key considerations so that people can stay healthy for longer and support themselves in their own home.”*

Page 20 of the Strategy identifies over the 5-year period (2015-2019) there was an average of 76 approved seniors dwellings per year. These modest approval numbers would support the need for the subject Planning Proposal which seeks to prevent a net loss of seniors housing at Rohini Village, potentially in the order of 50 dwellings, when the site renewal is undertaken.

In response to the HS, the Department of Planning, Housing and Infrastructure (DPHI) issued a letter of approval dated 16-7-2021. The decision reflects the analysis undertaken to comply with the comprehensive strategic planning framework and the evidence base to inform Council’s HS to deliver a minimum 3,000 dwellings for the period 2021-26.


The approval by DPHI was subject to several requirements including the following;

“Consistent with Priority K3 of the Ku-Ring-Gai [sic] 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....

...Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and establish targets for seniors and medium density housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies.”

	<p>The subject Planning Proposal is consistent with the DPHI letter of approval and Housing being;</p> <ul style="list-style-type: none"> Proponent-led planning proposal with good outcome for Turramurra Local Centre; and Assisting Council to meet housing targets for seniors housing by maintaining 110 seniors dwellings and thereby avoiding a net loss in the order of 50 seniors dwellings under the current planning controls.
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Table 8 - DPHI Assessment Criteria for Site-Specific Merit

Does the Planning Proposal have Site-specific merit ? having regard to the following:	
<ul style="list-style-type: none"> the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards) 	<p>The Planning Proposal site is not subject to significant environmental constraints or hazards. The Site is not bushfire prone or flood-affected and adheres to the Local Strategic Planning Statement (LSPS) areas to be avoided for future medium and high-density housing as detailed in Table 9 - LSPS Areas to be Avoided.</p>
<ul style="list-style-type: none"> existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates 	<p>The existing 2-4 storey retirement village is located within an existing urban environment in close proximity to neighbouring residential flat buildings (north and east) and is in close proximity to the Turramurra Town Centre (south and east) and Railway Line (south).</p> <p>The village Site is located to the south of a Heritage Conservation Area (HCA) and a Heritage Item at No 12 King Street. The Site is visually separated from the Item and the HCA by a landscaped public pathway as detailed in Figure 8 below.</p>  <p>Figure 8— Aerial showing distance to ‘Bellwood’ dwelling <i>Source: Sixmaps</i></p>

	<p>As a large site of almost one (1) hectare and in single ownership, the redevelopment of the Site can be undertaken immediately and in an orderly master-planned way, with high-quality architecture, scale and separation between buildings.</p> <p>An Urban Design Report for buildings and landscaping has been prepared by Plus Architecture and Site Image respectively. The Urban Design Report was formulated in conjunction with various technical studies including arborist, heritage, photomontages, traffic & parking analysis, biodiversity assessments and other informing documents including site survey, title searches, and infrastructure utilities maps.</p> <p>The Urban Design Report is provided in full at Appendix A.</p> <p>The Urban Design Report proposes a built-form, consistent with the emerging, modest multi-storey character within the surrounding R4 High-Density Residential Zone and of the Turramurra Local Centre. The Development Concept for the site creates a new vision containing 166 new trees which will embellish existing trees located outside the Concept development footprint to achieve a landscaped setting with 46.9% canopy cover.</p>
<ul style="list-style-type: none"> • services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision 	<p>The existing infrastructure services with augmentation, will be capable of supporting the future redevelopment of the land in the Planning Proposal.</p> <p>The site's strong pedestrian connectivity compliments its close walking distance proximity to the bus interchange and Turramurra Train Station. A pathway along Rohini Street frontage links the Site to public transport and shops. There is a sealed footpath adjoining the site within the Railway Corridor and a connecting 3.66 m wide landscaped public pathway which abuts the western and northern boundaries of the Site.</p> <p>The Planning Proposal includes a "Letter of Offer" to Council for the potential upgrades to Rohini Street public domain and upgrades to the Council pathway that links Cherry Street to King Street. A copy of the Letter of Offer is provided at Appendix J.</p>

The Site has particular Site-specific merit in terms of its location at the end of the street and immediately to the north of the railway line. The railway line is set below the Site so that train noise is diminished by the topography.

The Site is largely adjoined by apartments on R4- High Density Residential zoned lands to the east and north-east. The Site also benefits from established vegetation around the perimeter of the village including a substantial 4 m high hedge and various tree plantings along the rear boundary of No 6 King Street (3 storey apartments), so that visibility of the site from King Street HCA and heritage items is largely obscured.

Rohini's established landscape setting is evident in the Visual Impact Photo Montage below (Views 1-7) prepared by "Virtual Ideas". Viewpoint 6 and Viewpoint 7 have been taken from Rohini Street and incorporate both existing street trees and future indicative plantings within the building setbacks.



Figure 9 – View Point Positions Aerial Map

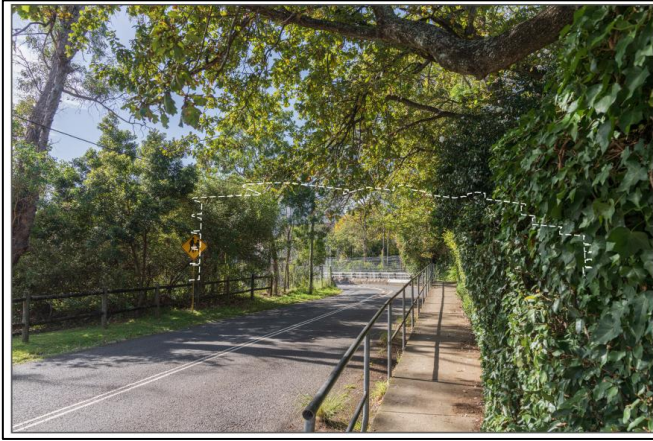
Source: Plus Architecture



View point 1 – Development viewed from train platform



Viewpoint 2 – Development from cnr Rohini St & Eastern Rd



View Point 3 –Development outline viewed from Cherry St Sth

View Point 4 – Development outline viewed from Cherry St Nth



View Point 5 – View of development envelope taken from frontage of St James Church (No.5 King St) and Heritage Conservation area C5 (Laurel Avenue/King Street Conservation Area HCA)



View Point 6 – Rohini Street South envelope & indicative plantings



View Point 7 – Rohini Street North envelope & indicative plantings

The Viewpoint analysis above illustrate the Site-Specific Merit of the Site that contribute to its ability to accommodate increased density and building height for the following reasons;

- The development envelope is not visible from the Turramurra Train Station as illustrated in Viewpoint 1 due to distance separation, topography and established landscape screening
- Only upper levels of one building will be partly visible from the Turramurra Town Centre as illustrated in View Point 2, and this may be eventually obscured by future redevelopment along Eastern Road which currently permits 3-storey building heights.
- The development envelope is not visible from Cherry Street as illustrated in View Point 3 & 4, due to distance separation and established landscape screening.
- The development envelope is not readily discernible from the HCA due to distance separation and established landscape screening as illustrated in View Point 5.
- The development envelope is only visible from Rohini Street when standing in front of the site as indicated in View Point 6 and Viewpoint 7. As with all residential flat buildings in the nearby R4 zones, the built form even with its 10 m landscape setbacks, will still be partly visible from Rohini Street when standing directly in front of the site. Notwithstanding, the mature canopy cover that dominates Rohini Street, combined with future street setback plantings will diminish the prominence of the taller buildings.

When the Site is viewed from only a short distance of approximately 15-20 m downhill from the Site in Rohini Street (refer Figure 9 below) it is apparent that a 5-6 storey development, will be barely visible, due to the established street trees. The Development Site enjoys a long street frontage, is in single ownership, with an already mature canopy cover which will be further complimented by the landscaping planned for Rohini Village, including to the communal open space along the Rohini Village Site.



Figure 10 – View looking up Rohini Street towards Rohini Village (opposite No. 47-49 Rohini Street)

Q4. *Is the Planning Proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed Local Strategy or Strategic Plan?*

The Planning Proposal (PP) is consistent with the Ku-ring-gai Local Strategic Planning Statement (2020), the Ku-ring-gai Housing Strategy to 2036 (2020) and related approval letter issued by Department of Planning, Housing and Infrastructure (16-7-2021) which includes a requirement to “*accommodate proponent-led planning proposal(s) with good planning outcomes, for Gordon, Lindfield and/or Turramurra local centres*”.

The Community Strategic Plan – Our Ku-ring-gai 2032 and Turramurra Public Domain Plan are also relevant Local Strategies. These key Strategy and Strategic Plans are elucidated upon below;

Ku-ring-gai Local Strategic Planning Statement (LSPS)

The Planning Proposal is consistent with the Ku-ring-gai Local Strategic Planning Statement (LSPS), which sets out 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 LSPS provides guidance on:

- Location of future housing;
- Future identity and character of local centres – Lindfield, Gordon, Turramurra and St Ives;
- Future requirements for community facilities and open space;
- Future transport infrastructure;
- Supporting the local economy;
- Partnership opportunities with government agencies;
- Managing bushland, biodiversity and waterways; and
- Adapting to climate change.

The LSPS is also structured around the following four key themes:

- Infrastructure and collaboration;
- Liveability;
- Productivity ; and
- Sustainability.

In considering areas for future medium and high-density housing, the LSPS states that the following areas detailed in Table 9 overleaf are to be avoided:

Table 9 – LSPS Areas to be Avoided

LSPS Requirement	Compliance by PP
❖ Heritage conservation areas	Complies
❖ Areas of visual or aesthetic quality and character	Complies
❖ Areas within or affecting scenic and cultural landscapes	Complies
❖ Areas of intact tree canopy where the built form does not sit under the canopy	Complies
❖ Areas with multiple constraints including steep topography	Complies
❖ Areas with environmental values	Complies
❖ Areas that are bushfire prone and with evacuation risk	Complies
❖ Centres with limited transport and service access until improvements are implemented	Complies

Comment: The Site has already been developed and used for Seniors Housing, for over 55 years, in an established residential area near Turramurra Town Centre and Train Station. Most vegetation on the site dates back to the late 1980s and the land is relatively level, so that combined, the site is largely absent of environmental constraints compared to many other parts of Ku-ring-gai which the LSPS seeks to avoid. Table 10 below outlines consistency with key priorities of the Ku-ring-gai LSPS;

Table 10 - Consistency of Planning Proposal with Ku-ring-gai LSPS (2020)

Planning Priority	Comment
K1 Providing well planned and sustainable local infrastructure to support growth and change. <i>“Council has commenced a program under ‘Activate Ku-ring-gai’ to upgrade key streets in the Local Centres, the first of these will be St Johns Avenue, Gordon; followed by Rohini Street, Turramurra and Lindfield Avenue and the Pacific Highway, Lindfield”.</i> (LSPS Page 26)	K1_- The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K1, as: <ul style="list-style-type: none"> It will utilise existing infrastructure within the surrounding area of Turramurra, to accommodate the high-density residential development, consistent with the surrounding high-density residential and commercial context.
K2 Collaborating with State Government Agencies and the community to deliver infrastructure projects. <i>“Council is actively collaborating with governments, community and business to develop new infrastructure. Recent examples include working with:</i> ...	K2 - The Planning Proposal is consistent with Planning Priority K2, as; <ul style="list-style-type: none"> The Proposal will complement the existing provision of services and social infrastructure in the area to meet the local communities changing needs for seniors and others. The Site is located in a highly accessible location, in close proximity to a wide range of services, facilities, public open spaces, that can all be utilised by future

- *Roads and Maritime Services in the transport planning for Gordon, Lindfield and Turramurra Local Centres;*
- *Sydney Trains in Turramurra Local Centre to release rail corridor land for public open space;”* (LSPS Page 30)

village residents, thereby encouraging walkable neighbourhoods and public transport patronage, outside of peak hours.

- The Proposal can potentially include upgrades to the public domain supplemented by communal landscape areas along Rohini Street, that are publicly accessible, as well as a new cross-site link “Rohini Walk”, which offers, a safe pedestrian travel route from Rohini Street to King Street/St James Church. The Masterplan combined with the potential upgrades to Public Domain and Publicly Accessible Private Lands are illustrated in Figure 11 below.



Public Domain

improvement opportunities include:

- ① “Rohini Walk” will greatly improve the town centre access through improving pedestrian connectivity to the north, and providing an interesting, activated ‘public access’ destination space at the north end of Rohini Street;
- ② Upgrade dead-end to the road with new turning head, eliminating dangerous public vehicle 3-point turns onto a private driveway / pedestrian space. The turning head road verge also provides more legible and safe pedestrian pathway connection to the railway lands pathway;
- ③ Communal landscaped garden to roadside with private land contribution to create 25 x 7m publicly accessible lawn with allied public seating;
- ④ Upgrade of Rohini Street footpath for the length of 150m, being from the project frontage down to Eastern Road;
- ⑤ King Street pedestrian pathway link upgrades to public domain paving / furniture and landscape upgrade, improving the current ‘shared driveway’ appearance to achieve a more defined public path. Existing gate posts to north will be retained;
- ⑥ Upgrades to the Council owned Cherry St to King St footpath paving, lighting and landscape to improve safety and amenity for pedestrians.

Public Benefits

from proposal include:

- ⑦ A significant increase in public amenity and safety with Rohini Walk as shorter higher quality activated walkway as alternative to the narrow Council owned Cherry St to King St footpath, accessed via the railway lands path. Rohini Walk will permanently provide an enhanced north-south access to King Street and St James Church, and all residents in the precinct.
- ⑧ Retaining and reinforcing a strong seniors living residential community identity to the streetscape;
- ⑨ The direct north route of Rohini Walk (across private land) will provide a premium quality uplifting journey, with activating features including café & outdoor seating; pool and community accessible facilities; feature civic paving, landscape and public art; safe lighting and surveillance;
- ⑩ The existing “Rohini” gate posts will be retained within Rohini Street road reserve to facilitate potential upgrades to the cul-de-sac;
- ⑪ Views into flanking private residential gardens, reinforcing local residential landscape character;
- ⑫ The existing north-west corner site access gates are retained / upgraded, consistent with Council request, activating the railway lands path & access to the Cherry Street railway bridge to the west

Figure 11: Potential Public Benefits from Private and Public Domain Upgrades Source: Plus Architecture

K3 – Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community.

Figure 2-16 Ku-ring-gai Centres – Suitability for Additional Housing identifies the following;

Primary Local Centres

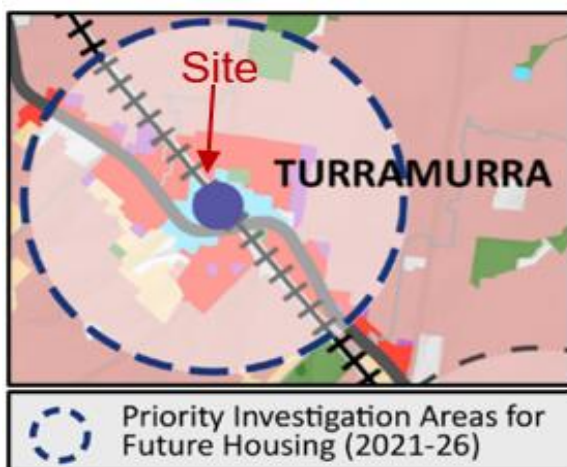
- containing a local railway station or bus route on an arterial road corridor, and meets the criteria for 30 minute access to a strategic centre, and
- supported by Council's community hub projects with retail services and community facilities.

- Gordon
- Lindfield
- **Turrumurra**
- St Ives*

(LSPS Page 44)

KRG Actions include;

- *“Implement planning responses in Turrumurra, Lindfield and Gordon Local Centres to facilitate delivery of the 6-10 year (2021-2026) and 11-15 year (2026 to 2031) housing supply (short term).”*



K3 -The Planning Proposal is consistent with the Ku-ring-gai LSPS K3, as it will facilitate residential development, that will result in a net increase housing supply in a highly accessible location close to services, facilities and work opportunities.

Anglicare records indicate there were originally 134 ILUs, which has diminished to the current 110 ILUs comprising

- 82 x 1- bed dwellings (36 m²)
- 24 x 2-bed dwellings (67 m²)
- 2 x 3-bed dwellings (105 m²)

Over recent decades, Anglicare has undertaken a program of amalgamating 1-bed units to create some larger units. Anglicare's Village Study revealed the small units that have not proven popular, as they are considered lacking in amenity. This has resulted in an ongoing reduction in dwelling numbers within the Rohini Village since it was built.

The Planning Proposal will reverse this negative housing trend, providing larger dwellings that better reflect current day seniors housing requirements.

This will positively contribute to the viability of the Turrumurra Local Centre. As identified within the Ku-ring-gai LSPS (2020), certain amendments to the Ku-ring-gai LEP, will be required to facilitate the 6 to 20 year housing supply for the region.

The Site represents an ideal opportunity to provide a consistent form of high-density residential development, in an accessible location, within 200 m of the Turrumurra Local Centre. The new Rohini Village Development will help meet the existing and future requirements of an ageing community.

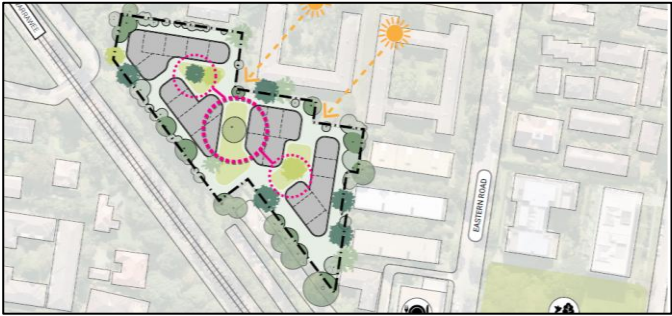
<p>K4 – Providing a range of diverse housing to accommodate the changing structure of families and households and enable aging in place.</p> <p><i>“Projections from DPIE indicate that Ku-ring-gai’s population aged 65 and above will increase by 49% by 2036 highlighting the need for investigation into housing provision for this group to enable ageing in place..”</i></p> <p>(LSPS page 70)</p>	<p>K4 - The Planning Proposal is consistent with the Ku-ring-gai LSPS K4, as:</p> <ul style="list-style-type: none"> ○ Anglicare offer “At Home” support services including nursing/shopping/cleaning/transport that facilitates aging in place for seniors as their personal care requirements change. Larger units designed to Liveable Housing Design facilitate ageing in place and extra bedrooms provide accommodation for carer/family members to live with seniors as needed. The combined features delay or mitigate the need for residents to move off-site to an Aged Care Facility which may result in displacement of people and their social networks. ○ Assist Council in reaching their seniors housing target.
<p>K5 – Providing affordable housing that retains and strengthens the local residential and business community</p>	<p>K5 - The Planning Proposal is consistent with the Ku-ring-gai LSPS K5, as:</p> <ul style="list-style-type: none"> ○ The Rohini Village is operated by a social housing provider (Anglicare) and will offer a variety of “Loan Lease” options, to all residents to assist with affordability requirements. Loan Lease tenure is typically more affordable than ordinary apartments of comparable quality. ○ The provision of seniors housing in close proximity to shops will positively impact on local businesses in Turramurra. ○ Anglicare’s “At Home” support services combined with larger units that can accommodate carer/family members delays or mitigates the need for residents to move off-site to an Aged Care Facility thereby retaining established social networks.
<p>K6. Revitalising and growing a network of centres that offer unique character and lifestyle for local residents</p>	<p>K6 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K6, as it will support the local Turramurra centre.</p>
<p>K7. Facilitating mixed-use developments within the centres that achieve urban design excellence</p>	<p>K7 -The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K7 as;</p>

	<ul style="list-style-type: none"> ○ The Proposal provides a high-quality mixed-use development within the Turramurra R4 High Density Zone. ○ The Proposal seeks to amend KLEP2015 to allow commercial premises and recreational facilities (indoor) that the wider community (and not just Rohini Village residents) can utilise. These non-residential uses include a Wellness Centre, pool, salon, gym, and café. ○ The proposed additional permitted uses within Rohini Village are consistent with, and will complement the Turramurra Town Centre which is located 33 m to the east.
K10. Promoting Turramurra as a family focused urban village	<p>K10 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K10 as;</p> <ul style="list-style-type: none"> ○ The Proposal seeks to promote intergenerational socialisation by providing uses such as the Well-being Centre, Pool and Café which can be utilised by both village residents and seniors/families living in the surrounding neighbourhood. ○ The Design Concept provides larger units (2-3 bedrooms) which can allow a family member to live with the village resident and provide additional support/care or simply to maintain family connections during child/grandchild short stays. ○ Provision of the “Rohini Walk” pedestrian link from Kings Road/ St James Church to Rohini Street will promote integration of local families as they travel from church to the Turramurra Town Centre .
K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai’s unique visual and landscape character	<p>K12 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K12 as it retains significant plantings around the site perimeter and compliments to landscape character by a doubling of the canopy cover of from the current 22.7% to 46.9%.</p>

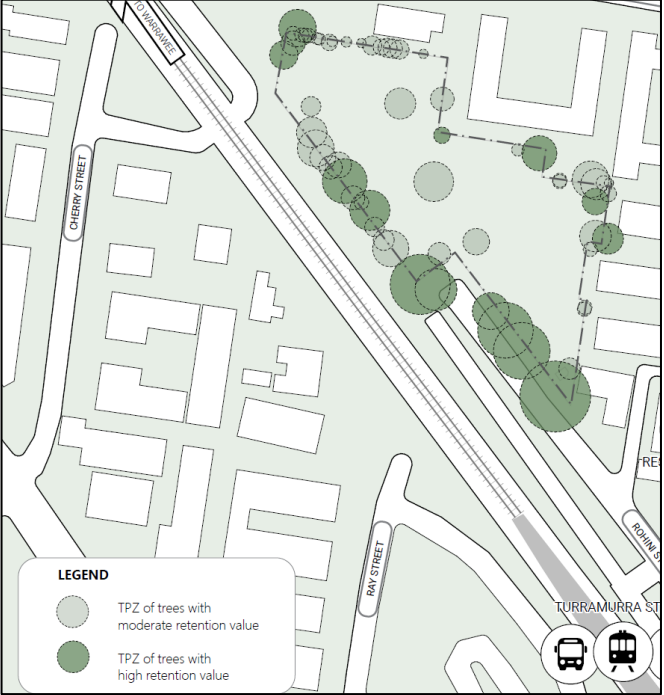
<p>K13. Identifying and conserving Ku-ring-gai's environmental heritage</p>	<p>K13 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K13, as it is informed by specialist studies analysing the visual and landscape character of the Site and surrounding area including;</p> <table border="1" data-bbox="826 371 1503 1767"> <tr> <td data-bbox="826 371 1023 748"> <p>Urban Design Report (Appendix A)</p> </td><td data-bbox="1023 371 1503 748"> <p>Maximises retention of significant trees / hedges around the Site perimeter including plantings along the northern edge to provide screening from the Heritage Conservation Area and Heritage item at No 12 King Street.</p> </td></tr> <tr> <td data-bbox="826 748 1023 1767"> <p>Heritage Impact Statement (HIS) (Appendix D)</p> </td><td data-bbox="1023 748 1503 1767"> <p>The HIS acknowledges the Site is outside of the Heritage Conservation Area and partly contains heritage listed pillars Item I161. The HIS provides recommendations for retention and in relation to the sandstone Rohini posts and metal gate from their current location in the road reserve. The recommendations are adopted in the Concept Masterplan which shows all 3 pairs of sandstone posts incorporated, including the retention of gate posts at the pedestrian entries off the Council pathway. All three pairs of sandstone gate posts are proposed for inclusion in KLEP2015 Schedule 5 and Heritage mapping in accordance with the Council Resolution.</p> </td></tr> </table> <p>The above expert reports ensure that the Planning Proposal recognises the unique visual and landscape character of the Site and surrounds. They position any future development to both conserve and enhance the existing character of the area. The Planning Proposal will not result in any adverse impacts on the environment.</p>	<p>Urban Design Report (Appendix A)</p>	<p>Maximises retention of significant trees / hedges around the Site perimeter including plantings along the northern edge to provide screening from the Heritage Conservation Area and Heritage item at No 12 King Street.</p>	<p>Heritage Impact Statement (HIS) (Appendix D)</p>	<p>The HIS acknowledges the Site is outside of the Heritage Conservation Area and partly contains heritage listed pillars Item I161. The HIS provides recommendations for retention and in relation to the sandstone Rohini posts and metal gate from their current location in the road reserve. The recommendations are adopted in the Concept Masterplan which shows all 3 pairs of sandstone posts incorporated, including the retention of gate posts at the pedestrian entries off the Council pathway. All three pairs of sandstone gate posts are proposed for inclusion in KLEP2015 Schedule 5 and Heritage mapping in accordance with the Council Resolution.</p>
<p>Urban Design Report (Appendix A)</p>	<p>Maximises retention of significant trees / hedges around the Site perimeter including plantings along the northern edge to provide screening from the Heritage Conservation Area and Heritage item at No 12 King Street.</p>				
<p>Heritage Impact Statement (HIS) (Appendix D)</p>	<p>The HIS acknowledges the Site is outside of the Heritage Conservation Area and partly contains heritage listed pillars Item I161. The HIS provides recommendations for retention and in relation to the sandstone Rohini posts and metal gate from their current location in the road reserve. The recommendations are adopted in the Concept Masterplan which shows all 3 pairs of sandstone posts incorporated, including the retention of gate posts at the pedestrian entries off the Council pathway. All three pairs of sandstone gate posts are proposed for inclusion in KLEP2015 Schedule 5 and Heritage mapping in accordance with the Council Resolution.</p>				

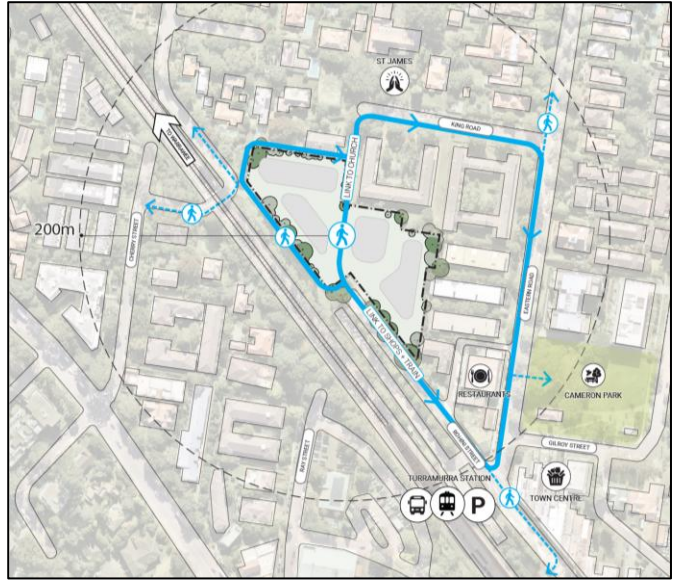
<p>K14. Providing a range of cultural, community and leisure facilities to foster a healthy, creative, culturally rich and socially connected Ku-ring-gai.</p>	<p>K14 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K14 as;</p> <ul style="list-style-type: none"> ○ It incorporates community and leisure facilities which will be accessible to the wider community, thereby promoting a healthy, creative, culturally and socially rich connected community. A Letter of Offer prepared by Anglicare for the shared use of Village facilities, “Rohini Walk” together with upgrades to the Council’s pathway that links King Street to Cherry Street and the Rohini Street Road reserve is provided at Appendix J.
<p>K17. Providing a broad range of open spaces, sporting and leisure facilities to meet the community’s diverse and changing needs</p>	<p>K 17 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K17 as:</p> <ul style="list-style-type: none"> ○ It incorporates leisure facilities such as a pool, Wellness Centre and landscape spaces that will be accessible to the wider community. A Letter of Offer prepared by Anglicare for the shared use of Village leisure facilities and open spaces is provided at Appendix J.
<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>K18 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K18 as:</p> <ul style="list-style-type: none"> ○ There is no sensitive ecological areas impacted by the renewal of an existing retirement village. Biodiversity Advices prepared by Travers Environmental at Appendix G confirm the proposed development will not have a significant impact on any threatened species or population. <p>The Heritage Impact Statement at Appendix D identifies that most village plantings date back to the 1980s.</p>
<p>K21. Prioritising new development and housing in locations that enable 30minute access to key strategic centres</p>	<p>K21 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K21 as:</p> <ul style="list-style-type: none"> ○ It will facilitate high density residential development in a particularly accessible location, connected to existing vehicular and non-vehicular transport within the area.

	<ul style="list-style-type: none"> ○ It locates population density near services, facilities and employment opportunities all within a 30-minute city. ○ The Site is well connected to strategic centres as follows; <ul style="list-style-type: none"> ➤ North Sydney – 30 minutes via T1 Train Service or 30 minutes by car travelling 16 km south along Pacific Highway ➤ Chatswood - 24 minutes via T1 Train Service or 20 minutes by car travelling 9 km south along Pacific Highway ➤ Macquarie Park – 24 minutes via T1 Train Service and 20 minutes via Metro M1 from Chatswood Station to Macquarie Park ➤ St Leonards – 29 minutes via T1 Train Service or 28 minutes by car travelling 15 km south along Pacific Highway <p>Bus Route 575 provides connection between Turramurra and Gordon Train Station. The Proposal does not conflict with K21.</p>
<p>K23. Providing safe and convenient walking and cycling networks within Ku-ring-gai</p>	<p>K23 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K23 by:</p> <ul style="list-style-type: none"> ○ Providing a cross-site link “Rohini Walk” creates new, safe and accessible bicycle and pedestrian link, from Rohini Street to King Street and St James Church. This will further contribute to improved pedestrian/bicycle connections to Turramurra Train Station and Karuah Park/Turramurra Memorial Park for the local community. ○ Providing upgrades to the Council owned pathway that links King Street to Cherry Street via a Letter of Offer. This public pathway link offers a convenient cycle and walking pathway that residents and the wider community can benefit. The pathway links around the Site will further benefit from planned Council upgrades to the pathway within the railway corridor which is in the design stages and is to incorporate a pedestrian and bicycle path.

<p>K25. Providing for the retail and commercial needs of the local community within Ku-ring-gai's centres</p>	<p>K25 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K25 by:</p> <ul style="list-style-type: none"> ○ Providing a revitalised village in a highly accessible location located in close proximity to services, facilities and work opportunities will contribute positively to a strong local economy.
<p>K26. Fostering a strong local economy that provides future employment opportunities for both residents and workers within key industries</p>	<p>K26 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K26, as:</p> <ul style="list-style-type: none"> ○ It will facilitate high-density residential development that will provide employment during its construction and approximately 10-15 staff will be employed on site to operate the Village facilities once completed.
<p>K27. Ensuring the provision of sufficient open space to meet the need of a growing and changing community</p> <p>The Housing Strategy (2020) estimates there will be 30,245 residents over 65 years of age by 2036, an increase of approximately 8545 seniors since 2016.</p>	<p>K27: The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K27 as:</p> <ul style="list-style-type: none"> ○ It will contribute to accessible open space needs of the village residents and the wider community. <p>Figure 12 below, sourced from the Concept Masterplan provides a building form broken into small clusters to create interconnected hierarchical open spaces.</p>  <p>Figure 12: Open Spaces Source: Plus Architecture</p> <p>A central open space serves as an activity generator, open to the public, whilst the secondary open spaces cater for semi-private uses. Placement of massing allows for solar access to these open spaces.</p> <ul style="list-style-type: none"> ○ There is also opportunity for roof top terraces to achieve high quality private communal spaces that can be conveniently accessed by Village residents including those with a lower level of mobility.

	<p>Private and communal open spaces are summarised as follows;</p> <table border="1"> <tr> <td>Indoor communal area comprising recreation pool area, library etc</td><td>600m²</td></tr> <tr> <td>Ground floor outdoor space</td><td>2,450m²</td></tr> <tr> <td>Roof terrace</td><td>180m²</td></tr> <tr> <td>Balcony private open space – 2-bed ILU</td><td>Min. 10m²</td></tr> <tr> <td>Balcony private open space – 3-bed ILU</td><td>Min. 12m²</td></tr> </table> <ul style="list-style-type: none"> • The communal open space (35%) complies with ADG • The private open space complies SEPP Housing & ADG <p>For details on location of private and communal open space refer to Proposed Masterplan – Open Space of the Urban Design Report at Appendix A.</p>	Indoor communal area comprising recreation pool area, library etc	600m ²	Ground floor outdoor space	2,450m ²	Roof terrace	180m ²	Balcony private open space – 2-bed ILU	Min. 10m ²	Balcony private open space – 3-bed ILU	Min. 12m ²
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Balcony private open space – 2-bed ILU	Min. 10m ²										
Balcony private open space – 3-bed ILU	Min. 12m ²										
K29. Enhancing the biodiversity values and ecosystem function services of Ku-ring-gai's natural assets	<p>K29 -The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K29 as:</p> <ul style="list-style-type: none"> ○ It will result in an increase in native plantings to the village site. The Concept Landscape Plan at Appendix H shows a potential doubling of canopy cover. 										
K30. Improving the quality and diversity of Ku-ring-gai's urban forest	<p>K30 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K30 as:</p> <ul style="list-style-type: none"> ○ It will achieve an improved quality and diversity of plantings on a substantial 1-hectare Site. 										
K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy	<p>K31 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K31 as:</p> <ul style="list-style-type: none"> ○ The significant trees identified in the Arboricultural Impact Assessment Report (Appendix C) are mapped and proposed for retention under the Concept Masterplan. <p>Figure 13 overleaf indicates the location of the trees identified as being of moderate and high retention value.</p>										

	 <p>Figure 13: Tree Location Plan <i>Source: Plus Architecture</i></p> <ul style="list-style-type: none"> ○ The increased density and heights proposed, facilitate a tree canopy cover of 46.9% of the Site. This is more than double the current 22.7% canopy cover.
<p>K32. Protecting and improving Green Grid connections</p>	<p>K32 - The Planning Proposal is consistent with the Kuring-gai LSPS Planning Priority K32 as:</p> <ul style="list-style-type: none"> ○ Open space green connections area achieved under the Concept Masterplan. <p>The Urban Design Report by Plus Architecture (Appendix A) supported by a Landscape Concept and Drawing Schedule prepared by Site Image (Appendix H) will ensure any impacts on the biodiversity and urban tree canopy within the area are appropriately managed when the Site is developed.</p>

<p>K33. Providing a network of walking and cycling links for leisure and recreation</p>	<p>K33 - The Planning Proposal is consistent with the Kuring-gai LSPS Planning Priority K33 as:</p> <ul style="list-style-type: none"> ○ It will provide an improved public thoroughfare to the surrounding pedestrian network, providing fresh connectivity to the nearby public open space at Cameron Park and the cultural heritage of the adjacent Heritage Conservation Area. <p>Figure 14 below illustrates the Proposal for a new Site axis which allows for a well-connected walkable loop within the neighbourhood. This will ensure a safe, comfortable and pleasant walk for residents and the wider community.</p>  <p>Figure 14: Pedestrian Connectivity Plan Source: Plus Architecture</p>
<p>K35. Protecting and improving the health of waterways and riparian areas</p>	<p>K35 - The Planning Proposal is consistent with the Kuring-gai LSPS Planning Priority K35 as:</p> <ul style="list-style-type: none"> ○ The Site is not located in close proximity to a waterway or riparian area. <p>All future development will be designed to complement and be sympathetic to all natural areas without impact.</p>

<p>K36. Enhancing the liveability of Ku-ring-gai's urban environment through integrated water infrastructure and landscaping solutions</p>	<p>K36 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K36 as:</p> <ul style="list-style-type: none"> ○ The Masterplan Concept for a one (1) hectare Site provides can accommodate integrated water infrastructure and landscaping solutions.
<p>K37. Enabling water resource recovery through the capture, storage and reuse of water, alternative water supplies and increased water efficiency</p>	<p>K37 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K37 as:</p> <ul style="list-style-type: none"> ○ All future development on the Rohini Village Site will be subject to further DA approvals and will need to demonstrate sustainable development, including landscaping, stormwater management, as well as water and energy efficiency.
<p>K38. Reducing greenhouse gas emissions by Council and the Ku-ring-gai Community to achieve net zero emissions by 2045 or earlier</p>	<p>K38 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priorities K38, as:</p> <ul style="list-style-type: none"> ○ All future Development on the Site, will be designed to minimise any ecological or biodiversity impacts on the Site and its surrounds. ○ Development must comply with the new SEPP (Sustainable Buildings) 2022 which replaced SEPP BASIX on 1-10-2023. The SEPP encourages the design and construction of more sustainable buildings across NSW to meet climate change targets.
<p>K39. Reducing the vulnerability, and increasing resilience, to the impacts of climate change on Council, the community and the natural and built environment</p>	<p>K39 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K39 by:</p> <ul style="list-style-type: none"> ○ Achieving a Concept Masterplan that has the least impact on the biodiversity and urban-tree canopy within the area.

<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>K40 - The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K40 by:</p> <ul style="list-style-type: none"> ○ The Landscape Design Concept in support of the Planning Proposal (Appendix H) demonstrates 166 new trees are able to be accommodated on Site to achieve a total of 228 trees. ○ The Concept Masterplan illustrates a future tree canopy cover of 46.9% of the Site to mitigate urban heat island effect and to create a greener, cooler village garden.
<p>K41. Reducing the generation of waste</p>	<p>K41- The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K41 by:</p> <ul style="list-style-type: none"> ○ Maximising significant tree retention ○ Provision of open spaces that can be used for composting.
<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>K42- The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K42 as follows:</p> <ul style="list-style-type: none"> ○ The Concept Masterplan demonstrates the ability to manage waste and recycling in the basement carpark thereby maximising liveability of the ground level greenspace.
<p>K43. Mitigating the impacts of urban and natural hazards</p>	<p>K43- The Planning Proposal is consistent with the Ku-ring-gai LSPS Planning Priority K43 as follows:</p> <ul style="list-style-type: none"> ○ The site is absent of hazards that require mitigation. ○ The future residential development can appropriately respond to the natural characteristics of the Site, including provision of significant tree cover and managing energy, water, and waste efficiently.

Ku-ring-gai Housing Strategy to 2036 December 2020 (Revised) and Housing Strategy Approval Letter Conditions (2021)

Council's adopted Ku-ring-gai Housing Strategy, acknowledges on page 8, that;

"By 2036, those aged 65 years and over in Ku-ring-gai will increase by almost 40% compared to 2016. Through previous community consultation, we know that when it comes to the needs of our older residents, maintaining wellbeing, social connections and independence are key considerations so that people can stay healthy for longer and support themselves in their own home."

The Planning Proposal for a new Rohini Village helps achieve this purpose.

Section 3.4 of the "Ku-ring-gai Council Housing Needs Study 2016 – 2036" prepared by Elton (2020) provides the following advices in its Summary and Key implications:

"There will be a significant rise in the over 55 cohorts across many of the LGAs in the North District. Many of these LGAs are recipients of outward migration of the ageing population from Ku-ring-gai. With declining dwelling stock production in some other LGA's (e.g. Northern Beaches), there is likely to be significant increases in competition for suitable dwelling across the North District. There may need to be an even greater focus on providing stock enabling people to age within Ku-ring-gai." (Page 25)

As this Planning Proposal is seeking to retain the existing R4 High-Density Residential Zone and amend the development controls to enable a higher standard of Seniors Housing, it is consistent with the Housing Strategy. It provides stock for seniors and allows aging in place for the residents of the Local Government Area. The amendments sought by the Planning Proposal, will enable the delivery of 110 larger and more accessible Independent Living Units with a significant new 700 m² floorspace for commercial premises and indoor recreation facilities. These will be able to be utilised by the local community.

In approving the Ku-ring-gai Housing Strategy, the Department of Planning, Housing and Infrastructure issued a number of Approval Conditions, which included the following stipulations that a Site must be:

"2. Consistent with Priority K3 of the Ku-Ring-Gai [sic] 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. 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."

And also that:

“3. Council or proponents for the planning of these local centres is to 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.”

Response to DPHI Condition 2: - As Council has not committed to a work program for the Turramurra Town Centre, this Planning Proposal by Anglicare, is consistent with the requirements of Condition 2 above. The Planning Proposal will enable a high-density built-form outcome on the Site that services the Town Centre and is in an area that is exceptionally close to public transport, services and other local facilities.

Response to DPHI Condition 3: - While a Development to replace 110 ILUs with 110 larger ILUs, is not deemed to generate any significant additional traffic, a referral to Transport for NSW (TfNSW) has already been undertaken. The TfNSW response at Appendix E dated 23-6-23 and 20-7-23 are summarised below;

TfNSW response issued 23-6-23

- Traffic Modelling: - TfNSW has no requirement for intersection modelling considering the proposed redevelopment is unlikely to have a significant impact on the classified road network.
- TfNSW SP2 Road Widening: - TfNSW has no proposal which currently requires any part of the subject site.
- Pinch Point Program: - TfNSW has no pinch point program currently involves the subject site.
- Additional Development Setback: - TfNSW has no additional development setback requirements currently for the subject site.
- Potential Expansion or Alternation of Bus Service: - TfNSW foresees limited to no impact on buses from this pre-planning proposal and notes that there are no immediate plans to increase bus service levels along the corridor.

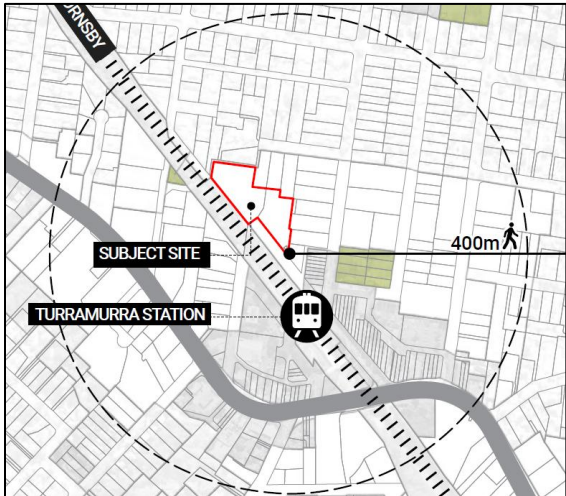
TfNSW response issued 20-7-23

- Access Arrangement: - TfNSW refer to a consolidated basement with entry from the existing driveway at the SE corner of the site. The letter also (incorrectly) refers to there being a proposed secondary vehicle access from the northern end of Rohini Street for service vehicles.
Note: The current driveway entry at the northern end of Rohini Street is proposed to be replaced by landscaping and pedestrian pathways under the PP Masterplan design. TfNSW encourages the proponent to further consult with KRG noting the Council intends to relocate traffic signals from Rohini Street to Turramurra Avenue to reduce traffic flows in Rohini Street.
- Carparking: - TfNSW supports Travel Demand Management (TDM) measures such as appropriate maximum parking rates and adopting the lower parking rate (in consultation with Council) in accordance with the KDCP.

- Loading and Servicing: - TfNSW notes a loading area is provided in the basement and recommends the development provide adequate freight and service vehicle spaces.
- Sydney Trains: - TfNSW suggests that if the proponent may wish to discuss Sydney Trains requirements prior to lodgement of the PP to ensure safety and structural integrity of rail land/assets.
- Noise Attenuation: TfNSW recommends consideration is given to appropriate noise attenuation measures.

A detailed review of the Proposal against the relevant Housing Strategy Objectives is provided in Table 11 :

Table 11 - Consistency with Ku-ring-gai Housing Strategy

Consistency with the Ku-ring-gai Housing Strategy		
Housing Priority	Housing Objectives	Comment
H1 – Manage and Monitor the Supply of Housing in the right Locations	<ul style="list-style-type: none"> ○ To monitor the delivery of housing within areas close to services, cultural and community facilities, and within a 10-minute walking distance to key public transport nodes. 	<p>H1 - The Proposal is consistent with the Objective H1 as follows:</p> <ul style="list-style-type: none"> ○ The Site is located within a 200 m walking distance of both the bus interchange and Turramurra Train Station, so that the 10 min walking distance of key public transport nodes, is fully met.
	<ul style="list-style-type: none"> ○ To provide homes in areas that can support the creation and growth of vibrant Local Centres & a thriving local economy. ○ To ensure the delivery of housing is in coordination with provision of local & state infrastructure and services. 	 <p>Figure 15: Locality Plan Source: Plus Architecture</p> <ul style="list-style-type: none"> ○ The Proposal will provide new Seniors Housing, on an established retirement village site, that adjoins and will support activity in the Turramurra Town Centre. ○ The Proposal is for the renewal of an existing urban Site that will benefit from on-going upgrades to the Pacific Highway and train stations along the T1 North Shore train line.

		<p>The Proposal includes a “Letter of Offer” from Anglicare for upgrades to Rohini Street which are consistent and complementary to the Ku-ring-gai Turrumurra Public Domain Plan which aims to <i>“To maintain, strengthen and enhance the role of Rohini Street as the main commercial street for Turrumurra”</i> (Vol 2 page8). Potential public benefits are contingent on negotiations through a Planning Agreement with Council.</p> <ul style="list-style-type: none"> ○ The Proposal is exceptionally consistent with the Department of Planning, Industry and Environment Housing Strategy Approval condition 2 which stipulates; <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><i>Consistent with Priority K3 of the Ku-Ring-Gai [sic] 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 Turrumurra local centres. Planning proposal(s) for these centres are to be submitted to the Department for Gateway determination by December 2022.</i></p> </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><i>Where this work is not pursued by Council the Department welcomes good place-based approaches by landowner/ developers. 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.”</i></p> </div>
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<p>H2 – Encourage diversity and choice of housing</p>	<ul style="list-style-type: none"> ○ To encourage a mix of dwelling types and sizes. ○ To ensure new homes are accessible and meet mobility needs. 	<p>H2 - The Proposal is consistent with the Objective H2 as follows:</p> <ul style="list-style-type: none"> ○ The current Village housing is predominantly 1-bedroom independent living units (ILUs) with some 2-bedroom ILUs. As the Village has aged, expectations for a higher standard of amenity and accessibility, as well as reduced demand for the smaller units has occurred. The Proposal seeks to replace the outdated ILUs with larger 2–3-bedroom accommodation which are better able to accommodate visiting family members and/or carers. ○ The Proposal for renewal of the 55 year old Village will also meet the mobility needs for Ageing in Place. Accessibility requirements for “seniors housing” is mandated in SEPP Housing 2021. Anglicare aim to have 100% Liveable Housing Design ILUs which provides for more generous dimensions for most of the core liveable housing design elements. <p>The Proposal by Anglicare introduces comprehensive in-home support services designed to delay or even avoid the need for residents to move into an Aged Care Facility. These “Anglicare Home Care Services” include personal care assistance, medication management, home maintenance, pet care, social support, garden maintenance, shopping, transport to medical appointments etc. The innovative model necessitates the creation of larger units with features such as wider doorways to accommodate mobility needs.</p>
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	<ul style="list-style-type: none"> ○ To investigate housing affordability. 	<ul style="list-style-type: none"> ○ The Rohini Village is operated by a social housing provider (Anglicare) and will offer a variety of “Loan Lease” options. Providing loan licence tenure under the Retirement Villages Act 1999 allows Anglicare to offer a range of lease contracts to suit the purchaser’s affordability requirements. As a guide, Anglicare’s newest village “Gordon Quarter” offers a choice of three different Deferred Management Fee (DMF) models, comprising 10%, 30% and 50% to suit individual resident financial requirements.
H3 – Increasing liveability, sustainability and area character through high quality design	<ul style="list-style-type: none"> ○ To encourage housing that contributes to healthy and active neighbourhoods. ○ To facilitate high quality housing that is responsive to Ku-ring-gai’s local character. 	<p>H3 - The Proposal is consistent with the Objective H3 as follows:</p> <ul style="list-style-type: none"> ○ The Proposal facilitates redevelopment of an outdated Retirement Village, in an accessible location, in proximity to existing community facilities. This promotes a healthier, creative, culturally-rich and more socially-connected community. The “Letter of Offer” (Appendix J) incorporates a publicly accessible cross-site link, upgrades to Rohini Street public domain and the Council pathway that links Cherry Street to King Street which will contribute to a healthy and active neighbourhood for the wider community. ○ The Proposal facilitates high quality seniors housing pursuant to Apartment Design Guide (ADG) requirements in place of the existing older apartments and is designed with generous setbacks and open spaces to accommodate a total of 228 trees to achieve 46.9% canopy cover of the Site. Figure 16 overleaf illustrates similar multi storey developments in the vicinity.

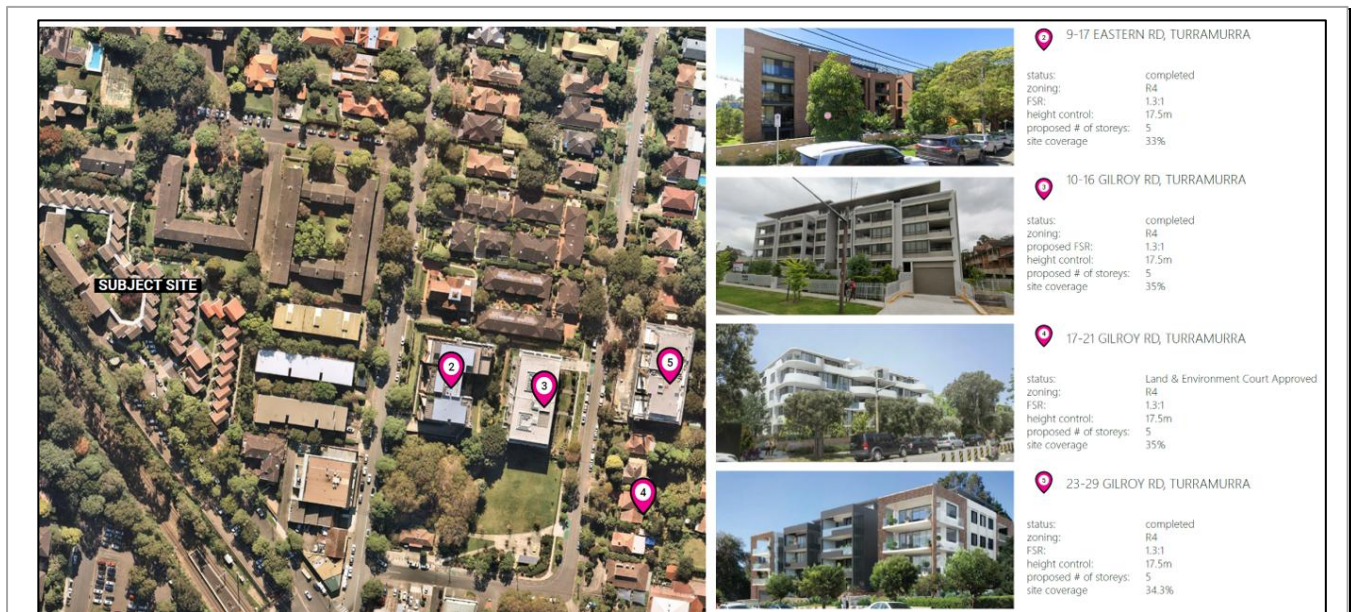


Figure 16: Surrounding Developments

Source: Plus Architecture

	<ul style="list-style-type: none"> To promote housing that meets high sustainability performance targets. 	<ul style="list-style-type: none"> The Proposal will advance sustainable residential development on the Site, designed to meet the new SEPP (Sustainable Buildings) 2022 which came into effect 1 October 2023.
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Community Strategic Plan – Our Ku-ring-gai 2032 (28-6-2022)

The Planning Proposal is consistent with the Ku-ring-gai Community Strategic Plan which is the long-term strategic plan for the future of the Ku-ring-gai Local Government Area. It reflects the vision and aspirations of the Ku-ring-gai community through long-term objectives that address environmental, social, economic and civic leadership issues.

It is informed by key local plans and policies including the Ku-ring-gai Local Strategic Planning Statement (2020) and Housing Strategy (2020) and responds to NSW Government Policy including the Greater Sydney Region Plan and North District Plan.

An assessment of the Proposal against the key themes of the Community Strategic Plan is provided in Table 12 below:

Table 12 - Community Strategic Plan Assessment

Consistency with the Ku-ring-gai Community Strategic Plan	
Theme	Comment
Theme 1 – Community, People and Culture <i>“A healthy, safe and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning”</i>	<p>The Planning Proposal is consistent with Theme 1 as follows:</p> <ul style="list-style-type: none"> ○ The Proposal will facilitate the renewal of an outdated village which presently does not provide suitable connections to the surrounding area. ○ The new site axis (“Rohini Walk”) allows for a publicly accessible walkable loop within the village. This will ensure a safe, comfortable and pleasant walk to daily errands for the community. The existing path along the train line will be retained to maintain a connection to Cherry Street. ○ The Concept Plan retains/re-uses/incorporates the sandstone gate posts within the village pathways. ○ The Concept Plan incorporates village open spaces that may be enjoyed by the wider community and promote opportunities for inter-generational socialisation.
Theme 2 – Natural Environment <i>“Working together as a community to protect and enhance our natural environment and resources.”</i>	<p>The Planning Proposal is consistent with Theme 2 as follows:</p> <ul style="list-style-type: none"> ○ Future development on the Site will be designed, for a net increase in canopy cover for the almost 1 ha site from 22.7% to 46.9%. ○ Significant trees located on the Site perimeter will be retained and protected.
Theme 3 – Places, Spaces and Infrastructure <i>“A range of well planned, clean and safe neighbourhoods and public spaces designed with a strong sense of identity and place.”</i>	<p>The Planning Proposal is consistent with Theme 3 as follows:</p> <ul style="list-style-type: none"> ○ Not only the existing trees along Rohini Street establish a visual character, the procession of trees give a sense of identity to the site. This will be further enhanced by repositioning the entry to a centralised location, creating a circulation flow free of dead-ends. The new entry node will be positioned at the same location of the Liquidambar tree. <p>Figure 17 overleaf illustrates the Concept Masterplan scheme which achieves a sense of identity and place.</p>



Figure 17: Sense of Identity Plan

Source: Plus Architecture

- The Planning Proposal will not result in any adverse impacts on the Environmental or Aboriginal Heritage of the surrounding area, or wider region. The high-density Residential Seniors Development being advocated here is already located in an R4 High-Density Residential zone and is well screened from other land uses.
- There are also many local community benefits from the provision of shared community buildings and facilities to be delivered to meet the community's ageing needs. This is particularly relevant in the context of the Turramurra Community Hub not progressing.

Theme 4 – Access, Traffic and Transport

“Access and connection to, from and within Ku-ring-gai provide safe, reliable and affordable public and private travel, transport and infrastructure.”

The Planning Proposal is consistent with Theme 4 as follows:

- The Proposal will facilitate a much-needed residential redevelopment of a retirement village in an accessible location that is particularly well connected to the existing vehicular and non-vehicular transport network. All within an area with excellent access to services, facilities and within a 30-minute city.
- The site is located in an accessible location within proximity to a range of services, facilities and public open space areas that can be utilised by village residents and the pedestrian cross link through the village that will be open to the wider community encourages safe walkable neighbourhoods and public transport patronage.

<p>Theme 5 – Local Economy and Employment</p> <p><i>“Creating economic employment opportunities through vital, attractive centres, business innovation and technology”</i></p>	<p>The Planning Proposal is consistent with Theme 5 as follows:</p> <ul style="list-style-type: none"> ○ The Proposal will facilitate future residential redevelopment that will provide employment during its construction. ○ The new Seniors facilities will positively contribute to a strong local economy. ○ The inclusion of ancillary communal facilities becoming available to the wider community, will also promote employment, adjacent to an established Town Centre and will be readily accessible by public transport.
<p>Theme 6 – Leadership</p> <p><i>“Ku-ring-gai is well led, managed and supported by ethical organisations which deliver projects and services to the community by listening, advocating and responding to their needs.”</i></p>	<p>The Planning Proposal is consistent with Theme 6 as follows:</p> <ul style="list-style-type: none"> ○ Anglicare is an established not-for-profit aged care provider who can readily and ethically deliver a new Village with on-site facilities and recreation spaces that will be available to residents and the wider community. ○ Community consultation will form part of the assessment process for the Planning Proposal, ensuring that the community is kept informed and engaged in the decision-making processes for the Site.

Ku-ring-gai Public Domain Plan (March 2022) including **Turramurra Public Domain Plan**

The Ku-ring-gai Public Domain Plan (2022) correlates with Council directions and policies including the Ku-ring-gai Development Control Plan, Ku-ring-gai Community Strategic Plan – Our Ku-ring-gai 2038, the Ku-ring-gai Local Strategic Planning Statement, as well as State level policy such as the North District Plan.

The Proposal is consistent with the following objectives of the Ku-ring-gai Public Domain Plan as outlined in Table 13 below:

Table 13 - Ku-ring-gai Public Domain Plan Assessment

Ku-ring-gai Public Domain Plan Objective	Comment
<ul style="list-style-type: none"> ○ <i>deliver a high quality public realm;</i> 	<ul style="list-style-type: none"> ○ The entry landscape treatment provides an appropriate significant arrival and site entry. ○ These and flanking gardens and broad walkway mark entry to a feature “civic” space with engaging active cafe terraces and feature gardens and lawns. There is an inviting open character welcoming the local community. <p>Figure 18 below provides a perspective of the southern end of “Rohini Walk”.</p>



Figure 18: Perspective

Source: Plus Architecture

<ul style="list-style-type: none"> ○ <i>provide a consistent positive image for Ku-ring-gai with acknowledgement and retention of local character for each Local Centre;</i> 	<ul style="list-style-type: none"> ○ The Concept Masterplan retains and reinforces the substantial existing landscaped and tree-lined edges to the north, east, south and west of the site to achieve a landscaped character. ○ Site landscape treatments are to provide a significant residential garden and canopy tree setting for proposed buildings. The central north-south public access spine across the site is to provide significant contribution to local amenity, and provide an active identity space extending the Rohini Street access corridor. ○ The Proposal Masterplan Concept has appropriate scale buildings that are well integrated with neighbouring sites with significant green edges. Rohini Village will provide a positive contribution to the local character of the Turramurra Town Centre that resolves the northern edge with seniors living identity as an active part of the local community.
<ul style="list-style-type: none"> ○ <i>improve legibility and wayfinding;</i> 	<ul style="list-style-type: none"> ○ Two Public Art installations at the southern end of “Rohini Walk” provide wayfinding ‘markers’ for pedestrians. ○ Sandstone gate pillars at the northern end of “Rohini Walk” where it connects to the King Street Council’s King Street to Cherry Street public pathway are to be incorporated. ○ The continuation of north-south pedestrian link is clear, with sightlines of the continuing walkway assisting wayfinding.
<ul style="list-style-type: none"> ○ <i>develop pedestrian focused places with improved walking experience;</i> 	<ul style="list-style-type: none"> ○ The new site axis allows for a well-connected walkable loop within the neighbourhood. This will ensure a safe, comfortable and pleasant walk to daily errands for the residents.

	<ul style="list-style-type: none"> ○ Upgrades to the Council pathway abutting the northern side of the village Site will improve safety and amenity for this alternate pedestrian route that connects King Street to Cherry Street and the existing path along the Railway corridor. ○ The existing driveway off the Rohini Street cul-de-sac will be replaced by a pedestrian precinct.
<ul style="list-style-type: none"> ○ <i>ensure an accessible, inclusive, and safe public domain;</i> 	<ul style="list-style-type: none"> ○ The Proposal seeks to achieve a pedestrian safe and inclusive design that is open to the wider community. Key features in the letter of offer include: <ul style="list-style-type: none"> ○ Cross-site link “Rohini Walk” which provides public access across the village Site from Rohini Street to King Street; ○ Upgrades to the Council pathway that links King Street to Cherry Street; ○ Upgrades to Rohini Street public domain including the nature-strip and footpath to achieve an accessible and safe pathway; and ○ Providing access for the wider community to on-site facilities such as the Village pool and café.
<ul style="list-style-type: none"> ○ <i>create vibrant streetscapes and public areas with enjoyable experiences including outdoor dining, public art installations and flexibility for events;</i> 	<ul style="list-style-type: none"> ○ The new site axis is proposed to create a prominent path through the village site. This through-site-pedestrian-link will enhance the connectivity between Rohini Street and King Street. ○ The Concept Masterplan shows community focused facilities along ‘Rohini Walk’, which includes a cafe, indoor pool, multi-purpose space, chapel, etc. These spaces enjoy views out to common landscape areas, and associated seating to assist in activation of the new path link.
<ul style="list-style-type: none"> ○ <i>promote a consistent materials palette and consistent design elements to unify and identify Ku-ring-gai LGA;</i> 	<ul style="list-style-type: none"> ○ Colours and materials would be detailed in any Development Application.

<ul style="list-style-type: none"> ○ <i>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;</i> 	<ul style="list-style-type: none"> ○ The landscape common open space will provide a lush green garden setting for the buildings, with canopy and accent trees to integrate amenity areas as a series of inviting destination and amenity areas. Key areas comprise: <ul style="list-style-type: none"> • Arrival plaza and active communal spaces with lawns, water features and breakout terraces; • Cafe and Community Room terrace, with outdoor seating, lawn and trees, feature gardens; • Common Open Space Garden areas, with seating and gathering amenity, barbeques, exercise areas, community gardens; and • Loop walkway node areas, with points of interest such seats, water features, urns and feature planting, and a matrix of fine art sculptures through the gardens.
<ul style="list-style-type: none"> ○ <i>preserve and enhance vegetation and landscape character of Ku-ring-gai;</i> 	<ul style="list-style-type: none"> ○ The Rohini Village proposals retain and reinforce the substantial existing landscaped and treelined edges to the north, east, south and west of the site. Site landscape treatments are to provide a significant residential garden and canopy tree setting for proposed buildings. ○ The Masterplan and proposed buildings on the site have been located and designed with strong regard for retaining valued trees and creating a positive relationship with neighbouring sites. The perimeter landscape proposals reinforce existing buffer trees and tall shrub planting, all located in relation to creating a series of feature seating and amenity nodes to loop walkways.

Refer Figure 19 below illustrates the Landscape masterplan concept which preserves and enhances the landscape character.



Figure 19: Landscape Concept (shown with potential Rohini Street upgrades)

Source: Site Image

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ <i>encourage sustainable design using robust, long lasting materials; and</i> | <ul style="list-style-type: none"> ○ Materials would be detailed in any Development Application. |
| <ul style="list-style-type: none"> ○ <i>encourage sustainable water usage design such as water capture, water re-use and cleansing, and water efficient planting</i> | <ul style="list-style-type: none"> ○ Sustainable water usage design features would be detailed in any Development Application. |

Turrumurra Public Domain Plan

Public Domain Concept plans have been prepared for six local centres – Turrumurra, Gordon, Lindfield, St Ives, Pymble and Roseville. The Turrumurra Public Domain Plan contains the following Vision Statement:

“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.”

Figure 20 below provides an extract of the overall Public Domain Concept (PDC) for Turrumurra Town Centre area which adjoins the Rohini Village Site. Upgrades proposed under the Turrumurra Public Domain Plan include upgrades to Rohini Street along the Site frontage, the Council pathway that abuts the north-west boundary and along the railway lands pathway that adjoins the Site. The PDC upgrades do not envisage closure of the driveway into the Village from the north end of Rohini Street, or widening to the cul-de-sac which could be achieved under the Planning Proposal and accompanying “Letter of Offer” at Appendix J.



Figure 20 Extract Illustrative Turrumurra Concept Plan

Source: Ku-ring-gai Public Domain Plan Vol.2

Figure 20 is expanded up in Figures 21, 22 & 23 below which provide more detailed information contained in the Turramurra Public Domain Plan, including upgrades to Rohini Street and railway carpark. A new bridge is proposed to connect Ray Street and the railways carpark in Rohini Street denoted as **21** on Figure 22 below. However, it is noted that the delivery and timing of this vehicular bridge is uncertain, so that this Planning Proposal Concept Design does not rely upon the connection, but does not inhibit its construction if it ever proceeds in the future.

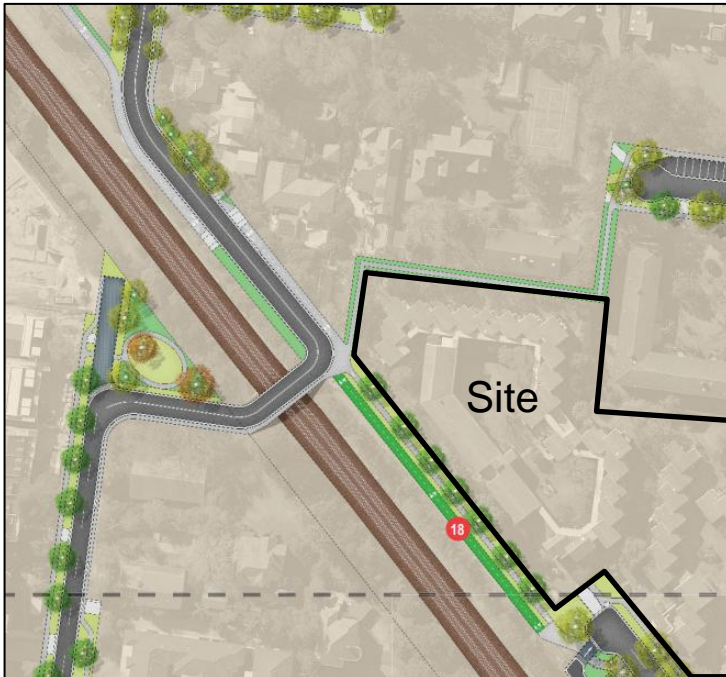


Figure 21: Turramurra Public Domain Plan (Rohini St cul-de-sac)
Source: Ku-ring-gai Public Domain Plan Vol.2

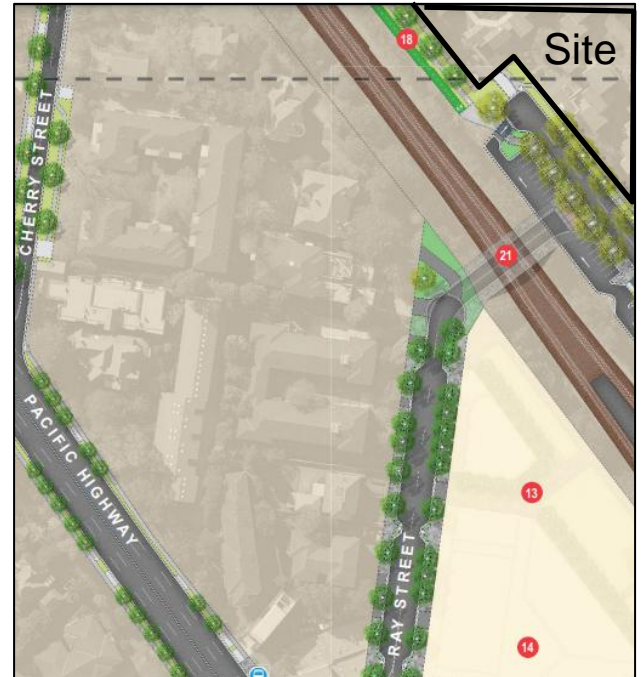


Figure 22: Turramurra Public Domain Plan (nth Rohini St)
Source: Ku-ring-gai Public Domain Plan Vol.2

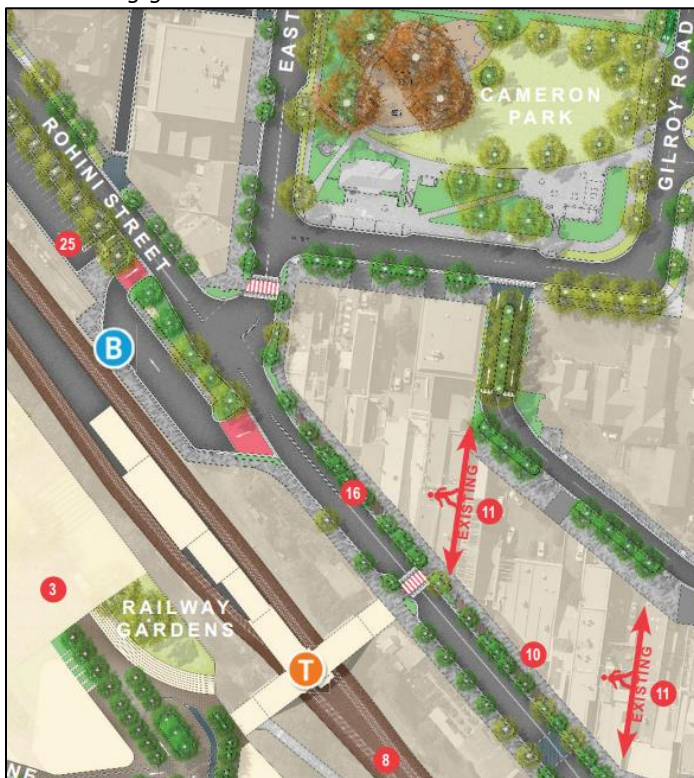


Figure 23: Turramurra Public Domain Plan (mid Rohini St)

Source: Ku-ring-gai Public Domain Plan Vol.2

MOVEMENT

- 18** Investigation of provision of a continuous pedestrian and cycle link along the North Shore rail line between Hornsby and Chatswood including a connection under Pacific Highway at Turramurra. To be carried out collaboratively with Transport for NSW and Sydney Trains.
- 21** Proposed location for a possible future trafficable bridge, subject to funding availability.
- 25** Upgrade to the bus interchange on Rohini Street in collaboration with Transport for NSW.

The Planning Proposal is consistent with the following Turrumurra Domain Plan principles and is addressed in Table 14 below;

Table 14 - Public Domain Principles Assessment

Public Domain Principles	Compliance
<p><i>“Promote Turrumurra as a family focused urban village”</i></p>	<p><u>Complies.</u></p> <ul style="list-style-type: none"> ○ The Planning Proposal incorporates provision for the wider community to access the Site and shared use of recreational facilities and café to contribute to achieving a family focused urban village. ○ Key family focused components comprise: <ul style="list-style-type: none"> • Arrival plaza and active communal spaces with lawns, water features and breakout terraces; • Cafe and Community Room terrace, with outdoor seating, lawn and trees, feature gardens, and play areas; • Common Open Space Garden areas, with seating and gathering amenity, barbeques, exercise areas, community gardens; • Loop walkway node areas, with points of interest such seats, water features, urns and feature planting, and a matrix of fine art sculptures through the gardens.
<p><i>“Ensure appropriate interface and separation between future development and HCA and Heritage items”</i></p>	<p><u>Complies.</u></p> <ul style="list-style-type: none"> ○ The Site does not directly abut the Heritage Conservation Area “C5” (HCA) to the north. The HCA is physically separated from the Site’s northern and north-western boundary by the 3.66 m wide landscaped Council pathway. <p>The pathway separation to the HCA is illustrated on Figure 24 overleaf.</p>

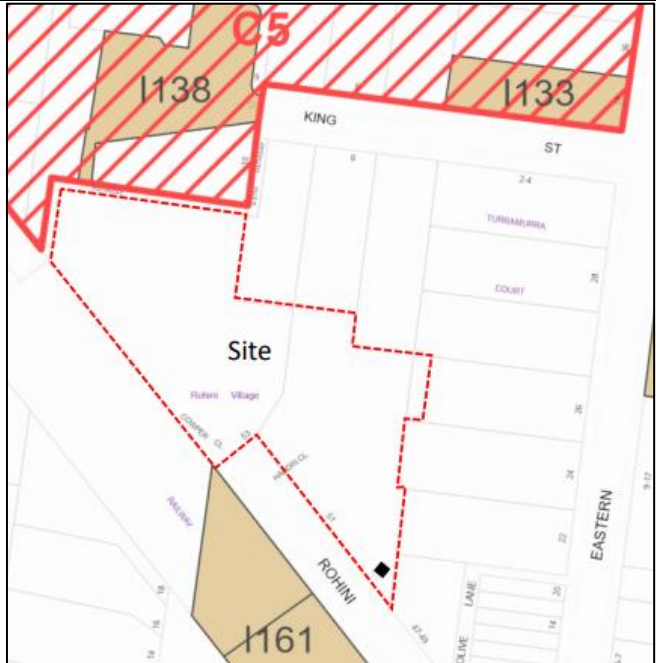


Figure 24: KLEP2015 Heritage map extract *Source: NSW Planning Portal*

- The Planning Proposal Design Concept incorporates upgraded perimeter plantings, which combined with the existing 3.8 m wide landscape Council pathway, will achieve a suitable transition from the Site to the Heritage Conservation Area (HCA) and heritage item to the north-west.
- The KLEP 2015 Heritage Item I138 ("Bellwood dwelling house") at 12 King Street, is located 30 metres to the north of the Rohini Village Site boundary. "Bellwood" dwelling is largely screened from Rohini by 10 King Street dwelling and mature landscaping in the rear garden, together with dense plantings along the Council pathway. The landscaped separation to "Bellwood" dwelling is illustrated in Figure 25 below.



Figure 25: Aerial Photo – northern end of site *Source: Google*

“Increase the number of north-south (primary) and east-west (secondary) connections to improve the connectivity of the Turramurra Local Centre”

Complies.

- The pre-Planning Proposal and Public Domain discussions between Anglicare and Council also considered the potential for future upgrades to the public streetscape in Rohini Street and pathway connection from the northern end of the site to King Street via a Planning Agreement (PA). Refer to Figure 26 potential upgrades plan below.



Figure 26: Rohini Walk & Potential Public Domain Upgrades Source: Site Image

This could be undertaken as part of the PP process, or any time prior to a future DA being lodged. A “Letter of Offer” prepared by Anglicare accompanies this Planning Proposal at Appendix J.

The street upgrades would be supplemented by provision of publicly-accessible village communal landscape spaces along the Site’s Rohini Street frontage as detailed in the Rohini Concept Landscape Masterplan prepared by Site Image.

“Enhance the public domain network of streets and open spaces as places which people enjoy and want to spend time in”.

Complies.

The Design Concept Plan for the Planning Proposal incorporates a publicly accessible, north-south pedestrian route through the village, that the local community can use to travel from the King-Street-precinct to Rohini Street. Also, across the future railway bridge, that links the commercial areas on both sides of the Railway Line at Ray Street (denoted as **21** in Figure 22 above) in the event that funding for its construction becomes available. The below Figure 27 and Figure 28/29 illustrate the enhanced public domain network through the site and area context.

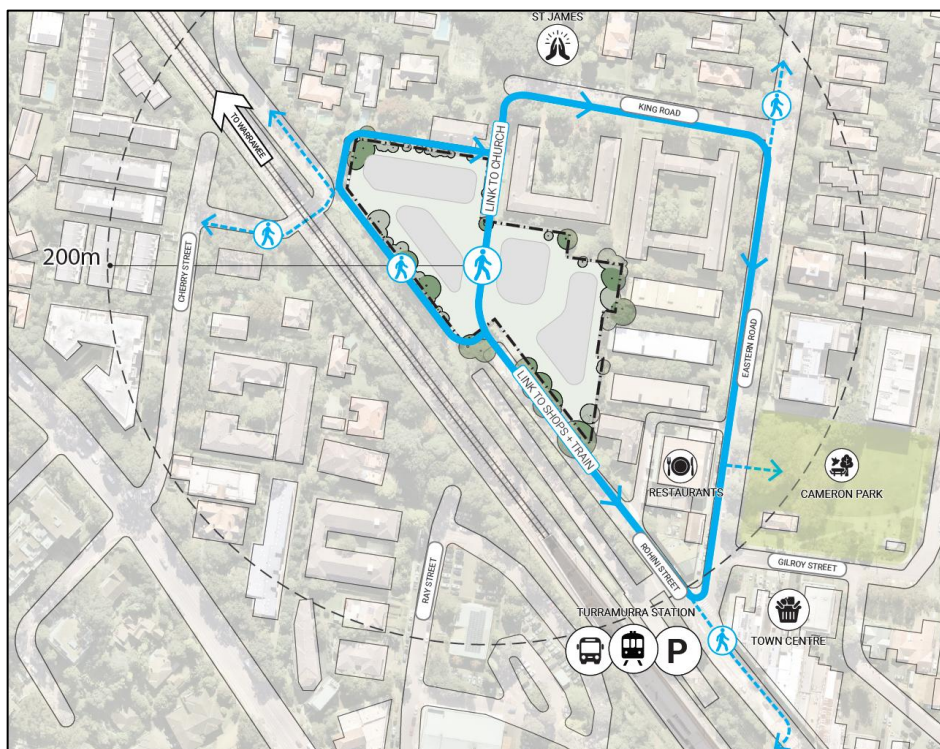


Figure 27: Pedestrian Connectivity Plan

Source: Plus Architecture



Figure 28 (left) & Figure 29 (right): Potential upgrades Council pathway to King Street Source: Site Image

The Anglicare Letter of Offer includes upgrades along Rohini Street frontage which includes upgrades to plantings within the road reserve and upgrades to the Council pathway that links King Street to Cherry Street. Upgrades comprising paving, lighting and landscape works will be the subject of a future Planning Agreement.

Potential upgrades to Rohini Street are detailed in Figure 30 below. The works are consistent with and compliment the Turramurra Public Domain Plan denoted in Figure 21,22,23 extracts above.

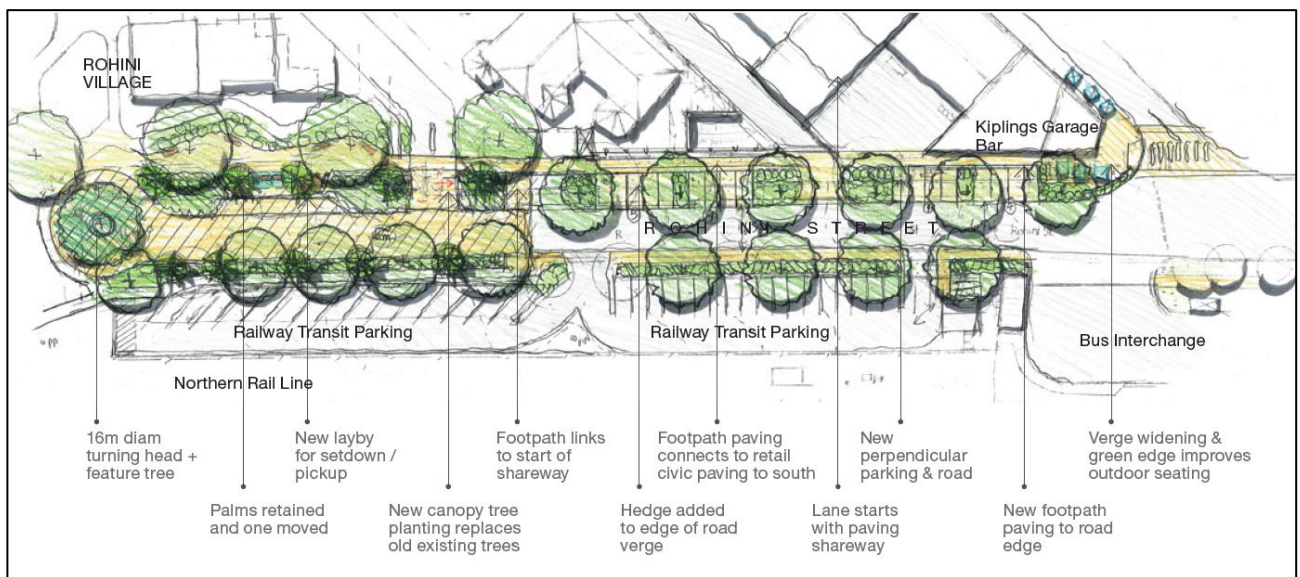


Figure 30: Potential upgrades Rohini Street, subject to a Planning Agreement

Source: Site Image

“Integrate public art to add interest and activation to public spaces.”

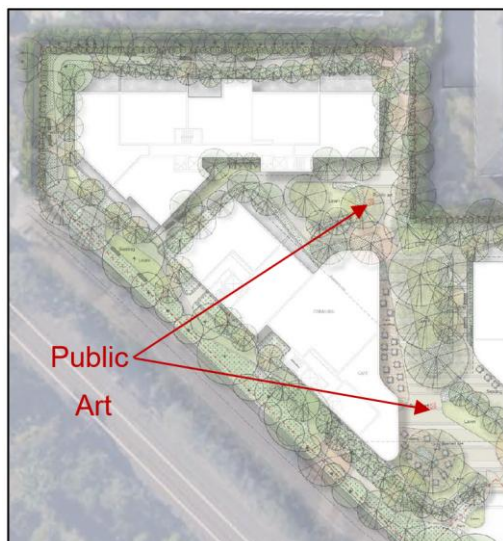


Figure 31: Landscape Concept – Public Art locations
Source: Site Image

Complies.

A cross-site link “Rohini Walk” will incorporate two (2) public art installations which provide wayfinding ‘markers’ for pedestrians and provides opportunity for a safer, accessible pedestrian route between Cameron Park, St James Church and the Turramurra Town Centre. The art installations are located at the southern end of “Rohini Walk” near the café and pool facilities which are proposed under the Planning Proposal to be accessible to the village residents and the wider community.

Figure 31 opposite identifies the two (2) x Public Art locations within “Rohini Walk”.

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

The PP is also consistent with the Ageing Well in NSW: Seniors Strategy 2021-2031 (2020), and Net Zero Plan Stage 1: 2020-2030 (2020) and Implementation Update (2022) which are addressed below.

Ageing Well in NSW: Seniors Strategy 2021–2031 (2020)

“NSW has an ageing population...By 2031, it is estimated that 24.7% (around 2.4 million) will be aged 60 and over (while 19.4% will be aged 65 and over) or in other words, nearly 1 in 4 people will be aged 60 and over by 2031”. (Source: Dept Planning Aging Well in NSW)

The Guiding Principles for Older People in NSW have been gathered from a consultative approach to the strategy. The principles that underpin the focus areas of *Ageing Well in NSW: Seniors Strategy 2021–2031* include the following:

- ***“Supporting people to have healthier longer lives*** *Where we are helped to achieve our best possible health and wellbeing, and cared for. We want to remain healthy and independent for as long as possible, with the ability to access flexible age-related services, supports and choices when needed.*
 - ***Keeping people connected and included*** *Where we can continue to actively participate within liveable and supportive communities, and make meaningful connections. We want to enjoy being part of an inclusive society where everyone is able to engage and contribute to community life and civic participation, and have access to information in a variety of formats.*
 - ***Enabling people to live in their home and community*** *Where we have the option and ability to age in place or live in an environment that is safe and suits our needs. We want homes and services that enable continued mobility, help us remain independent and are in a community we choose”.*
- (Source: Dept Planning Aging Well in NSW)

The Strategy identifies the following four focus areas that can make a difference for older people.

1. Living in age-friendly environments;
2. Participating in inclusive communities;
3. Staying safe, active and healthy; and
4. Being resilient and informed.

This Planning Proposal is consistent with all of the above aims and addresses the four focus areas in full. A redevelopment of the Rohini Retirement Village, provides opportunity for older people in Ku-ring-gai to live in a safe and accessible environment, that enables them to continue to actively enjoy a high quality of life. Providing an age-friendly environment, also offers many positive, tangible benefits for seniors. Specifically, this means a Village neighbourhood with well-maintained recreational spaces; safe footpaths; rest areas; green infrastructure including tree canopy integrated into the built environment, to provide shade, and accessible buildings, that provide an ideal living environment for them to age in place.

Net Zero Plan Stage 1: 2020-2030 (March 2020) & Implementation Update (December 2022)

The 2020 Net Zero Plan is the foundation for NSW's action on climate change. Its set goal is to reach Net Zero Emissions by 2050. In September 2021, the NSW Government released an Implementation Update on the Net Zero Plan, which included a target to reduce NSW emissions by 50% below 2005 levels, by 2030. Net Zero Implementation Update 2022, provides that: *"The NSW Government's Electric Vehicle Strategy, announced in 2021, is expected to drive sales of EVs to more than 50% of new car sales by 2030-31 and sets an objective for the majority of new car sales to be EVs by 2035, preparing the transport sector for a low-emissions future."*

The redevelopment at Rohini can incorporate provision for resident and visitor EV car charging stations and roof solar panels, which are all fully compatible with Net Zero Plan Objectives. The new Sustainable Buildings State Environmental Planning Policy (SEPP) came into effect 1-10-23. The SEPP encourages the design and delivery of more sustainable buildings on the Rohini Site replacing a 55 year-old development which pre-dates current sustainability standards, with State-of-the-Art modern and highly sustainable facilities.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The following Table 15 identifies the key applicable SEPPs. It outlines this Planning Proposal's consistency with those SEPPs.


Table 15 - SEPP Preliminary Assessment

SEPP	Comment on Consistency
SEPP (Planning systems) 2021 Chapter 2: State and regional development Chapter 4: Concurrences and consents	<u>Not applicable</u> Schedule 1 Clause 28 - State Significant Development, will not apply to any future Development Applications on this Site, as no Residential Aged Care Facility will be incorporated in the development.
SEPP (Biodiversity and Conservation) 2021 Chapter 2: Vegetation in non-rural areas Chapter 4: Koala habitat protection 2021 Chapter 6: Bushland in urban areas	Aerial photos shown in Figure 32 (circa 1970) and Figure 33 (circa 1975), which show the staged development of the Site between 1970 and 1975, indicate that most pre-existing vegetation, appears to have been cleared.

SEPP	Comment on Consistency
	<div data-bbox="501 246 997 616" data-label="Image"> </div> <div data-bbox="501 618 882 680" data-label="Caption"> <p>Figure 32: Aerial Photo circa 1970 Source: NSW Spatial Services</p> </div> <div data-bbox="997 246 1505 616" data-label="Image"> </div> <div data-bbox="997 618 1393 649" data-label="Caption"> <p>Figure 33: Aerial Photo circa 1975</p> </div> <p>Provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 Vegetation in non-rural areas and Ku-ring-gai Development Control Plan apply to the management and maintenance of existing trees and vegetation in Ku-ring-gai. Very few trees, if any, correlate with current tree locations apart from T32 (palm) and T10 (Blackbutt) and the Rohini Street road reserve street trees. There are some significant trees along the batter and frontage to the railway corridor. The Site is currently dominated by 2, 3 and up to 4 storey Seniors apartment buildings, within a garden setting. Smaller ornamental trees and shrubs surround the buildings, while the larger and more prominent trees, are typically located on the periphery of the Site and in the larger open space courtyard portions of the Site.</p> <p>Arboricultural advice, prepared by Arterra identified trees located at or immediately adjoining the Site, most dating back to the late 1980s. Of these, 15 were found to have high retention value and 43 to have moderate retention value, with the remaining 46 having low retention value. A copy of the Arboricultural Impact Assessment Report (2024) is at Appendix C.</p> <p>The Design Concept aims to meet Arterra recommendations that all high-retention-value trees are retained and protected in the Proposal.</p> <p>Any future Development Application will be the subject of detailed tree impact assessment.</p>

SEPP	Comment on Consistency
	<p>The Site currently has a canopy cover of approximately 22.7%. The Rohini Development Concept achieves a canopy cover of 46.9%, well in excess of what might otherwise be achieved without the proposed increase in building height. Based on the massing studies performed to date, the Proposed Development achieves over 44% deep soil over the Site which is substantially higher than SEPP Housing cl 108(2)(f) deemed to comply criteria of 15%. Landscape Concepts and Detailed Planting Plans prepared by Site Image (2024), have been prepared for the Site, which are provided in Appendix H.</p> <p>Figure 36 overleaf identifies the site as having a very small portion in the southwestern sector mapped as containing biodiversity. The mapped vegetation comprises Tree 10 Blackbutt (<i>E. pilularis</i>) and Tree 9 Brushbox (<i>Lophostemon confertus</i>) which are located in the Council Road reserve and have canopies overhanging the Site.</p> <p>Travers Environmental have inspected the site, the Arboricultural Impact Assessment Report and the Planning Proposal Concept Masterplan for Rohini Village Site and concludes per below;</p> <div data-bbox="512 1193 1505 1406" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><i>“Arising from the fact not one of the above triggers will occur then it can be readily construed that a BDAR is not required to be prepared. In addition, there is no requirement for a response to be provided in respect of the State Environmental Planning Policy (Biodiversity and Conservation) 2021”.</i></p> </div> <p>A copy of the Ecology Advice is provided at Appendix G.</p> <p>If Council opt to progress with a Planning Agreement for public domain upgrades, which includes a turn-head at the northern end of Rohini Street, the design would need to accommodate T9 and T10 (blackbutt) to ensure no impact on the Blackbutt.</p>

SEPP	Comment on Consistency
	<div data-bbox="507 241 1501 763"> </div> <div data-bbox="507 763 1038 799"> <p>Figure 34: Tree Plan extract (end Rohini Street)</p> </div> <div data-bbox="1278 763 1501 799"> <p>Source: Site Image</p> </div> <div data-bbox="507 799 1161 1256"> </div> <div data-bbox="507 1256 1225 1294"> <p>Figure 35: Extract Landscape Masterplan – Turning Head Option</p> </div> <div data-bbox="1278 1256 1501 1294"> <p>Source: Site Image</p> </div> <div data-bbox="507 1294 1501 1921"> <div data-bbox="1257 1541 1497 1653"> <p>Biodiversity Values Map Biodiversity Values Map (Non-EPI) Biodiversity Values Biodiversity Values added in the last 90 days</p> </div> </div> <div data-bbox="507 1921 970 1960"> <p>Figure 36: Biodiversity Values Map extract</p> </div> <div data-bbox="1198 1921 1501 1960"> <p>Source: Environment NSW</p> </div>

SEPP	Comment on Consistency
<p>SEPP (Resilience and Hazards) 2021</p> <p>Chapter 2: Coastal management Chapter 3: Hazardous and offensive development Chapter 4: Remediation of land</p>	<p>Aerial photographs dating back to 1943 indicate the Site and lands to the north of the railway corridor have a long-established residential land use as denoted in Figure 37 below.</p>  <p>Figure 37: Aerial Photo Subject Site circa 1943 Source: Sixmaps</p> <p>The Retirement Village, which was built in two stages between 1969 and 1975. Accordingly, there is no clear evidence to suggest any previous contaminating uses. An Environmental Assessment Report would accompany any future DA, as a precautionary measure, since orchards were known to occur in parts of the northern suburbs after timber clearing ceased around 1840.</p>
<p>SEPP (Sustainable Buildings) 2022</p>	<p>The new SEPP replaced SEPP BASIX and came into effect on 1-10-23. The goals of the SEPP are to minimise the consumption of energy and potable water; reduce greenhouse gas emissions from energy use; monitor the embodied emissions of building materials; and deliver buildings that are comfortable in summer and winter. The future development can be designed to be consistent with the new Sustainable Buildings State Environmental Planning Policy (SEPP) encourages the design and delivery of more sustainable buildings across NSW. The new SEPP is a key step in the NSW Net Zero Plan, which aims to cut some 50% of carbon emissions by 2030, compared with the 2005 Carbon Dioxide levels. The key changes to BASIX requirements include:</p>


SEPP	Comment on Consistency
	<ul style="list-style-type: none"> • An increase of the thermal performance standard from an average of 5.5-6 stars to 7 stars NatHERS rating. • An increase of between 7-11% in greenhouse gas reduction (depending on location and type of residential development proposed). <p>These upgraded BASIX standards are consistent and complementary to those in the proposed National Construction Code 2022.</p>
<p>SEPP (Transport and Infrastructure) 2021</p> <p>Chapter 2: Infrastructure</p>	<p><u>Schedule 3 Chapter 2 – Traffic Generating Development</u></p> <p>The Site is located over 90 m from the Pacific Highway, so a referral to Transport for NSW (TfNSW) is not triggered. The Applicant has consulted with TfNSW, in accordance with the pre-PP Minutes (2023) as issued by KRG. A copy of the TfNSW advice is provided at Appendix L.</p> <p><u>Division 15 Railways - Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors</u></p> <p>2.98 Development adjacent to rail corridors</p> <p>2.99 Excavation in, above, below or adjacent to rail corridors</p> <p>Excavation will be greater than 2 m and within and within 25 m of the Rail Corridor, which requires consultation with the NSW Rail Authority and their concurrence to any future DAs.</p> <p>2.100 Impact of rail noise or vibration on non-rail development</p> <p>Future DAs for residential accommodation, will require the Consent Authority take into consideration, any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette and the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels (the Average Sound Level over the period of the measurement) are not exceeded—</p> <p><i>“(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,</i></p> <p><i>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.”</i></p> <p>The proposed Seniors apartments, adjacent to the railway corridor, are replacing an existing 4 storey apartment block, so that any new development would need to meet the above-required acoustic outcomes, as well.</p>
<p>SEPP (Housing) 2021</p>	<p>Anglicare, the owner and operator of Rohini Village, are a not-for-profit aged-care provider and “Social Housing Provider” as defined under State Environmental Planning Policy (Housing) 2021 (“SEPP Housing”).</p> <p><u>CHAPTER 3: DIVERSE HOUSING -Part 5 Housing for seniors and people with a disability</u> Key SEPP controls are addressed below;</p> <p>84 Development standards—general</p> <ul style="list-style-type: none"> • Minimum site area 1000m² – Complies • Minimum 20 m site frontage – Complies <p><i>(the above development standards do not apply to a “Social Housing Provider”)</i></p>

SEPP	Comment on Consistency
	<p>87 Additional floor space ratios</p> <p>The Site is zoned R4 - High Density Residential (which permits Residential Flat Buildings) and is over 1,500m² so the 15% Gross Floor Area (GFA) bonus provisions for Independent Living Units (ILUs) applies. The Masterplan Concept Plan has incorporated the applicable 15% bonus GFA and bonus 3.8m building height.</p> <p>93 Location and access to facilities and services—independent living units</p> <p>The site is located within 200 m walking distance of both bus interchange and Turramurra train station. Turramurra shopping village with a range of shops and services is located within 100-400 m of the site. A survey of the pathway gradients between the site and the train station is provided at Appendix B. The survey shows that the overall gradient meets the 1 in 14 average gradient requirement. However, pathway section just below Rohini Village does not meet the individual section grade requirements prescribed in SEPP Housing 2021 clause 93 (4)(c). In the event that upgrades to pathway to achieve compliant gradients is not feasible for the future DA, Anglicare own/operate a 21-seat mini bus which can be shared between their Sydney villages to <u>comply</u> with clause 93 daily “private transport” provisions. Provision of the “private transport” (if required) will <u>fully satisfy</u> SEPP Clause 93.</p> <p>97 Design of Seniors Housing Location</p> <p>This clause requires the consent authority must consider the <i>Seniors Housing Design Guide</i> (December 2023) and must also be satisfied the design of the seniors housing demonstrates that adequate consideration has been given to the design principles for seniors housing set out in Schedule 8 Design Principles for Seniors Housing.</p> <p>108 Non-discretionary development standards for independent living units—the Act, s 4.15</p> <ul style="list-style-type: none"> • Landscape area - The SEPP requires 35m² per ILU (106 ILUs x 35 m² = 3,710m²) or 30% site area (9,193 m² x 30% = 2,757.9m²), whichever is the lessor. Therefore the SEPP requires 2,758 m² of “Landscape Area”. The SEPP provides the following definition for “Landscape Area”; <div data-bbox="512 1653 1505 1870" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Landscape area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.</p> </div> <p>Rohini’s Concept Design = 4,534m² (49.3% Landscape Area) which significantly exceeds the SEPP standards (by some 64%) as illustrated in Figure 38 overleaf.</p>

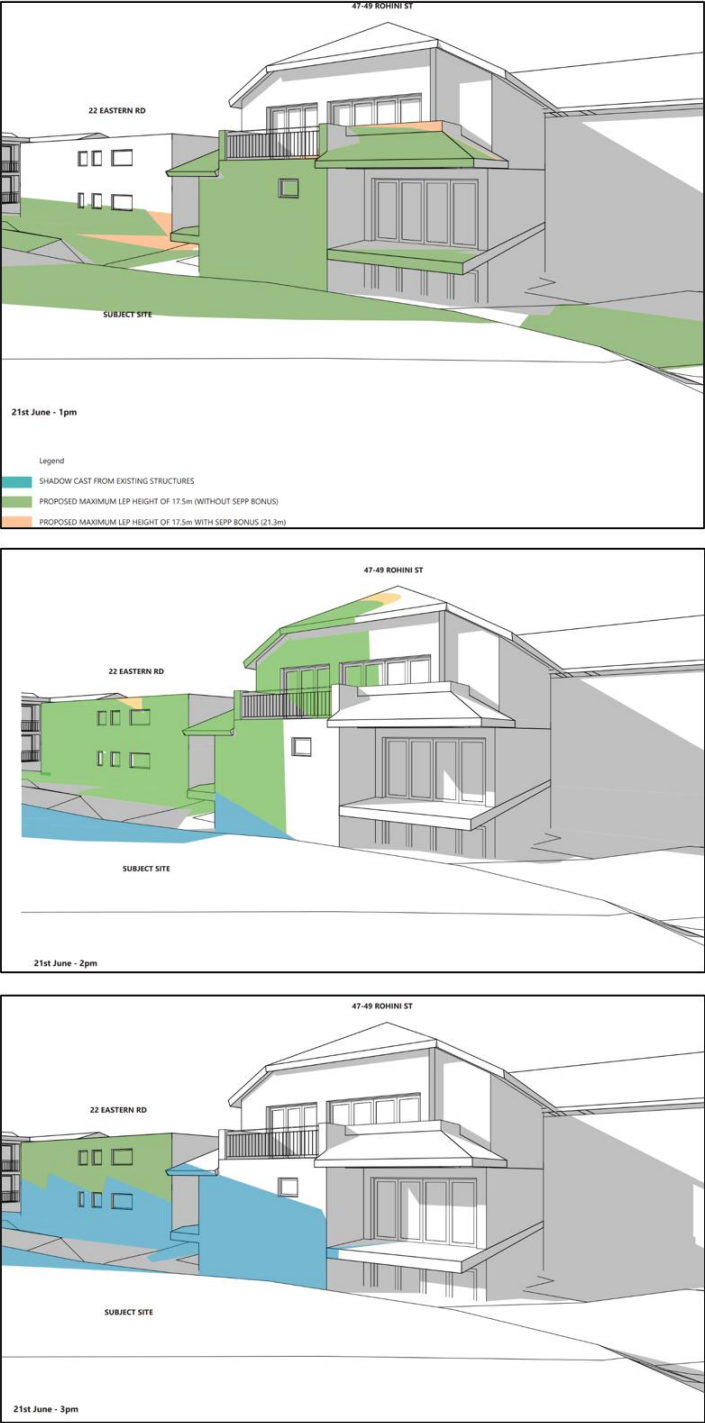
SEPP	Comment on Consistency
	<div data-bbox="528 241 1414 1043" data-label="Figure"> </div> <div data-bbox="533 1048 1407 1079" data-label="Caption"> <p>Figure 38: Landscape area Source: Plus Architecture</p> </div> <div data-bbox="507 1122 1272 1155" data-label="Text"> <p>The SEPP provides the following definition for “Deep soil zone”;</p> </div> <div data-bbox="523 1164 1505 1240" data-label="Text" style="border: 1px solid black; padding: 5px;"> <p>Deep soil zone means a landscape area with no buildings or structures above or below the ground.</p> </div> <div data-bbox="507 1247 1085 1281" data-label="Text"> <p>Current Village = 46% Deep soil zone (4,240m²)</p> </div> <div data-bbox="507 1288 1505 1323" data-label="Text"> <p>Concept Design = 44% Deep soil zone (4,136m²) Refer Figure 39 below – Complies</p> </div> <div data-bbox="507 1330 1505 1400" data-label="Text"> <p>The Concept Design deep soil zone has minimum dimensions of 3 m and any footpaths or pavers above the deep soil zone will be of permeable pavers.</p> </div> <div data-bbox="507 1400 1422 2038" data-label="Figure"> </div> <div data-bbox="515 2042 1412 2074" data-label="Caption"> <p>Figure 39: Deep Soil Planting Source: Plus Architecture</p> </div>

SEPP	Comment on Consistency
	<ul style="list-style-type: none"> • Solar Access - 70% of the dwellings receive at least 2 hrs of direct solar access between 9am - 3pm mid-winter in living rooms and private open spaces. SEPP requires 70% x 110 ILUs = 77 ILUs (2 hrs of sun) Concept Design = 77 ILUs (2 hrs of sun) – Complies Further to this, 22 ILUs receive between 1-2 hours direct sun. • Private Open Space (POS) - Ground floor ILU apartments – 15 m² POS, including one space with a 3 m dimension, accessed from living room. Above ground floor ILU apartments – 10 m² (2 bed+) and min 2 m dimension, off the living room. Can Comply. • Parking - Social Housing Provider— at least 1 parking space for every 5 dwellings. SEPP requires minimum of 22 spaces for Residents Proposal = 199 parking spaces within basement – Complies Basement parking provision for residents has been designed to accommodate spaces for boats, motorhomes and the like to avoid on-street parking. <p><u>SCHEDULE 4 - STANDARDS CONCERNING ACCESSIBILITY AND USABILITY FOR HOSTELS AND INDEPENDENT LIVING UNITS</u></p> <p>The Schedule provides design standards (including carparking, internal unit design/ dimensions which must be met by any future seniors housing development. The Site is relatively level and a detailed DA design, can met the accessibility and design controls, under Schedule 4 - Can Comply.</p> <p><u>SCHEDULE 8 – DESIGN PRINCIPLES FOR SENIORS HOUSING</u></p> <p>The Schedule provides design principles for seniors housing relating to neighbourhood amenity and streetscape, visual and acoustic privacy, solar access and design for climate, stormwater management, crime prevention, accessibility and waste management. A detailed DA design, can met the accessibility and design principles under Schedule 8 - Can Comply.</p> <p><u>CHAPTER 4: DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT</u></p> <p>The Chapter applies to mixed use residential developments over 3 storeys and comprising over 4 apartments.</p> <p>Clause 142 – Aims– the proposal meets the aims including:</p> <ul style="list-style-type: none"> • Provides socially and environmentally sustainable housing • Comprises a long term asset to the neighbourhood

SEPP	Comment on Consistency
	<ul style="list-style-type: none"> • Achieves better built form and aesthetics of buildings, streetscapes and public spaces • Maximises the amenity, safety and security of the residents of residential apartment development and the community • Better satisfies the increasing demand for residential apartment development, considering the needs of persons with disability, and seniors • Supports housing affordability (for seniors and people with a disability) • Minimises the consumption of energy from non-renewable resources <p>Clause 143 – Land to which the chapter applies – Applies to the site</p> <p>Clause 144 - Application of chapter – the chapter applies to the subject development which is “(c) <i>mixed use development with a residential accommodation component that does not include boarding houses or co-living housing....</i>” comprising more than 4 apartments and minimum 3 storeys (excluding basement).</p> <p>145 Referral to design review panel for development applications – applies as the Concept does not contain a Residential Care Facility and would therefore not comprise State Significant Development (SSD).</p> <p>147 Determination of development applications and modification applications for residential apartment development – Provides as follows;</p> <p>(1) <i>Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</i></p> <p>(a) <i>the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</i></p> <p>(b) <i>the Apartment Design Guide,</i></p> <p>(c) <i>any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</i></p> <p>Schedule 9 design principles and key Apartment Design Guide (ADG) controls are addressed overleaf. The Concept Design, prepared by Plus Architecture, has been drawn to meet the required building separation for 4-6 storey apartment buildings.</p>

SEPP	Comment on Consistency
	<p><u>Solar Access & Cross-Ventilation (ADG):</u> The Site's Urban Design Report (see Appendix A) has assessed all key amenity components relating to solar access and cross-ventilation. This is contained in the below summary and Figure 40 below:</p> <ul style="list-style-type: none"> • 77 ILUs (70%) receive minimum 2hr sun on 21 June – Complies ADG • 11 ILUs (10%) receive no sun – Complies ADG • 86 ILUs (78%) have cross ventilation – Complies ADG
	 <p>Figure 40: Urban Design Report extract</p> <p style="text-align: right;">Source: Plus Architecture</p>
	<ul style="list-style-type: none"> • Ground floor outdoor space 2450 m² • Ground floor internal space 600 m² <p>Total Communal Open space = 3230 m² (35% site). Complies ADG</p> <p><u>Overshadowing (ADG):</u> A detailed Shadow Assessment for 21st June on the neighbouring apartments to the east, is also included in the Urban Design Report (2024).</p> <p>The Urban Design Report assessment of the Concept Masterplan includes a review of building elevations and room uses for each of the neighbouring apartment buildings to the East at No 22, No 24, No 26 Eastern Road and No 47-49 Rohini Street).</p>

SEPP	Comment on Consistency
	<p>The resulting shadow impacts have been deemed to be minimal and are considered reasonable. Key extracts at 3pm when shadows are cast to the west are provided at Figure 41 below;</p>
	 <p>5 ASSESSMENT OVERSHADOWING ANALYSIS (4/4)</p> <p>21st June - 3pm</p> <p>Legend</p> <ul style="list-style-type: none"> SHADOW CAST FROM EXISTING STRUCTURES PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS) PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m) <p>Eastern Road</p> <p>Rohini Street</p> <p>22 Eastern Rd</p> <p>24 Eastern Rd</p> <p>26 Eastern Rd</p> <p>Private open space and living of 7/47 Rohini St are orientated towards west and will be most affected by the proposed development. However, it is noted that a 3d shadow study has been conducted with the proposal and this unit will still receive a minimum of 2 hours of sun between 1-3pm. Refer to 3d overshadowing analysis included in this report for details.</p>
	<p>Figure 41: Urban Design Report (2024) extract - 3pm shadow analysis</p> <p>Source: Plus Architecture</p> <p>Page 68 of the Urban Design Report (Appendix A) also details mid-winter elevation overshadowing of No 47-49 Rohini Street development from 1pm to 3pm, based on a 17.5m LEP height building and also at 21.3 m height (Planning Proposal 17.5m + 3.8m SEPP Housing bonus).</p> <p>The additional shadow cast under the Planning Proposal is minimal, in terms of actual impact on living room windows or living room balconies.</p> <p>Key shadow impact elevations for No 47-49 Rohini Street townhouses (west elevation facing the Site) from 1pm to 3pm mid-winter are provided at Figure 42 overleaf.</p> <p>Additional shadow analysis for No 47-49 (northern elevation) and also No 22 and No 24 Eastern Road residential buildings are contained in the Urban Design Report at Appendix A.</p>

SEPP	Comment on Consistency
	 <p>Figure 42: Urban Design Report (2024) 1pm-3pm shadow elevations Source: Plus Architecture</p> <p><u>Unit size / Apartment mix (ADG):-</u> Independent Living Unit (ILU) sizes in the current Rohini Village are predominantly 1-bedroom, are non-compliant with the Apartment Design Guide (ADG), and as a consequence Rohini Village occupancy has diminished in recent years. This will be remedied by the Planning Proposal under its submitted Concept Design. The proposed unit mix comprises mid-sized 2-beds and 3-bed ILUs only.</p>

SEPP	Comment on Consistency
	<p>There are no 1-bed units, as Anglicare are aware based on current Rohini Village and their other Village experiences such as “Gordon Quarter” that 1-bed units have little to no demand. Retirees and Seniors typically downsizing, all seem to favour having a minimum 2-bedrooms.</p> <p>With respect to their recent experiences at other Villages in more affluent Local Government Areas (LGAs), Anglicare have advised the following;</p> <div data-bbox="507 595 1505 801"> <p><i>“Gordon Quarter (Gordon) consists of 39 x large 2 & 3 Bedroom ILUs and 1 x 1 Bedroom. 50% of the 2 & 3 bedroom ILU were sold in the first two weeks on the market, 90% sold after 6 months and fully sold on completion. The 1 bed remained unsold for two years and was finally sold 6 months after completion”.</i></p> </div> <div data-bbox="507 808 1505 913"> <p><i>“Woollooware Shores (Taren Point) - We have 5 x 1 Bed which we have struggled to sell. They are sold now but only after 23 months on the market”.</i></p> </div> <div data-bbox="507 920 1505 1066"> <p><i>“Goodwin (Woollahra) – The full refurbishment of the village was completed in 2019. Since then, we still have 18 x 1 beds which still remain unsold four years later. We have a DA approval to convert these 18 x 1 beds into 6 x 2 bedroom ILUs”.</i></p> </div> <div data-bbox="507 1072 1505 1720"> <p><i>“The predominant reason why the 1 x bedder are not selling is;</i></p> <p><i>Our customers perceive 1 bed ILUs to be too small. Typically our customers are couples who are downsizing from a large 3+ bedroom house and want additional rooms to provide options for family to stay and to accommodate their household items they don’t want to part with as part of the downsizing process. Downsizing is a very emotional process and whilst customers may not eventually have family stay over, they still want this option available.</i></p> <p><i>Hence it is Anglicare’s preference to cater for what the market is demanding in seniors housing, which is a different product/client need than ordinary apartments for young single people who are not downsizing their ownership from a large North Shore residence.</i></p> <p><i>As the 2-bed / 3-bed units are loan lease and not strata title, the contract prices reflect the lease arrangement and vary according to the resident financial requirements.”</i></p> </div> <p>Accordingly, it is Anglicare’s strong preference to build in line with the Market Demand reflected in the Anglicare Village Study at Appendix K. The larger apartments for Seniors differs as a product need from ordinary apartments or those catering for the needs of younger people or singles who may not be downsizing from a large North Shore residence.</p>

SEPP	Comment on Consistency
	<p>As the 2-bed and 3-bed units are Loan Lease and not Strata Title tenure, the sales contract prices reflect the lease tenure and vary according to individual resident financial requirements.</p> <p>A detailed SEPP Housing 2021 / ADG assessment would accompany the future DA.</p> <p>Clause 148 - Non-discretionary development standards for residential apartment development – Where the standards are complied the consent authority is prevented from requiring more onerous standards for the matters. The following are non-discretionary development standards—</p> <p><i>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</i></p> <p><i>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</i></p> <p><i>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</i></p> <ul style="list-style-type: none"> • <u>Carparking</u>: The PP Concept basement comprises 199 spaces within a basement carpark which will exceed both Guide for Traffic Generating Development and KDCP minimum parking controls which require 2 spaces per 3 ILUs for residents and 1 space per 5 ILUs for visitors, totalling 59 spaces. Notably, the SEPP Housing 2021 Clause 108 non-discretionary development standards for ILUs prescribes a minimum requirement for “Social Housing Providers” of at least 1 parking space for every 5 dwellings, totalling 22 spaces. • <u>Internal Area</u>: PP Concept typical 2-bed ILU is 110m² & 3-bed ILUs are 135m². The areas exceed the ADG minimum requirement of 2-bed (70m²) and 3 bed (90m²). Refer to Urban Design Report “Proposed Masterplan – Independent Living Unit” at Appendix A. • <u>Ceiling height</u>: The ADG prescribes minimum ceiling height for apartments 3.3m (ground floor) 2.7m (first floor & above) for apartment only buildings. For mixed use buildings that contain the café, pool and wellness centre, the ground floor should be 4m to allow for additional servicing needs. The PP Concept plan shows 4m ceiling height for the café and 3.1 m floor to floor for units above which can comply with the 2.7 m floor to ceiling controls. Refer to Urban Design Report “Proposed Masterplan Sections” at Appendix A.

SEPP	Comment on Consistency
	<p>Clause 149 – Apartment Design Guide prevails over development control plans</p> <p>The Apartment Design Guide (ADG) requirements prevail over any Development Control Plan (DCP) control with respect to the following matters; (a) visual privacy, (b) solar and daylight access, (c) common circulation and spaces, (d) apartment size and layout, (e) ceiling heights, (f) private open space and balconies, (g) natural ventilation, (h) storage.</p> <p><u>SCHEDULE 9: DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT</u></p> <p>The Schedule provides design principles for residential apartment developments relating to the following;</p> <ol style="list-style-type: none"> 1. <u>Context and neighbourhood character</u>: The PP Concept provides well designed buildings that respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood built form and scale. Following the gazettal of SEPP Housing 2021 Chapter 6 Low and Mid-Rise Housing on 28-2-25, the precinct around the Turramurra Town Centre has become an area “identified for change”, potentially allowing 22 m height/ 2.2:1 FSR residential apartment development on adjacent R4 zoned lands. 2. <u>Built Form and Scale</u>: The PP Concept achieves a scale, bulk and height appropriate to the existing and future character. 3. <u>Density</u>: The PP concept has been designed to comply with the proposed KLEP density of FSR 1.5:1 plus the 15% bonus provisions contained in Clause 87 of SEPP Housing 2021. Total FSR would be 1.725:1. 4. <u>Sustainability</u>: The PP Concept design incorporates natural cross ventilation and sunlight for the amenity and liveability of residents, and passive thermal design for ventilation, heating and cooling. The Concept provides 44% of the site for Deep Soil zone (4,136m²) and 49.3% (4,534m²) Landscape Area for groundwater recharge and vegetation. Recycling and reuse of materials and waste and use of sustainable materials can be detailed in the future DA.

SEPP	Comment on Consistency
	<p>5. <u>Landscape</u>: The PP Concept maximises retention of suitable trees located around the periphery of the existing village which will contribute to the landscape character of the neighbourhood. Landscape design optimises privacy, accessibility and opportunities for social interaction along “Rohini Walk”.</p> <p>6. <u>Amenity</u>: The PP Concept provides larger unit sizes to achieve appropriate room and hallway dimensions, solar access, natural ventilation, outlook, suitable visual and acoustic privacy, storage areas, outdoor spaces and wheelchair accessibility.</p> <p>7. <u>Safety</u>:. The PP Design Concept provides for quality public (“Rohini Walk” and pool/café) and private village resident indoor/outdoor spaces that are clearly defined and fit for the intended purpose.</p> <p>8. <u>Housing diversity and social interaction</u>: The PP Concept design achieves a suitable mix of apartment sizes to meet the requirements of seniors and people with a disability. The loan lease tenure achieves a more affordable housing option for seniors to promote ageing in place. The Concept incorporates 700m² GFA to be utilised for communal facilities which will promote opportunities for social interaction between the village residents and intergenerational mixing with the local community.</p> <p>9. <u>Aesthetics</u>. The PP Concept design achieves built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>A detailed DA design, can meet the relevant design principles under Schedule 9.</p> <p><u>SCHEDULE 3 – ENVIRONMENTALLY SENSITIVE LAND</u> - has the effect of turning off Seniors Housing SEPP for certain mapped areas pursuant to SEPP Housing 2021 clause 801(b). Schedule 3 includes “<i>Land declared as an area of outstanding Biodiversity value under the Biodiversity Conservation Act 2016, section 3.1</i>”</p> <p>The Biodiversity Vegetation Map (BVM) at Figure 43 and proposed Village Masterplan extract at Figure 44 below illustrate the purple BVM mapped area on the Site will comprise landscape garden area, not ILUs.</p>

SEPP

Comment on Consistency

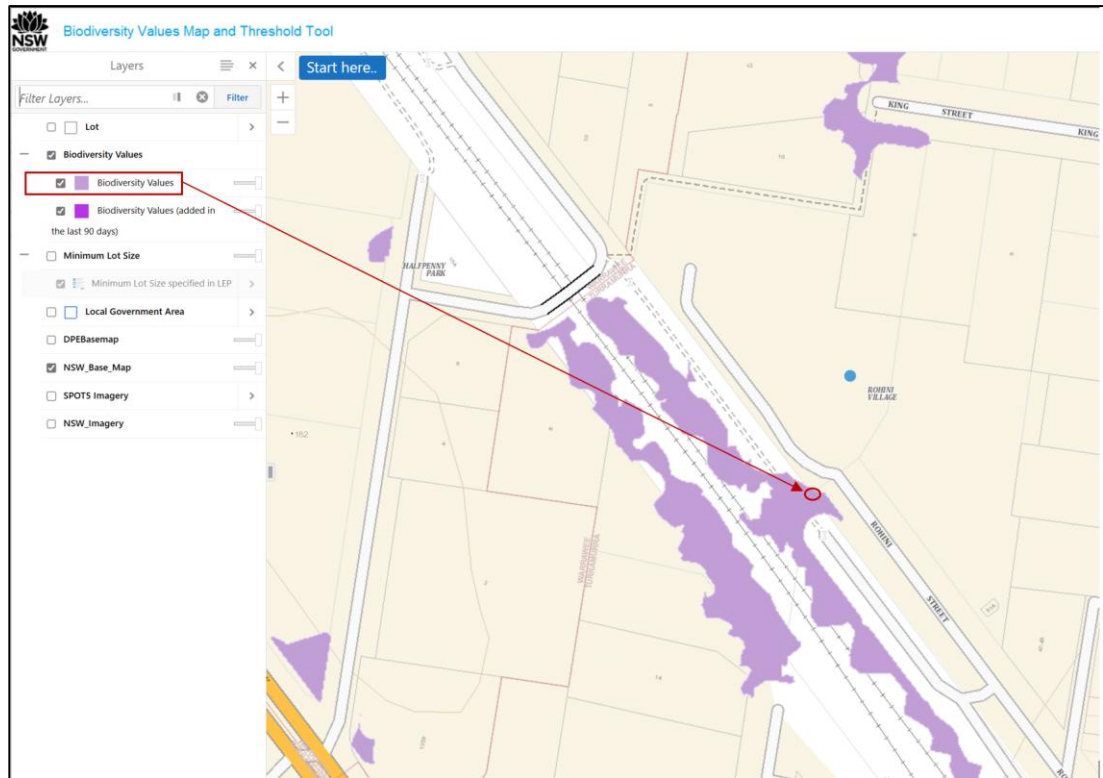


Figure 43: Biodiversity Values Map

Source: Environment NSW

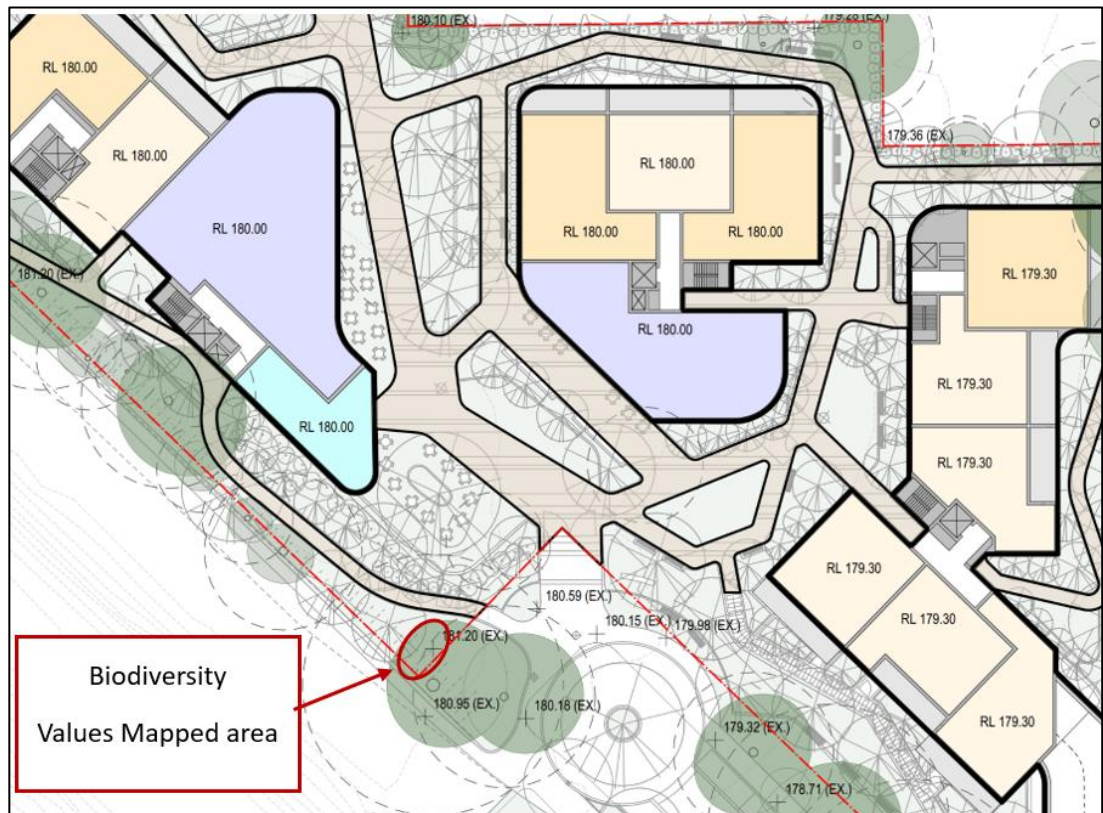


Figure 44: Extract Rohini Village Masterplan

Source: Plus Architecture

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The following Table 16 identifies applicable s9.1 Ministerial Directions and outlines this Planning Proposal's consistency with those Directions.

Table 16 - Ministerial Directions Assessment Summary

Directions under S9.1	Objectives	Consistency
1. PLANNING SYSTEMS		
1.3 Approval and Referral Requirements (1) A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and (c) not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent <ul style="list-style-type: none"> • No additional concurrences required. • The Planning Proposal is not classified as Designated Development. • The Proposal results in 110 ILUs to replace an existing 110 ILUs, plus on-site facilities for residents and locals to utilise (pool and café) and will not have a significant impact on the environment. • Community consultation should occur after Gateway.
1.4 Site Specific Provisions (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (2) A planning proposal must not contain or refer to drawings that show details of the proposed development.	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent <ul style="list-style-type: none"> • The Planning Proposal seeks to allow community-wide use (not limited to village residents) of the café and wellness centre and pool facilities via a KLEP 2015 Additional Permitted Uses clause. • The Planning Proposal seeks to achieve a higher density than the current Principal Planning Instrument via amended Height of Building and FSR maps. <p>The Proposed Amendments to the LEP do not reference the Concept Drawings. Any future development would be the subject of a separate DA.</p>

Directions under S9.1	Objectives	Consistency
3. BIODIVERSITY AND CONSERVATION		
<p>3.2 Heritage Conservation</p> <p>A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</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>Consistent</p> <ul style="list-style-type: none"> • The Site is not a Heritage Item under KLEP 2015. However it appears that the 20th century “Rohini Gates” identified in KLEP2015 as being located on the SP2 Infrastructure Railway Lands, is an error. In fact, they are located at the King Street exit. This error will be corrected through the proposed Heritage Mapping and Schedule 5 description. • The Planning Proposal seeks to amend the Heritage Maps and Schedule 5 Environmental Heritage to include three (3) pairs of sandstone gate pillars as Heritage Items in accordance with Council’s Resolution. These being the Rohini House sandstone pillars and gate near King Street, Rohini House sandstone pillars and gate near Cherry Street, and Rohini House sandstone pillars in the Rohini Street road reserve. • The Concept Design, incorporates all sandstone pillars into the new landscape scheme.
4. RESILIENCE AND HAZARDS		
<p>4.1 Flooding</p> <p>This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>		Not applicable. The Site is not flood prone.
<p>4.3 Planning for Bushfire Protection</p> <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>		Not applicable. The Land is not mapped as bushfire prone and is located over 700 m from the nearest bushfire prone mapped area to the south.

Directions under S9.1	Objectives	Consistency
<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&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>4.4 Remediation of Contaminated Land 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 <i>Contaminated Land Management Act 1997</i>,</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 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>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>Consistent</p> <p>No known records of contaminating uses on the Site. Previous uses were residential housing and retirement village, constructed between 1969-1975.</p>
<p>4.5 Acid Sulfate Soils 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, Housing and Infrastructure.</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>Consistent</p> <p>The Site is mapped as Class 5 Acid Sulfate Soils.</p>
5. TRANSPORT AND INFRASTRUCTURE		
<p>5.1 Integrating Land Use and Transport</p>	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts</p>	<p>Consistent</p> <p>The Planning Proposal will facilitate a new improved pedestrian and bicycle access, via new internal pathways and also externally, by way of potential</p>

Directions under S9.1	Objectives	Consistency
	<p>achieve 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>upgrades to the public domain, as part of future DAs.</p> <p>Co-location of services and facilities on the site including the café, wellness centre and pool, available to the wider community and proximity to the Turramurra shops and services, encourages less car reliance.</p> <p>Seniors Housing (ILUs) use has low travel demands, compared with ordinary Residential Flat developments with younger households.</p> <p>Seniors are less likely to travel during peak hour either in private cars or public transport. Retirees are more likely to utilise public transport outside of the peak travel periods, thereby spreading demand to less busy periods and improving the efficiency of public transport services.</p>
6. HOUSING		
<p>6.1 Residential Zones</p> <p><u>Direction</u></p> <p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p>	<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing</p>	<p>Consistent</p> <p>The Planning Proposal is supported by an Urban Design Report (see Appendix A which provides for 110 Independent Living Units in a mix of 2- and 3-bedroom layouts.</p>

Directions under S9.1	Objectives	Consistency
<p>(d) be of good design.</p> <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land</p>	<p>and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) minimise the impact of residential development on the environment and resource lands.</p>	<p>The Proposal will facilitate the replacement of an old Retirement Village, which was built prior to current accessibility and design requirements, with a more suitable purpose-built development, of good design. The Site's location in close proximity to shops, public transport and services assists in reducing the consumption of land in lower-density zones, which may be more remote from the commercial hub, than the Site.</p> <p>The Planning Proposal seeks to increase density and height to facilitate increased Gross Floor Area, on an established and serviced Site. The increased density for Seniors Housing, will mitigate the current situation of dwelling loss, resulting from amalgamation of under-sized units, which do not have adequate amenity consistent with current-day design standards.</p>

SECTION 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?*

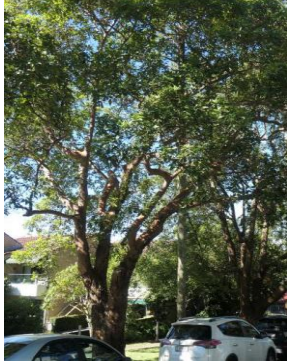







The Site is identified in the mapping of the Glenorie Soil Landscape Association, which occurs extensively around Turramurra. The accompanying Arboricultural Impact Assessment Report (2024) prepared by Arterra in **Appendix C**, provides the following description of the Site's soils and vegetation as follows;

Soils	Vegetation
Typically, these soils would be moderately deep Red or Brown Podzolic Soils, where the boundary between topsoil and subsoils is relatively clear. They are generally friable loamy soils, but fertility is generally still low to moderate and they are usually acidic. Due to the higher clay content, they can have reasonable nutrient and water holding capacity. Of key concern is that the topsoils and subsoils can become hard setting and subject to compaction, particularly if trafficked when moist. They may also be subject to localised waterlogging and their acidity can lead to aluminium toxicity issues for plants.	<p>The natural vegetation that once characterised the Glenorie Soil Landscape Association, has now been extensively cleared in the local area, but it would have been tall open forest known as Blue Gum High Forest. This is now a Critically Endangered Ecological Community (EEC) and was dominated by the following representative species:-</p> <ul style="list-style-type: none"> • <i>Eucalyptus saligna</i> (Sydney Blue Gum) • <i>Eucalyptus pilularis</i> (Blackbutt) • <i>Eucalyptus paniculata</i> (Grey Ironbark) • <i>Syncarpia glomulifera</i> (Turpentine) • <i>Eucalyptus globoides</i> (White Stringybark) • <i>Angophora floribunda</i> (Rough-barked Apple)

The Arboricultural Impact Assessment Report (2024) prepared by Arterra Design, provides the following description of the Site's vegetation;

<p>The Site and its immediate surrounds, contains trees from a variety of periods during its development but most of these only date from the late 1980s onwards. Most of the trees that are closely associated with the existing buildings, and the more recent facilities, are small, exotic and common place species. Many have been significantly pruned to achieve and maintain building and pedestrian clearances, with many displaying asymmetric forms due to the proximity to structures. This would often lead to substandard tree forms, if they were retained after the buildings were removed. The majority of significant and better-formed trees are located towards the periphery of the Site.</p>
--

Table 17 - Arboricultural Impact Assessment Report – Photo Panel

			
<p>Trees 1,3,5,7 (street trees in road reserve)</p>	<p>Tree 9 & Tree 10 (within road reserve at end of cul-de-sac)</p>	<p>Trees along SP2 rail corridor</p>	<p>Tree 22</p>
			
<p>Tree 30</p>	<p>Tree 32</p>	<p>Tree 49</p>	<p>Tree 50</p>

The below Figure 45 (KLEP 2015 Biodiversity Map) and Figure 46 (Vegetation Map), illustrate that the Site is relatively free of sensitive ecological vegetation, with the Biodiversity Map reflecting Tree 10 (Blackbutt) and Tree 9 (Brushbox), which have trunks located within the Rohini Street Road Reserve and canopies that overhang the Site.

Tree T10 (*Eucalyptus pilularis*) commonly known as a Blackbutt, is an endemic species is reflective of the Blue Gum High Forest EEC. The location of Tree T10 within the Rohini Street road reserve is illustrated on Figure 45 below and Figures 46 and Figure 47 overleaf.

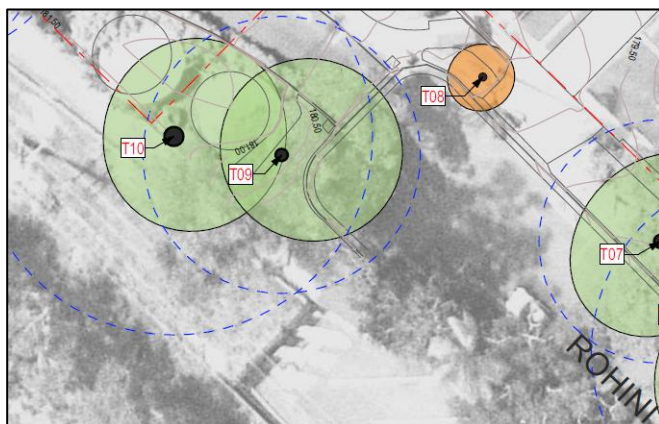


Figure 45: Tree Plan extract (end Rohini St) Source: Arterra

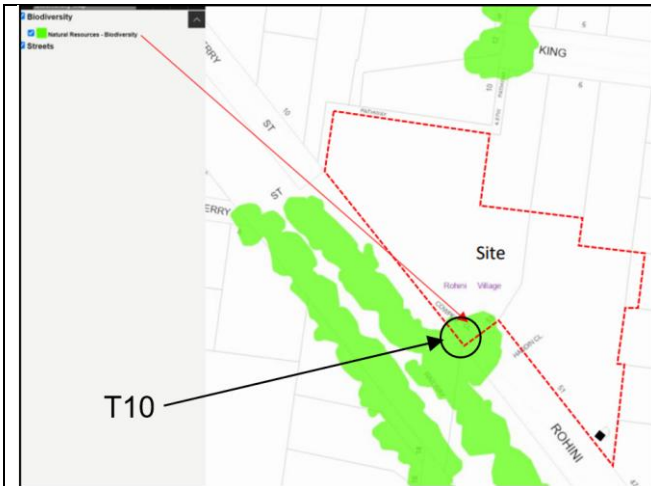


Figure 46: KLEP2015 Biodiversity map extract
Source: Ku-ring-gai On-Line Map Viewer

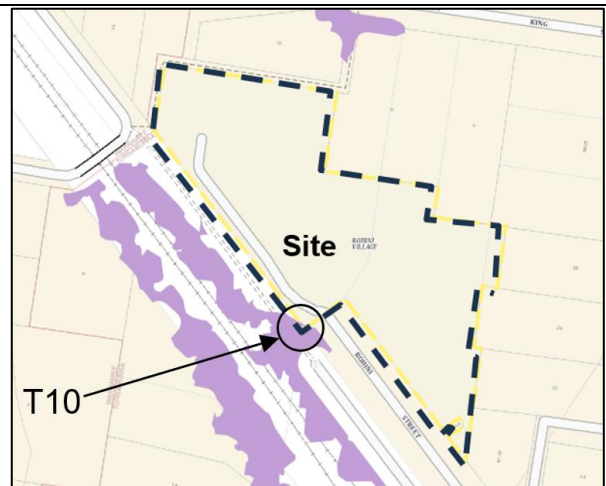


Figure 47: Biodiversity Values Map extract
Source: Environment NSW

No biodiversity mapped Blue Gum High Forest (BGHF) trees, including T10 (Blackbutt) are required to be removed to accommodate the development within the subject Site. Travers Environmental have inspected the site and conclude per below;

“Arising from the fact not one of the above triggers will occur then it can be readily construed that a BDAR is not required to be prepared. In addition, there is no requirement for a response to be provided in respect of the State Environmental Planning Policy (Biodiversity and Conservation) 2021”.

A copy of the Biodiversity Advice prepared by Travers Environmental are provided at Appendix G.

Accordingly, no impacts will occur within the mapped Biodiversity area and no critical habitat or threatened species will be adversely affected by the proposal.

Any future DA will provide the required investigations including a BDAR if required. All recommended design changes contained in the Arboricultural Impact Assessment Report to protect significant trees would need to be addressed in any future DA.

Potential Public Domain Upgrades: The Project gives rise to new opportunity to upgrade the Council Public Domain comprising the 3.66 m wide Council pathway connection to King Street and along Rohini Street. The Urban Design Concept for redevelopment within the Subject Site at 51-53 Rohini Street, would not impact vegetation identified on the KLEP 2015 Biodiversity Map and Biodiversity Values Map.

Should Council wish Anglicare to proceed with the upgrades to the Public Domain along Rohini Street; namely road widening at the cul-de-sac turn head and landscape upgrades along naturestrip, it will be necessary to retain/protect Tree 9 (Brushbox) and Tree 10 (Blackbutt) as detailed in Figure 48 and Figure 49 below. Replacement of the street trees along Rohini Street as part of a Planning Agreement for upgrades to the Public Domain by Anglicare, is an option that could be undertaken at Anglicare's cost but would be for Council to determine.

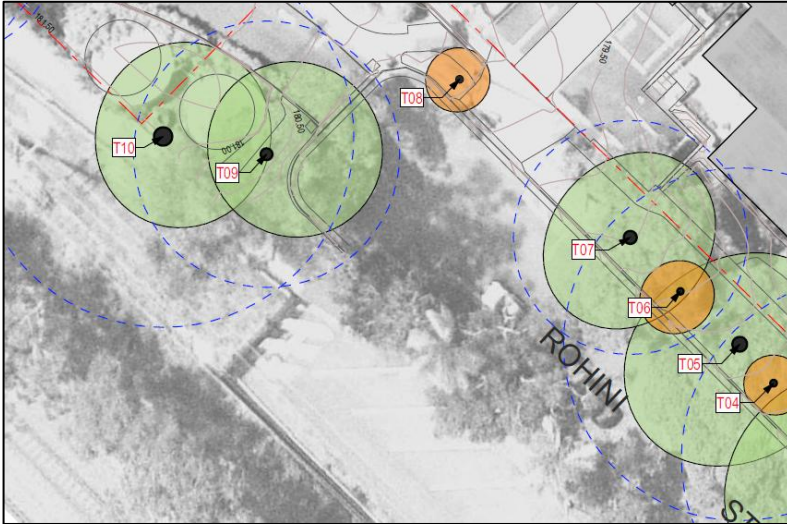


Figure 48: Tree Plan extract (end Rohini St)

Source: Arterra

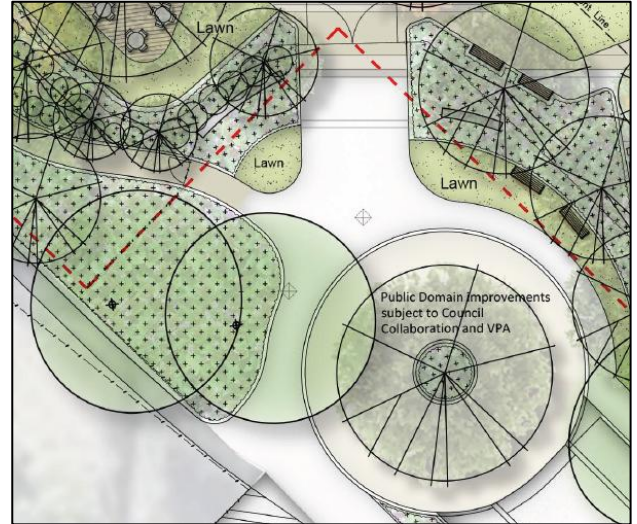


Figure 49: Extract Planning Proposal Concept

Source: Site Image

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

The Planning Proposal is unlikely to have any Environmental Effects that cannot be readily managed. This is because a notable feature of the Site, is the absence of environmental constraints such as flooding, landslip, bushfire hazards and heritage affectation which the Local Strategic Planning Statement (LSPS) seeks to avoid for Planning Proposals in Ku-ring-gai.

The Site does not currently contain any listed items of environmental heritage, is located to the south of a Heritage Conservation (HCA) but is in the vicinity of several local listed heritage items. An assessment of the canopy tree impacts, and the Aboriginal and European heritage for the Site and surrounds is provided overleaf;

Canopy Trees Impacts:

The Concept Plan for the Proposal will provide 166 new trees including 31 which meet the DCP 'tall tree' height requirement being 18+ metres height at maturity. A planting strategy detailing proposed new plantings are provided in Site Image Planting Plans Drawings 201, 202 and 203 at Appendix H.

Accordingly there is an increased canopy cover from the current 22.7% to 46.9% canopy cover as indicated in the Landscape Concept Plan at Appendix H and Figure 7 above. This canopy cover greatly exceeds the Government Architect's Draft "Greener Places" Design Guide of 25% for Medium Density development.

The Arboricultural Impact Assessment Report (2024) contains the following recommendation regarding protection of existing Trees T19, T22, T49 and T50 which would need to be taken into account in the future DA scheme;

Consulting arborists , Arterra *"note two key areas where the design should be modified during detailed designs to support a DA, to minimise potential impacts to the trees and maximise the their successful retention.*

- *In the northeast corner of the site, in the vicinity of T19 and T22, the building should be modified so as to reduce the above ground conflict with the tree canopies and reduce the amount of pruning required.*
- *The detailed design of the curved balcony element, adjacent to T22, should be designed and detailed to ensure that it is cantilevered, so that it floats above the ground avoiding impacts to the ground level TPZ of T22.*
- *In the northwest corner of the site, the above ground building envelope should be moved further away from T49 and T50, to reduce the requirements for any extensive canopy pruning.*

If the above is achieved we believe the above trees can be successfully retained and protected."

Aboriginal Heritage:

A search of the AHIMS Web Services (AWS) was undertaken 28-8-24. Figure 50 below shows no identified records of Aboriginal sites or places recorded on the subject site.

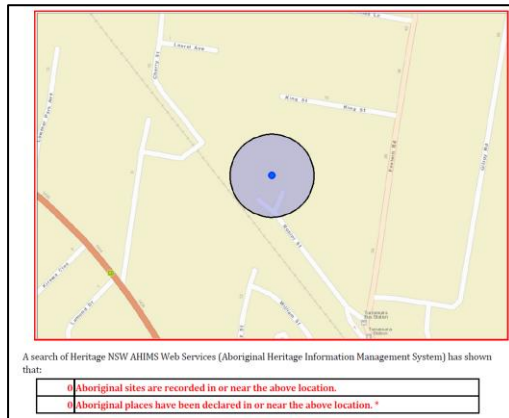


Figure 50: AHIMS Search 51-53 Rohini Street Source: AHIMS

European Heritage:

Prior to the construction of the existing retirement village, the Site was occupied by a house constructed between 1892 and 1895 by then owner Francis Gerard. The existing Retirement Village was constructed between 1969-1975. A Heritage Assessment of the Site prepared by Kemp & Johnson Heritage Consultants (2023) which incorporates the historical background of the Site and the key areas of Heritage significance in the surrounding area is provided at Appendix D.

At three locations along the site boundaries (Rohini Street driveway, the pedestrian entry to the north-west, and the St James path link gate) there remain sandstone gate posts. **Figure 51** below identifies the locations.



Figure 51: Gate Post location map

Source: Site Image

The left gatepost to Rohini Street (Location 3) includes the letters “Rohini”. These gateposts, which date from the early 20th century, after 1908 when the property became known as “Rohini”, are the only remaining evidence of the previous dwelling on the site. The gateposts been reduced in height in the period 1969-1975 when the retirement village was built, and have also been relocated (*Source: Kemp & Johnson Heritage Consultants 2023*).

In accordance with Council’s Resolution, the Planning Proposal proposes amendment to KLEP Schedule 5 and KLEP Heritage Mapping to heritage list the three sets of sandstone gate pillars.

Rohini Village is located adjacent to the southern part of the “C5” King Street/Laurel Avenue Heritage Conservation Area as shown in Figure 52 below. Rohini Village is located adjacent to the southern part of the “C5” King Street/Laurel Avenue Heritage Conservation Area as shown in Figure 52 below.

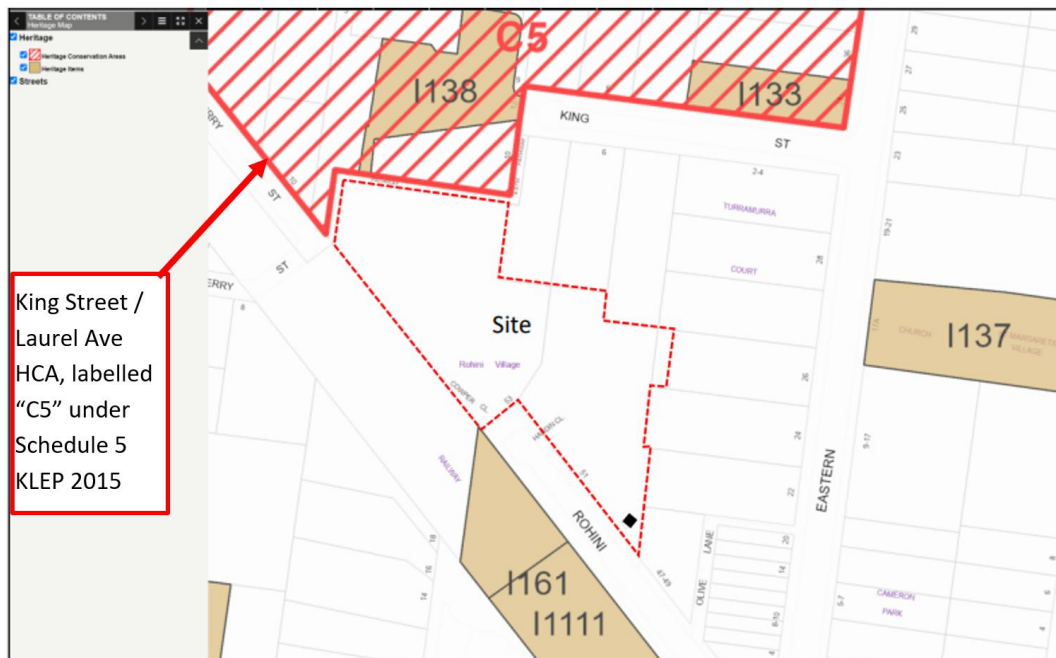


Figure 52: KLEP 2015 Heritage map extract

Source: KRG On-Line Map Viewer

Rohini Village is also in the vicinity of a heritage item No. I138, “Bellwood dwelling house” at 12 King Street, Turramurra, which is a large 2-storey residence built circa 1900-1915. The house is approximately 30 metres to the north of the Rohini Village boundary, and is visually screened from Rohini Village by the residential dwelling and tall tree landscaping located on No 10 King Street, together with dense plantings along the Council pathway.

The heritage listed “Turramurra Station Group” (Item I1111) under Schedule 5, KLEP 2015) is located downhill and to the south of the Rohini Village Site. The Turramurra Train Station is visually screened from Rohini Site by tall tree plantings within the Railway corridor and along both sides Rohini Street. The early 20th century “Rohini House Gates” (Item I161) are also in the vicinity of the Site.

The Heritage Impact Statement at Appendix D suggests the gates have been incorrectly mapped as being on Lot 1 DP1129573 (Railway Corridor), when in fact they are located at the northern village entry near King Street (Location1). The Planning Proposal seeks to include three (3) pairs of “Rohini” sandstone gate posts at Location 1, 2 and 3, as Local heritage items via amendments to the KLEP2015 Heritage Maps and Schedule 5 Environmental Heritage provisions. All sandstone gateposts can be readily incorporated into a future redevelopment of Rohini Village Site.

The Site and future development envelope is largely screened from the Heritage Conservation Area by existing dense tree plantings and No 6 King Street, a 3-storey red brick apartment building. This lack of visibility from King Street Heritage Conservation Area (HCA) is evident in Figure 53 below. This photomontage has been prepared as part of the Urban Design Report in Appendix A.



Figure 53: - King Street HCA (view of the development envelope from the frontage of St James Church)
Source: Virtual Ideas

The Rohini Village Site is not a heritage item and is not within a HCA. Notwithstanding, the Site’s location near a HCA and several Heritage Items, the Site is physically separated and is largely screened by established vegetation and other contemporary buildings including No 6 King Street unit block.

Accordingly, there are no detrimental environmental effects that will result from the Planning Proposal given there is a notable absence of environmental constraints such as flooding, landslip, heritage ecological and bushfire hazards for this Site.

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

The social benefits arising from the Proposal are numerous and may be summarised as follows:

➤ **Jobs Creation and Employment:**

Rohini Village currently employs 3 staff on-site. The construction will generate considerable employment of around 200 jobs over a 12-18 month period. The new Rohini Village facility with the expanded on-site facilities, would employ at least 10-15 full time employees to service the development. In addition, there would be further part-time jobs and ancillary jobs created through the operations of the Wellness Centre, pool, salon, library and café. The revitalisation of the Rohini Village will also have substantial economic benefits to the Turramurra Town Centre from both staff and residents who will utilise local shops and services.

➤ **Impact on Social Infrastructure:**

The Planning Proposal makes a positive contribution to social infrastructure in Turramurra, which will be even more significant, given the Turramurra Community Hub development has not progressed. Rohini Village will continue to be owned and managed by Anglicare, an owner and manager of other Seniors villages across Ku-ring-gai and the wider Sydney Metropolitan Area. The established social infrastructure, both on-site and off-site, is specifically formulated to encourage Village Residents to access, reducing reliance on existing social infrastructure.

The Site is currently occupied by 110 Independent Living Units (ILUs) with on-site support facilities for the residents. These include a community centre; clinic; salon; library; laundry facilities; and BBQ facilities with community rooms.

The Planning Proposal seeks to redevelop the Site incorporating 700 m² of Community Facilities. Included to the above services will be café; wellness centre; and indoor pool, which are intended to be patronised by both “Rohini Village” residents and the surrounding Turramurra local community. This is design to create inclusiveness and social interaction between residents and the wider community. The shared use will facilitate greater intergenerational social interaction which benefits both Village seniors and younger residents in the community.

➤ **Impact on Retail Centres:**

The Proposal would be a positive in terms of both social and economic outcomes in the local area and also the Region. This Planning Proposal is replacing 110 smaller ILUs with 110 larger ILUs. The result will be a positive, as a population increase from the current 110 residents to some 150 residents, would add to the vibrancy and the economics of the area without any increase to traffic or any meaningful physical changes to the area or the locale. The increase in residents gives greater access to the population to retirement services, helps the community to age in place, and improves viability of services and businesses in the Ku-ring-gai LGA.

➤ **Proposed Public Benefits:**

Housing Growth:

The existing Rohini Village has already undergone a gradual loss of dwellings due to the amalgamation of small Independent Living Units (ILUs), to create larger dwellings. There has also been a gradual loss in overall occupancy, with the older and smaller dwellings with poor levels of accessibility being less sought after. The Planning Proposal, though not increasing dwelling numbers, will re-establish market interest in the Village and its services. By designing the new 2-bedroom and 3-bedroom ILUs with lift access in line with the latest market demand patterns, demand an occupancy will return to their highest levels in recent decades.

Impact on Schools and Hospitals:

The retirees would have no obvious additional demand increases on local schools. On the positive side, there are several hospitals including Royal North Shore (Artarmon), Hornsby Hospital (Hornsby) and the Sydney Adventist Hospital (Wahroonga), whose services would be important to elderly residents in Turramurra. The modest levels of increased population would not have a discernible impact on local hospitals.

Further, Anglicare records show that a large portion of their residents typically move from the surrounding areas in Ku-ring-gai and neighbouring LGAs and a small percentage would be drawn from outlying areas. In this regard Anglicare have advised;

"In terms of catchment. Our experience at Gordon Quarter was that all our customers came from a 15km radius of Gordon. Some 62% of the at Rohini residents came from the surrounding north shore area."

Impact on Public Open Space or Impacts on Green Infrastructure:

A key feature of this Planning Proposal, is its contribution to increasing open space and improving linkages to existing surrounding open space. The new building form is broken into smaller clusters, specifically designed to create interconnected hierarchical open spaces.

A central open space in the middle of the site will now serve as an activity generator, to be open to the public, as illustrated by the "Rohini Walk" green line in Figure 54 below, whilst other secondary open spaces on Site will cater for many other semi-private uses.

The massing of the built form allows for better solar access than previously to these open spaces on Site, as illustrated in Figure 55 overleaf.



Figure 54: Community Focused Facilities (with cross-site link)

Source: Site Image and Plus Architecture

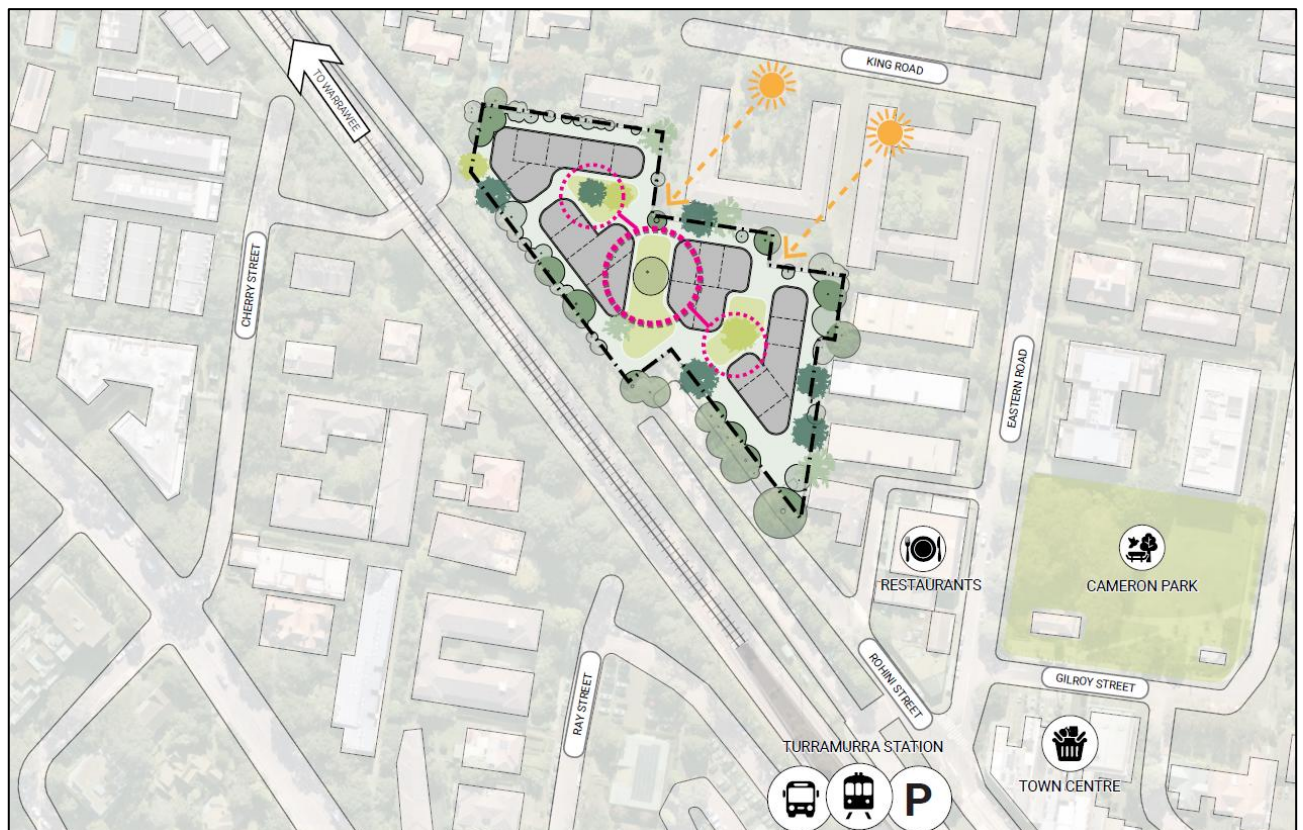


Figure 55: Solar Access to Open Spaces

Source: Plus Architecture

The Concept Masterplan and proposed buildings on the Site, have been located and designed with strong regard for retaining all significant trees, and creating a positive relationship with neighbouring sites. The perimeter landscape plantings and treatments reinforce existing buffer trees and tall shrub plantings, by creating a series of feature seating and amenity nodes to loop walkways. The landscape common open space will provide lush green-garden settings for the buildings, with the planting of canopy and accent trees, to help integrate amenity areas, as a series of inviting destinations to amenity areas. Key landscaped areas on-Site include:

- Arrival Plaza with active communal spaces with lawns, water features and breakout terraces;
- Cafe and Community Room Terrace, with outdoor seating, lawn and trees, feature gardens, and play areas;
- Common Open Space Garden Areas, with seating and gathering spaces, barbeques, exercise areas, and community gardens;
- Loop Walkway Node Areas, with points of interest such as water features, urns and feature planting, seating and a matrix of fine-art sculptures, placed through the gardens.

The Rohini Village Proposal retains and reinforces the substantial existing landscaped and tree-lined edges to the north, east, south and west of the Site. The Site's landscape treatment is there to provide a significant residential garden and canopy-tree setting, for all buildings. The Central North-South Public Access Spine, across the Site, will provide a new and significant contribution to local amenity, and provide an active identity space, extending the Rohini Street access corridor. The Proposal has appropriately scaled buildings, that are well-integrated with neighbouring sites, with significant green edges. Rohini Village will provide a positive contribution to the Local Centre, that resolves the northern edge of the land, giving it a true Seniors Living identity, as an active precinct within the local community.

The new "Open Site" approach by Anglicare, will genuinely integrate with, and provide amenity to the wider community and is a generous initiative, to provide publicly accessible common open space in the locale. The commitment to offering a cross-site link, was initiated by Anglicare to achieve this outcome. It has been welcomed by Council officers as a generous gesture with numerous significant benefits to the community, and seen as contributing to the overall amenity within the Turramurra Village Precinct.

Potential Public Benefits: Public Domain discussions with Council officers, have also included potential public benefit contingent on negotiations through a Planning Agreement with Council. Potential public benefits include provision of a Publicly Accessible cross site link ("Rohini Walk") together with upgrades to the Public Domain including the Council pathway that links King Street to Cherry Street, and Rohini Street upgrades to improve Village connectivity with the surrounds. Potential significant Public Domain and Publicly Accessible private lands initiatives by Anglicare to Council for streetscape improvements are detailed below;

- Providing “Rohini Walk” 88 m walkway link across the village site. This will comprise a landscaped pedestrian walkway across privately owned Village lands, that allows the wider community to access.
- Upgrade northern end of Rohini Street adjacent to the site with new turning head. This would involve collaboration with Council regarding creating a turning head to the dead-end road, and provision of publicly accessible private communal open space.
- Upgrade of Rohini Street footpath for the length of 150 m along the site frontage.
- Upgrade of the public Council pathway connection between King Street and Cherry Street.

Figure 56 below prepared by Site Image, illustrates the potential landscape upgrades to the public domain at the northern end of Rohini Street which accompanies the Letter of Offer at Appendix J.



Figure 56: Potential Public Domain upgrades to Rohini Street

Source: Site Image & Plus Architecture

Figure 57 overleaf illustrates the combined Landscape Concept for the site and Public Domain if the Letter of Offer relating to future Planning Agreement upgrades are accepted by Council.



Figure 57: Concept Landscape Masterplan with potential Public Domain upgrades

Source: Site Image & Plus Architecture

The above Landscape Concept prepared by Site Image, outlines the potential for upgrades to the Council's Public Domain in Rohini Street, King Street and the public pathway that links King Street to Cherry Street which would be supplemented with the Village north-south pedestrian link. The potential Public Domain benefits and opportunities to collaborate to assist Council proposals were presented to Council's Public Domain team and interest was expressed.

This northern precinct of the Turramurra Village could significantly contribute to town centre pedestrian links, precinct identity and general amenity. As private lands, Council of course could not contemplate the potential contribution of Rohini Village lands to the Public Domain. Anglicare has noted they are pleased to be able to offer these opportunities as part of Planning Agreement dialogue.

Under the Planning Proposal submitted, the new Concept Design, has a new site axis creating a pleasant and well-connected walkable loop within the neighbourhood. This will ensure a safe, comfortable and attractive new walk is offered for daily errands to all residents, and not just to Rohini Village occupants. Additionally, the existing path along the train line, is the subject of recent negotiations between Council and Sydney Train to maintain a connection to Cherry Street. Should consideration be given to a future bridge along Ray Street, will allow for a quicker journey to the commercial area to the south.

Figure 58 below illustrates the contextual location of the two components of potential upgrades comprising Public Domain identified as ① and ② which is linked by “Rohini Walk”, Publicly Accessible Private Lands (Rohini Village) and upgrades to the Council Cherry Street to King Street pathway denoted as ③.



Figure 58: Public Domain Improvement Opportunities

Source: Site Image & Plus Architecture

Figure 59 overleaf further illustrates the respective Public Domain and Publicly Accessible Private Lands (cross-site link “Rohini Walk”).

Figure 60 overleaf shows how the Planning Proposal cross-site link fits into the context of existing pathways, St James Church, Cameron Park, Town Centre, buses and train station. It also demonstrates how the Proposal works in the context of the future Ray Street bridge and Turramurra Town Centre to the south.

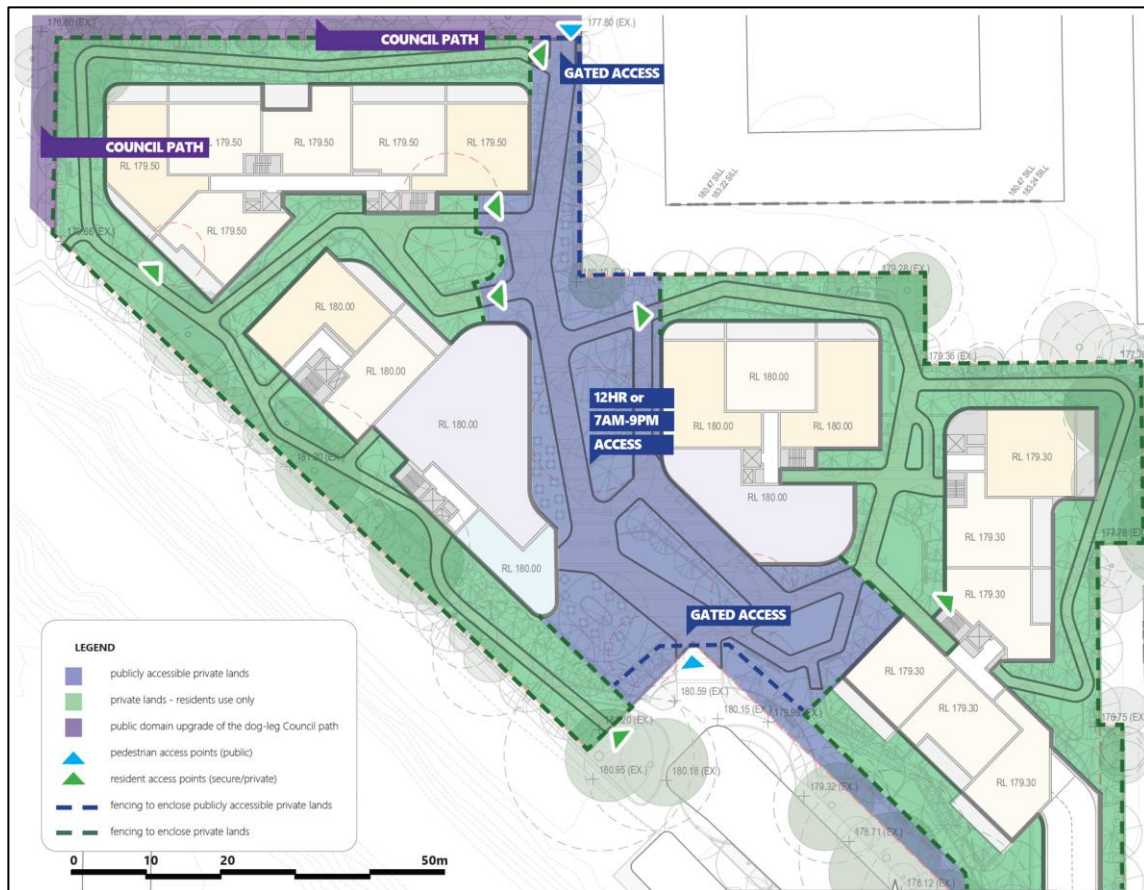


Figure 59: Public Improvement Opportunities

Source: Site Image & Plus Architecture

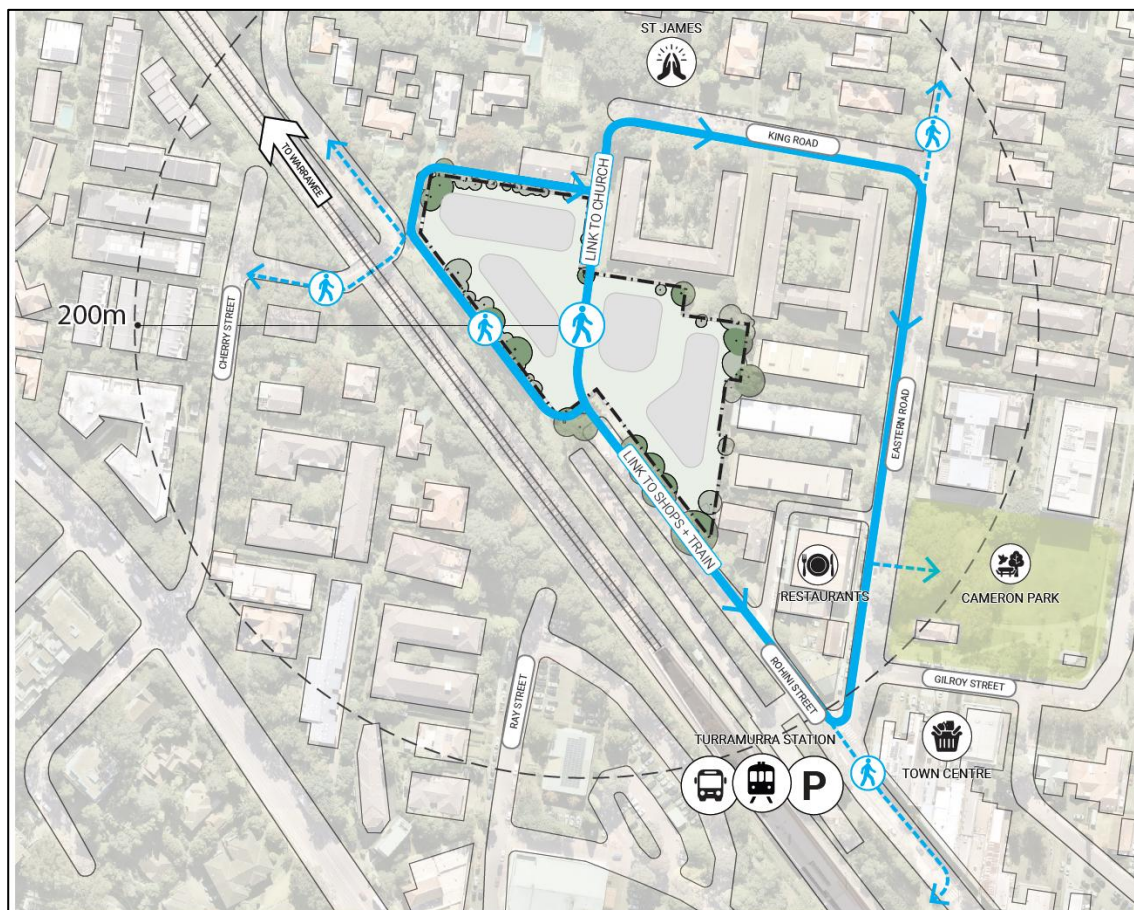


Figure 60: Pedestrian Connectivity Map

Source: Plus Architecture

Section D - Infrastructure (Local, State and Commonwealth)

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

The Rohini Village Site is within an established urban area and is currently fully serviced by stormwater, water, sewer and electricity infrastructure. These can be upgraded for future development, if required. Maps obtained from “Before You Dig” show existing public utilities and infrastructure in and around the Site and are provided at Appendix F.

The site also adjoins the Turramurra Town Centre and Train Station, which affords it a high level of access to facilities and services. Given the Proposal seeks to achieve planning controls that will facilitate replacement of the 110 seniors units with 110 larger units and incorporates on-site facilities to meet the needs of the residents, the resulting development will not place additional demand on public infrastructure.

The Proposal builds on the Site’s location in close proximity to shops, services and public transport including the following;

- Anglican Church - King Street 80 m via King Street footpath
- Turramurra shops – 100-200 m via Rohini Street footpath
- Cameron Park – Eastern Road, Turramurra 160 m via Rohini Street footpath
- Turramurra Library – Ray Street 390 m via Rohini Street footpath & railway overpass
- Turramurra Family Practice (GP) – Pacific Hwy, Turramurra 400 m via Rohini Street footpath
- Turramurra Lookout Community Garden – Pacific Highway Turramurra 430 m via Rohini Street footpath and signalised highway crossing.
- Coles shopping centre – Ray Street, Turramurra 550 m via footpath/overpass
- Volunteer opportunities are available at Red Cross (Turramurra), Hammondcare (Wahroonga), Girl Guides (North and South Turramurra), Easy Care Gardening (Turramurra), Lifeline (Gordon), Anglicare Book Club (Gordon)
- Sydney Adventist Hospital (Private) – 3.4 km via road
- Hornsby Ku-ring-gai Hospital (Public) – 5.2 km via road
- Westfield Shopping Centre Hornsby – 5.7 km by car, or 20 minutes train travel (T1 North Shore line) from Turramurra Train Station to Hornsby Train Station or 25 minutes by Bus Route 575 (Hornsby to Macquarie University via Turramurra) to Westfields Shopping Centre
- Cinemas – Hornsby Odeon and Event Cinemas Westfield– 5.7 km via T1 train or Bus Route 575

Section 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 occurs in accordance with the Gateway determination of the Planning Proposal (PP). Preliminary advice has been sought from Transport for NSW in response to Council requests. Given the Site's location, abutting a rail corridor, referral to Sydney Trains, has also been sought on 21-8-23, to ascertain any specific requirements for development within 25 metres of a railway corridor. The responses are summarised below and attached at Appendix L.

Transport for NSW

Pre-PP meetings with Council have highlighted consultation with Transport for NSW (TfNSW). A formal referral has already been undertaken in this regard with the following request for advice submitted 2-6-23:

"Anglicare proposes to lodge a Planning Proposal with Ku-ring-gai Council for the proposed redevelopment of their Rohini Village located at 51-53 Rohini Street, Turramurra. The planning proposal seeks to amend the height and floor space ratio applicable to the site to allow the redevelopment of the existing 60-year-old 110-studio unit retirement living development to provide mainly 2- and 3- bedroom Independent Living Units to meet modern day needs and demands. Anglicare does not seek to increase the number of units offered compared to what exists on the Site today and proposes new community facilities such as café and pool facility that are intended for the residents. Vehicle access is proposed to remain along Rohini Street, a no-through road.

Stantec is providing traffic and transport services on the project including the preparation of a Transport Impact Assessment to accompany the Planning Proposal. Traffic counts of existing site access points were completed and found the site currently generates around 11 vehicles per hour. Our estimate for the future development is that it could generate around 20-25 vehicles in the peak hour (i.e. net increase of only 10-15 vehicles over the current site or one vehicle every 4-6 minutes). It is our view that there will be no discernible impact on the road network particularly considering volumes along Pacific Highway (State Road) and Eastern Road (Regional Road). On this basis, we have not envisaged that traffic modelling of nearby intersections such as along Eastern Road or Pacific Highway are necessary as such additional traffic volumes would not have notable impacts on the surrounding road network. We intend to discuss quantitatively in our assessment, the traffic distribution, assignment and impact of the additional traffic along these roads.

In addition to seeking TfNSW feedback on the Impact Assessment Methodology, we also request feedback on the following noted in Council's Pre-Planning Proposal Meeting notes, that they have requested evidence of State Agency discussions with TfNSW on:

- any existing and future TfNSW SP2 road widening requirements*
- any existing and future pinch point program requirements*
- any potential additional development setback requirements*
- any potential alteration/ expansion of bus services along the corridor" .*

The response from Transport for NSW (letter dated 23-6-23) in respect to the above includes the below;

- Traffic Modelling:- TfNSW has no requirement for intersection modelling considering the proposed redevelopment is unlikely to have a significant impact on the classified road network.
- TfNSW SP2 Road Widening:- TfNSW has no proposal which currently requires any part of the subject site.
- Pinch Point Program:- TfNSW has no pinch point program currently involves the subject site.
- Additional Development Setback:- TfNSW has no additional development setback requirements currently for the subject site.
- Potential Expansion or Alteration of Bus Service:- TfNSW foresees limited to no impact on buses from this pre-planning proposal and notes that there are no immediate plans to increase bus service levels along the corridor.

In response to TfNSW request, follow-up information (submission of a Scoping Report by DFP) was provided to TfNSW on 26-6-23 and the draft Traffic and Parking Report (prepared by Stantec) was submitted 4-7-23 .

The below is a summary of TfNSW response issued 20-7-23;

- Access Arrangement:- TfNSW refer to a consolidated basement with entry from the existing driveway at the SE corner of the site. The TfNSW letter also (incorrectly) refers to there being a proposed secondary vehicle access from the northern end of Rohini Street for service vehicles. Note: The current driveway entry at the northern end of Rohini Street is proposed to be replaced by landscaping and pedestrian pathways under the PP Masterplan design.
TfNSW encourages the proponent to further consult with KRG noting the Council intends to relocate traffic signals from Rohini Street to Turramurra Avenue to reduce traffic flows in Rohini Street.
- Carparking:- TfNSW supports Travel Demand Management (TDM) measures such as appropriate maximum parking rates and adopting the lower parking rate (in consultation with Council) in accordance with the KDCP.
- Loading and Servicing:- TfNSW notes a loading area is provided in the basement and recommends the development provide adequate freight and service vehicle spaces.
- Sydney Trains:- TfNSW suggests that if the proponent may wish to discuss Sydney Trains requirements prior to lodgement of the PP to ensure safety and structural integrity of rail land/assets.
- Noise Attenuation: TfNSW recommends consideration is given to appropriate noise attenuation measures.

A copy of the responses from TfNSW are provided at Appendix L.

Sydney Trains

The site adjoins the SP2-Infrastructure zoned Railway Lands, which is contiguous to the southern boundary of Lot 21, a part of Rohini Village Site. This part of the Site is currently occupied by a 4-storey ILU building (8m setback to SP2 lands incorporating a 2-way sealed driveway) and will be replaced in the new scheme with a 6-storey Independent Living Unit (ILU) building with 6+metre wide landscaped setbacks.

A public pathway currently extends along the entire boundary of the Subject Site Lot 21 and the train line is sited several metres below the railway's pedestrian pathway. This is illustrated in Figure 61 below which shows the sealed public pathway adjoining the Rohini Site boundary (mesh) fencing. Council is currently in the process of preparing a design for upgrades to this pathway including provision of a cycleway.



Figure 61: Looking north-west along the boundary fence line to Railway Corridor

A public commuter carpark is also located directly opposite the Site which is another positive aspect of the Site's location. The commuter carpark has a driveway entry opposite No 47-49 Rohini Street's driveway. The existing and proposed Village entry driveway is located to the north-west of No 47-49 driveway. Figure 62 below shows there will be no direct conflict in traffic movements by cars entering or departing the Village driveway, with commuters using the Railway carpark driveway entry downhill.



Figure 62: View of Rohini Street looking NW and SP2 railway carpark entry

Figure 63 below illustrates the existing and proposed buildings alongside the rail corridor will be approximately 26 m from the nearest train track.

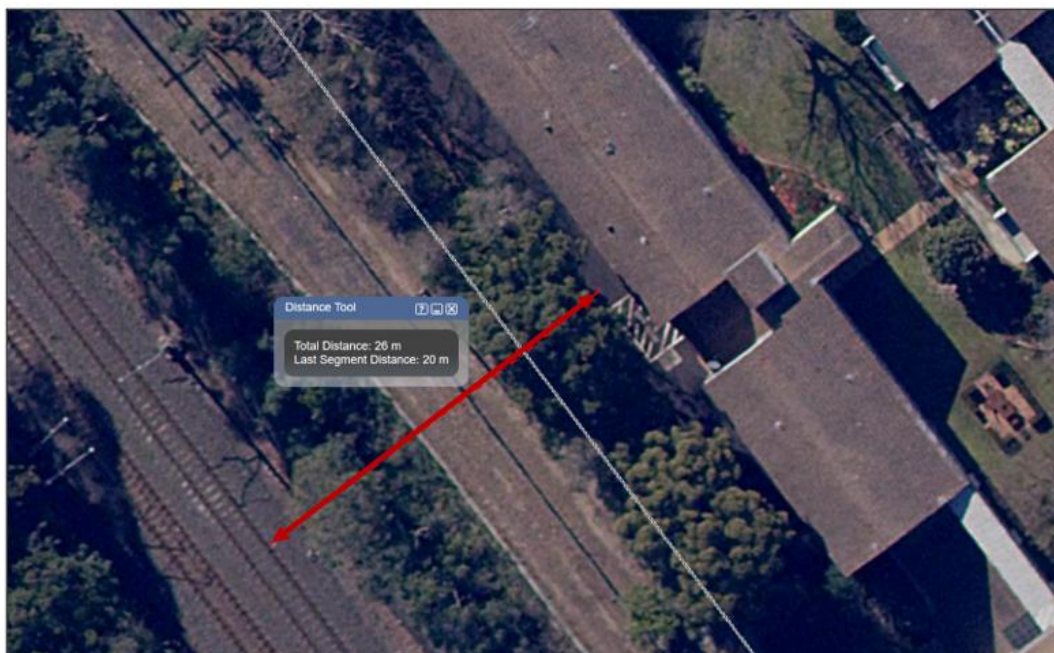


Figure 63: Aerial showing Track Separation with the Building Setback Line

Source: Sixmaps

Given the Site's location, adjoining a railway corridor, referral to Sydney Trains, (responsible for the maintenance of assets, including tracks and trains, signals, overhead wiring, stations and facilities) was sought (21-8-23), to ascertain any specific requirements for development within 25 m of a railway corridor.

The below response was received from Transport for NSW Property & Commercial Services (7-11-23) on behalf of the land owner Transport Asset Holding Entity (TAHE):

Thank you for providing Transport Asset Holding Entity (TAHE) with an opportunity to review the Planning Proposal (PP) at 51-53 Rohini Street, Turramurra. As neighbouring land owner of the rail corridor and land leased to Council located west of the proposed site, TAHE would like the following matters to be considered by Council and the Applicant in preparation of the PP and during the course of the assessment process.

- *Setbacks from TAHE owned land should also take into consideration potential for re-purposing of the rail land at a later time/when it is no longer required for rail purposes. Transport Asset Holding Entity (TAHE) owned site (Lot 100 in DP1169206) is situated adjacent to part of the site subject to this Planning Proposal. As such, it is requested that Council and the Applicant consider the proposed distance of separation between the windows and balconies (as per the Apartment Design Guide requirements (ADG) under Part 3, Object 3F-1 Visual Privacy) that face the TAHE owned site. The Applicant and Council is requested to ensure that the minimum separation is to be shared equitably with the applicant's site and ensure that the design in no way relies on TAHE owned land or assets for the variation to minimum separation distances.*
- *Allowable height, setbacks and massing controls on the subject site should take into consideration a potential redevelopment of the leased area at a future date in terms of privacy and overshadowing.*
- *Planning controls for future envisaged development on the subject site should in no way rely on TAHE owned land including commuter parking areas for car parking, access, reduced setbacks or the like to ensure any such development does not thwart future redevelopment opportunities of TAHE owned lands.*
- *Transport for NSW Property & Commercial Services (TfNSW P&CS) has the delegation to act on behalf of Transport Asset Holding Entity (TAHE- formerly known as RailCorp) TAHE, the landowner of rail land. As TAHE is a landowner within the subject area, it is requested that Council and future nearby developers liaise with TfNSW Property & Commercial Services throughout each stage of the planning and development process of this site. We can be contacted via TAHE_landownersconsent@transport.nsw.gov.au*

The below response was received from Sydney Trains on 9-11-23.

- *The Proposed Planning seek to increase height and density, to facilitate the proposed residential development on the site. The area that is subject to the proposed planning controls is adjacent to the Sydney Trains rail corridor and land owned by Transport Asset Holding Entity (TAHE). The proposed planning controls whilst supported in principle, will require the future potential Applicant/Developer to approach Sydney Trains early in the design process (as part of pre-DA discussion) to ensure that all relevant Sydney Trains matters of consideration are taken into account and are incorporated in the future design of the development. These considerations include, but are not limited to, geotechnical and structural details and construction methodology, electrolysis report, and relevant requirements and standards within State Environment Planning Policy (Infrastructure) 2007, 'Development Near Rail Corridors and Busy Roads – Interim Guidelines', Asset Standards Authority etc.*
- *It is imperative that future planning for these locations, take into account the overall drainage impacts of developments onto the rail corridor. In this regard, Council must be satisfied that drainage from new developments can be adequately disposed of and managed and not allowed to be discharged into the rail corridor. In some cases, Council may need to plan and incorporate drainage easements along rail corridors early in the planning process, to accommodate for drainage connection between newly constructed developments and Council drainage network. In other cases, alternative drainage solutions must be considered, or a review of development potential of an area may be necessary to resolve some drainage issues. It should be noted that drainage into the rail corridor will not be permitted.*
- *An adequate setback must be maintained across the entire length of a new development as it abuts the common boundary with the TAHE owned land; this is required for future constructability and maintenance purposes.*
- *Further, early planning decisions must be made in relation to developments located near rail corridors which are likely to be impacted by noise and vibration. Additionally, the potential impacts of adjacent developments onto the rail corridor must also form the basis of early decision making and development of controls in critical locations. In this regard, Council should refer to the Department of Planning – Development Near Rail Corridors and Busy Roads – Interim Guidelines.*
- *The proposed additional density and building height on this site is expected to add additional pressure on existing Sydney Trains services and operations. Our review has not included an assessment of the existing capacity of rail services to this area. Council should give consideration to how this development will be serviced in future and is urged to liaise with the relevant nominated team in TfNSW.*

The above matters raised by Sydney Trains including geotechnical, structural details, construction methodology, electrolysis report and drainage management can be addressed during a future pre-DA stage. The Urban Design Report includes an Apartment Design Guide review of the Concept Masterplan which achieves 6 metres to 9m setbacks to the SP2 zoned railway corridor.

A copy of the pre-consultation email responses from Sydney Trains and Transport for NSW Property & Commercial Services is provided at Appendix L.

PART 4 - Maps

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

- Floor Space Ratio Map - Sheet FSR_007
- Height of Buildings Map – Sheet HOB_007
- Heritage Map – Sheet HER_007

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

Table 18 - Current and Proposed amended Ku-ring-gai Planning Maps

<p>FSR</p> <p>Current</p> <p>FSR 0.85:1</p>	 <p>Figure 64: KLEP 2015 FSR map extract (FSR 0.85:1)</p> <p>Source: NSW Planning Portal</p>
<p>Proposed</p> <p>FSR 1.5:1</p>	 <p>Figure 65: Proposed FSR 1.5:1</p> <p>Source: Plus Architecture</p>

Height

Current
11.5m
Height

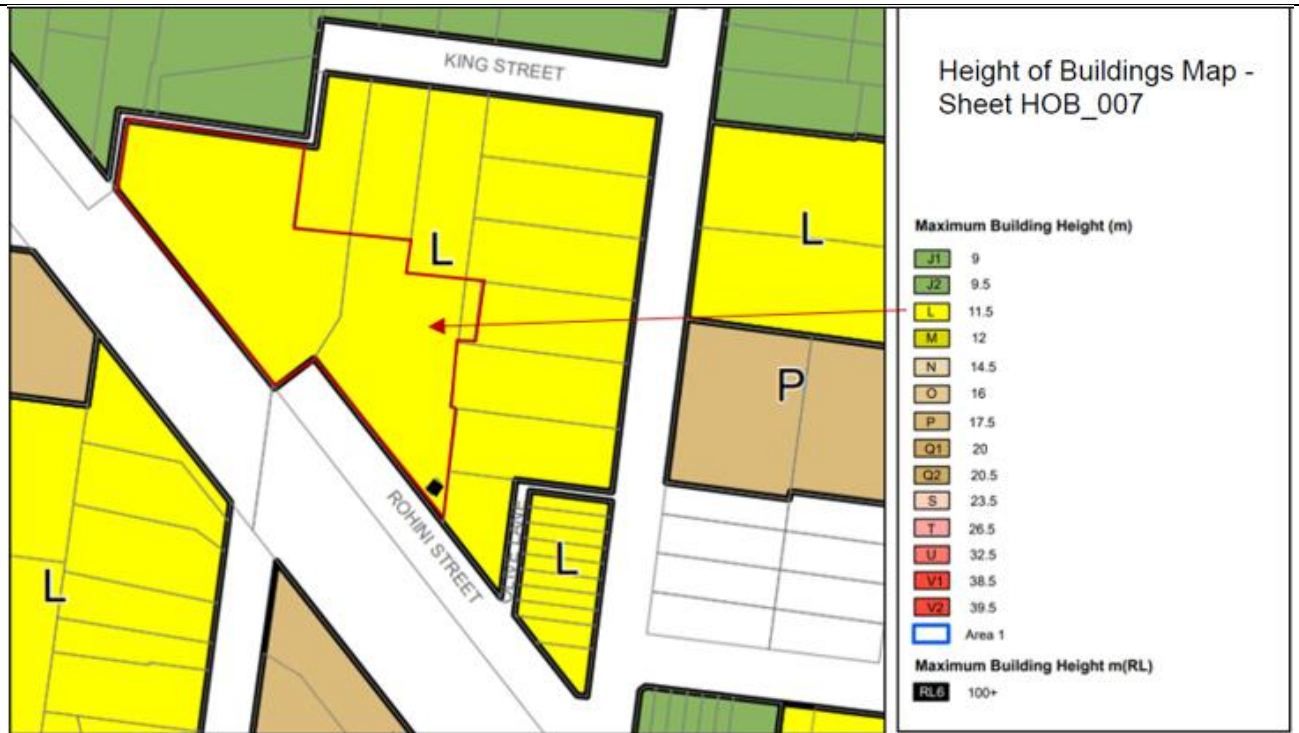


Figure 66: KLEP 2015 Height of Buildings map extract

Source: NSW Planning Portal

Proposed
17.5m
Height



Figure 67: Proposed Height of Building 17.5 metres

Source: Plus Architecture

Heritage

Site is not heritage listed and not within HCA.

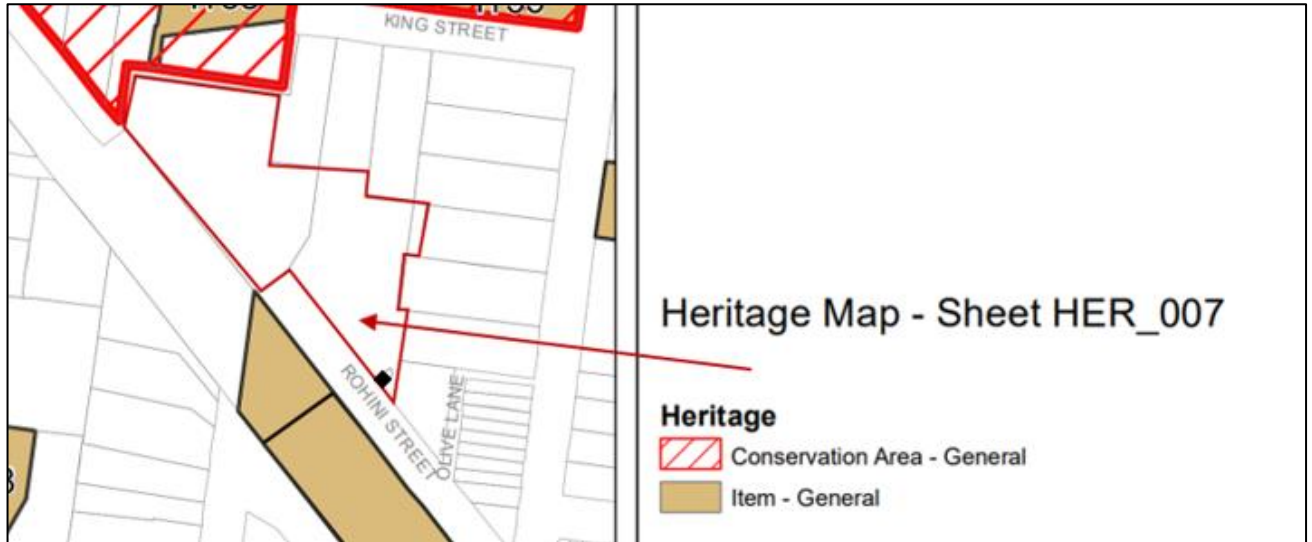


Figure 68: KLEP 2015 Heritage map extract

Source: NSW Planning Portal

Proposed correction to Heritage Item I161 Mapping (I161) and Schedule 5.

Adding Cherry Street (I1115) sandstone pillars/gate and Rohini St road reserve sandstone pillars (I1116)

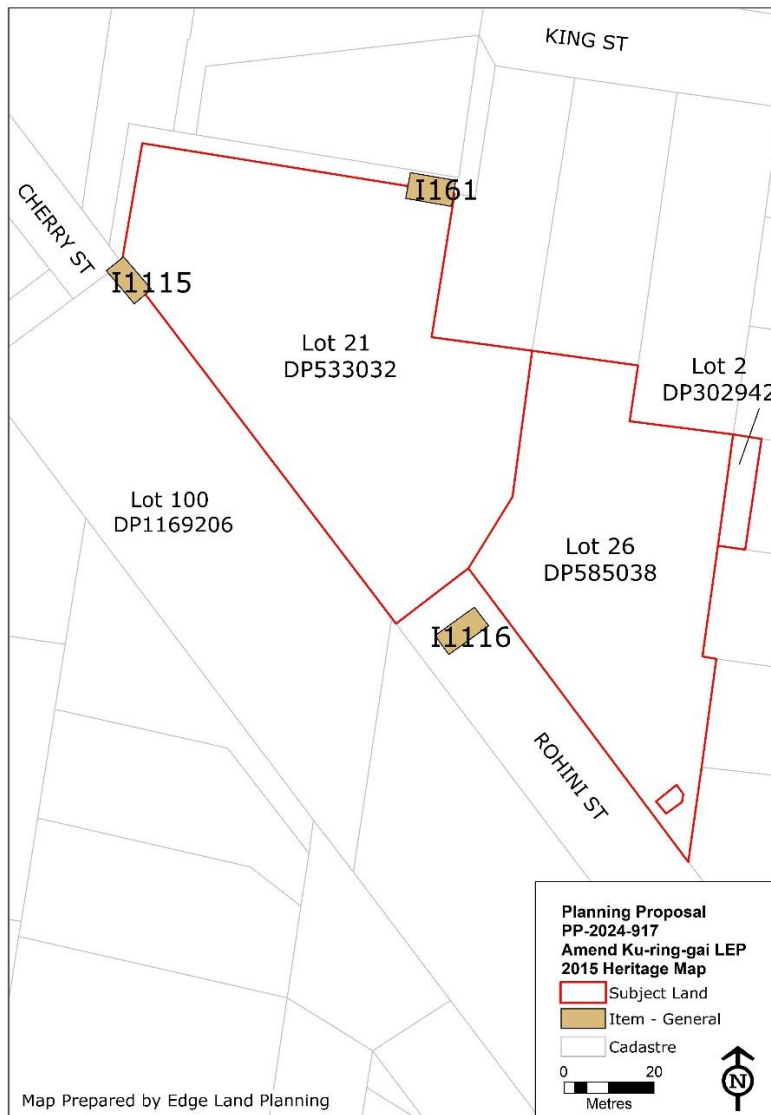


Figure 69: Proposed Heritage Map

Source: Edge Land Planning

Amendment to the KLEP 2015 Written Instrument

The following amendment is proposed to Schedule 1 Additional Permitted Uses:

KLEP 2015 Schedule 1 Additional permitted uses

- (1) This clause applies to land at 51-53 Rohini Street, Turramurra being Lot 21 DP533032, Lot 2 DP 302942 and Lot 26 DP585038.
- (2) Development for the purposes of the following is permitted with development consent.
 - (a) recreational facility (indoor) and
 - (b) commercial premises
- (3) Development consent must not be granted under this clause to development that results in the gross floor area of the combined recreational facility (indoor) and commercial premises exceeding 700 m².

The following amendment is proposed to Schedule 5 Environmental Heritage:

Schedule 5 Environmental heritage**Part 1 Heritage items**

Suburb	Item name	Address	Property description	Significance	Item no
Turramurra	Rohini House sandstone pillars and gate	Railway lands Boundary 51-53 Rohini St and Council pathway	Part Lot 1, DP 1129573 Part Lot 21 DP 533032 and Part Cherry St – King St public pathway	Local	I161
Turramurra	Rohini House sandstone pillars and gate	Boundary 51-53 Rohini St and Railway Land	Part Lot 21 DP 533032 and Part Lot 100 DP 1169206 (Railway Land)	Local	I 1115
Turramurra	Rohini House sandstone pillars	Rohini Street road reserve adjacent to 51-53 Rohini St.	Road reserve Rohini Street, Turramurra adjacent to Lot 21 DP533032	Local	I 1116

With respect to provision of technical compliant mapping, the DPHI Guideline (page 79) states:

“If these requirements cannot be met at planning proposal stage, the Gateway determination may require technically compliant mapping to ensure consistency with any current LEP maps”.

Accordingly, the technically compliant mapping would be prepared following Gateway Determination. Providing the mapping after the Gateway determination would also be appropriate in event that the Department of Planning, Housing and Infrastructure elect to pursue an alternative LEP amendment strategy.

PART 5 - Community Consultation

Pre-Consultation for Planning Proposal

The below pre-consultations with Authorities and Anglicare residents have been useful and necessary to inform the approach taken with the Planning Proposal and accompanying Reports;

Table 19 – Summary of Pre-Consultation Meetings

	Date	Meeting	Attendees
1.	14-2-23 Council	Meeting No 1: Ku-ring-gai Council pre-Planning Site Inspection <i>“Council officers visited the site and noted the key opportunities and constraints on and around the site”</i> (Source: Page 2 of Meeting No 3 meeting minutes issued by Council) Refer to Appendix L	Council attendees included the Manager Urban and Heritage Planning, Team Leader Urban Planning, Team Leader Urban Design, Senior Urban Planner, Senior Traffic Engineer, Heritage Specialist planner, Public Domain Co-Ordinator and Student Urban Planner.
2.	20-2-23 Council	Meeting No 2: Ku-ring-gai Council pre-Planning Proposal meeting Meeting Minutes 2023/072742 were issued. Refer to Appendix L	Applicant attendees were Anglicare, EG, Plus Architecture & Site Image Landscape Consultants.
3.	20-4-23 Council	Meeting No 3: Ku-Ring-gai Council - Public Domain site meeting Meeting Minutes 2023/189922 were issued. Refer to Appendix L	Council attendees included the Team Leader Urban Planning, Team Leader Urban Design, Senior Urban Planner, Strategic Traffic Engineer, Public Domain Co-Ordinator and Student Urban Planner Applicant Attendees were EG and Site Image Landscape Consultants.
4.	24-5-23 DPHI	Meeting No. 4: Dept Planning (PDU) No Meeting Minutes were issued.	Director Case Management Metro East (Ms Elise Crameri) Applicant attendees were Levy Planning & EG
5.	22-6-23 DPHI	Meeting No. 5: Dept Planning (PDU) No Meeting Minutes were issued.	Director Case Management Metro East (Ms Elise Crameri) Applicant attendee was Levy Planning

Further written consultation was also undertake with Transport for NSW and Sydney Trains. A Summary of issues discussed in pre-Consultation meetings and all Meeting Minutes received from government agencies are provided at Appendix L. Informal consultation was undertaken with Rohini Village residents by Anglicare and a copy of the Anglicare Village Study – Rohini Village chapter is provided at Appendix K.

Public Consultation following Gateway Determination to Proceed

Further public consultation will be conducted for the planning proposal should a Gateway Determination to proceed be issued.

This Planning Proposal will require exhibition in accordance with the requirements as determined by the Gateway process under Section 3.34 of the Environmental Planning and Assessment Act 1979. Community consultation on the Planning Proposal will be undertaken in consultation with Ku-ring-gai Council in accordance with the publication “ Local Environmental Plan Making Guideline” (August 2023).

The notification and consultation process will be initiated after the Section 3.33 submission has been sent to the DPHI. The consultation methodology will include, but not be limited to:

- Forwarding a copy of the Planning Proposal, the Gateway Determination and any relevant supporting studies or additional information to State and Commonwealth Public Authorities identified in the gateway determination;
- Exhibiting the Planning Proposal in accordance with the Gateway Determination for an exhibition period of 20 working days minimum duration required for a “Standard Amendment - Major”;
- Notification of the Planning Proposal’s exhibition on Council’s website, including providing access to electronic copies of the Planning Proposal, all supporting studies, additional information and the Gateway Determination;
- Various Community engagement activities including information sessions for Anglicare Rohini Village Residents; and
- Notifying affected landowners and adjoining land owners where relevant.

PART 6 – Project Timeline

Stage	Timeframe and/or date
Consideration and decision by KLPP	22/07/2024
Consideration and decision by Council	13/08/2024
Gateway determination	18/03/2025
Amendments in accordance with Gateway	March/April 2025
Public exhibition period - 20 days	May/June 2025
State Agency Consultation - 30 days	May/June 2025
Consideration of submissions	June/July 2025
Post-exhibition review and additional studies	June/August 2025
Consideration and decision by Council	September 2025
Legal drafting to PCO	October 2025
Submission to the Department for finalisation	November 2025
Gazettal of LEP amendment	December 2025

Appendix

Appendix A – **Urban Design Report and Photo Panel**

Appendix B – **Title Documents and Surveys**

Appendix C – **Arboricultural Impact Assessment Report**

Appendix D – **Heritage Impact Statement**

Appendix E – **Traffic and Transport Assessment**

Appendix F – **Utilities and Infrastructure**

Appendix G – **Biodiversity Advice**

Appendix H – **Landscape Concept and Drawing Schedule**

Appendix I – **Feasibility Analysis**

Appendix J – **Anglicare “Letter of Offer”**

Appendix K – **Anglicare Village Study – Rohini Village**

Appendix L – **Pre-Consultation Minutes and Responses**