

# Appendix A

**Urban Design Report**

prepared by

**PLUS Architecture**



# ANGLICARE ROHINI VILLAGE

51-53 ROHINI STREET, TURRAMURRA

## URBAN DESIGN REPORT TO SUPPORT PLANNING PROPOSAL

PREPARED FOR ANGLICARE

19/12/2024

(AMENDED 7/04/2025)





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**The Purpose Of The Report**

The Planning Proposal Design Report outlines the proposal for the renewal of the Rohini Retirement Village, an existing retirement living community operated by Anglicare, a Christian Not-for-Profit organisation with a mission to provide support for people at all stages of life.

The subject site, located in Turramurra, currently comprises 110 independent living units and associated communal facilities and has been in operation for over fifty years.

This report provides an analysis of the site and proposes a new Masterplan for the redevelopment of the site based on the following principles:

- Retaining and enhancing the landscape character of the site.
- The integration of proposed built-form into the current and projected future character of the local area.
- Minimising amenity impacts to neighbouring properties.
- The creation of a development that positively impacts the social fabric of the urban context it sits within.

**Location Plan**

ROHINI VILLAGE RE-DEVELOPMENT  
URBAN DESIGN REPORT TO SUPPORT PLANNING PROPOSAL



JOB NO.	20655
DATE	28/03/2025
SCALE	1:2000



SITE IMAGE  
Landscape Architects



BACKGROUND

# PLANNING CONTROLS

Current Maximum Building Height Map



Maximum Building Height (m)

J1	9	Q1	20
J2	9.5	Q2	20.5
L	11.5	S	23.5
M	12	T	26.5
N	14.5	U	32.5
O	16	V1	38.5
P	17.5	V2	39.5
		Area 1	

Current Maximum Floor Space Ratio



Maximum Floor Space Ratio (n:1)

A1	0.2	L	0.75	T1	2.0	Area 1
A2	0.24	J	0.8	T2	2.3	Area 2
A3	0.3	K	0.85	U1	2.5	Area 3
A4	0.36	N1	1.0	U2	2.8	Area 4
A5	0.37	N2	1.05	V	3.0	Area 5
B	0.4	Q	1.3	W	3.5	
D	0.5	S1	1.6			
G	0.65	S2	1.8			

Current Planning Controls

The site is currently zoned R4 High Density Residential and the maximum height for development on the site is 11.5 metres, which allows for development of 3-4 storeys. The current maximum floor space ratio for the site is 0.85:1.

The Housing SEPP for sites with an area over 1500m<sup>2</sup> permits an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purpose of Independent Living Units. The Housing SEPP permits up to an additional 3.8m maximum building height with the FSR bonus.

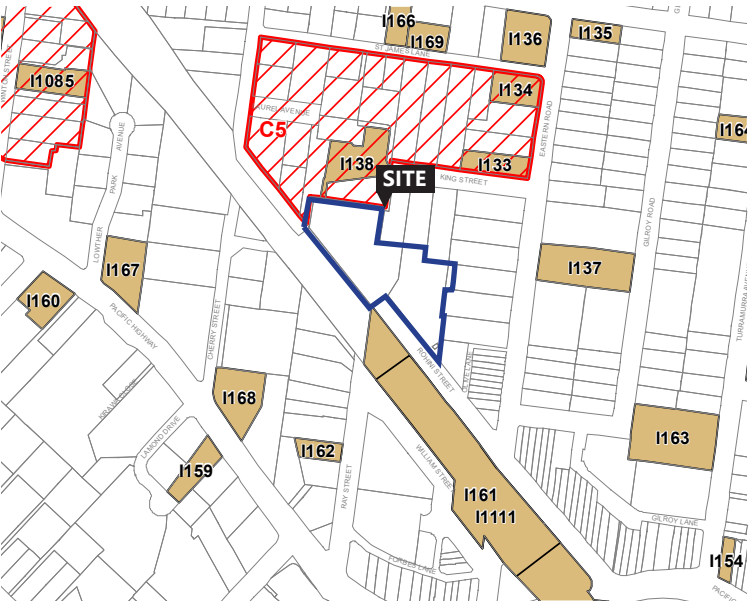
The site is not listed as a heritage item, but adjoins the C5 King Street/Laurel Avenue Heritage Conservation Area to the north.

Proposed Planning Controls

To realise this Masterplan, the following amendments will be required to be made to the Ku-ring-gai LEP 2015:

- Height:** Maximum building height of 17.5 metres (21.3m total with the Housing SEPP bonus)
- Floor Space Ratio:** A maximum floor space ratio of 1.5:1 (and a total FSR of 1.725:1 with the Housing SEPP bonus).
- Heritage:** Amendment to KLEP 2015 Schedule 5 - Environmental Heritage to incorporate three (3) sets of Rohini sandstone gate pillars and related amendments to KLEP 2015 Heritage Maps.
- Additional Permitted uses:** Amendment to KLEP 2015 Schedule 1 Additional Permitted Uses to permit recreational facility (indoor) and commercial premises that does not exceed a combined floor area of 700m<sup>2</sup>.

Existing Heritage Map



Heritage

Conservation Area - General

Item - General





# 1

## INTRODUCTION

Preliminary	6
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1 INTRODUCTION

PRELIMINARY



This Masterplan has been prepared in support of a Planning Proposal to amend the height and FSR controls for Anglicare Rohini Village in Turramurra, under the Ku-ring-gai Local Environmental Plan 2015.

Rohini Village was initially constructed in two stages in 1969 and 1975, and now requires significant renewal. The housing currently does not meet the growing demand for the recreational, lifestyle and wellness offering currently offered in more modern developments. More importantly, offering the village's aging dwellings and infrastructure require a major redevelopment to ensure compliance with modern building standards such as the National Construction Code and State Environmental Planning Policy (Housing) 2021.

The proposed Masterplan presented in this report provides solutions to these existing issues whilst maintaining the village's established landscaped character and minimising impacts on surrounding neighbours.

**The proposal is to replace the 110 existing dwellings on site with the same number of new dwellings, ensuring that Anglicare Rohini Village is able to continue its mission of providing comfortable and appropriate seniors housing options for current and future generations of the Turramurra community.**

The purpose of this report is to present information about the site, its opportunities and constraints, the preferred Masterplan for the site, and recommended new planning controls that allow for the development of the site, subject to design and consent.

The Team	
Owner & Applicant:	Anglicare
Project Manager	EG
Planner	Levy Planning
Urban Design	Plus Architecture
Landscape:	Site Image
Traffic consultant:	Stantec
Arboriculturist:	Arterra Consulting Arboriculture
Heritage consultant:	Kemp & Johnson Heritage Consultants

3D PERSPECTIVE SKETCH



1 INTRODUCTION  
SUBJECT SITE



The site is located adjacent to the North Shore Railway line, in the suburb of Turramurra. The Turramurra station platform is less than 200m from the site. The predominant surrounding land-use is high density residential, and a number of 5-storey residential flat buildings have been completed in recent years east of the subject site.

The nearest commercial activity is along Rohini Street further south-east of the subject site. There is a strip of biodiversity area to the immediate west of the site, along train line. The subject site is serviced by regular train and bus services at Turramurra station.

The Site currently comprises 110 independent living units, administration centre, a library and communal spaces.

The built form on the site comprises mostly 2-4 storey brick buildings, with portion of the car parking located on the ground floor of taller 4 storey buildings.

While the site itself is not currently listed as a heritage item, it borders a heritage conservation area along its northern boundary. There are a number of heritage items in the vicinity of the site.

SUMMARY OF EXISTING

**110**   
INDEPENDENT LIVING UNITS

COMMUNAL AMENITY

- |  |  |
|--|--|
|  LOUNGE AREAS |  DINING AREA        |
|  LIBRARY      |  COMMUNAL GARDENS   |
|  CLINIC       |  COMMUNAL LAUNDRY   |
|  SALON        |  TURRAMURRA STATION |

Site Perspective Diagram





1 INTRODUCTION

# LAND SUBJECT TO THIS PLANNING PROPOSAL



The Masterplan envisages significant redevelopment of the entirety of the Rohini Village and the existing independent living units in the subject site under this Planning Proposal.

The Masterplan delivers a robust structure plan that organises land uses, facilities, site features and circulation in a manner that reflects the findings of a site analysis and provides improved community infrastructure that are already experiencing a decline in their useful life.

SUMMARY OF PROPOSED

**110**   
INDEPENDENT LIVING UNITS

COMMUNAL AMENITY

- |  |   |
|--|---|
|  CHAPEL           |  MULTI-PURPOSE SPACE |
|  POOL             |  CAFE                |
|  CLINIC           |  LIBRARY             |
|  SALON            |  COMMUNAL GARDENS    |
|  COMMUNAL ROOFTOP |   |

Site Planning Proposal Diagram





# 2

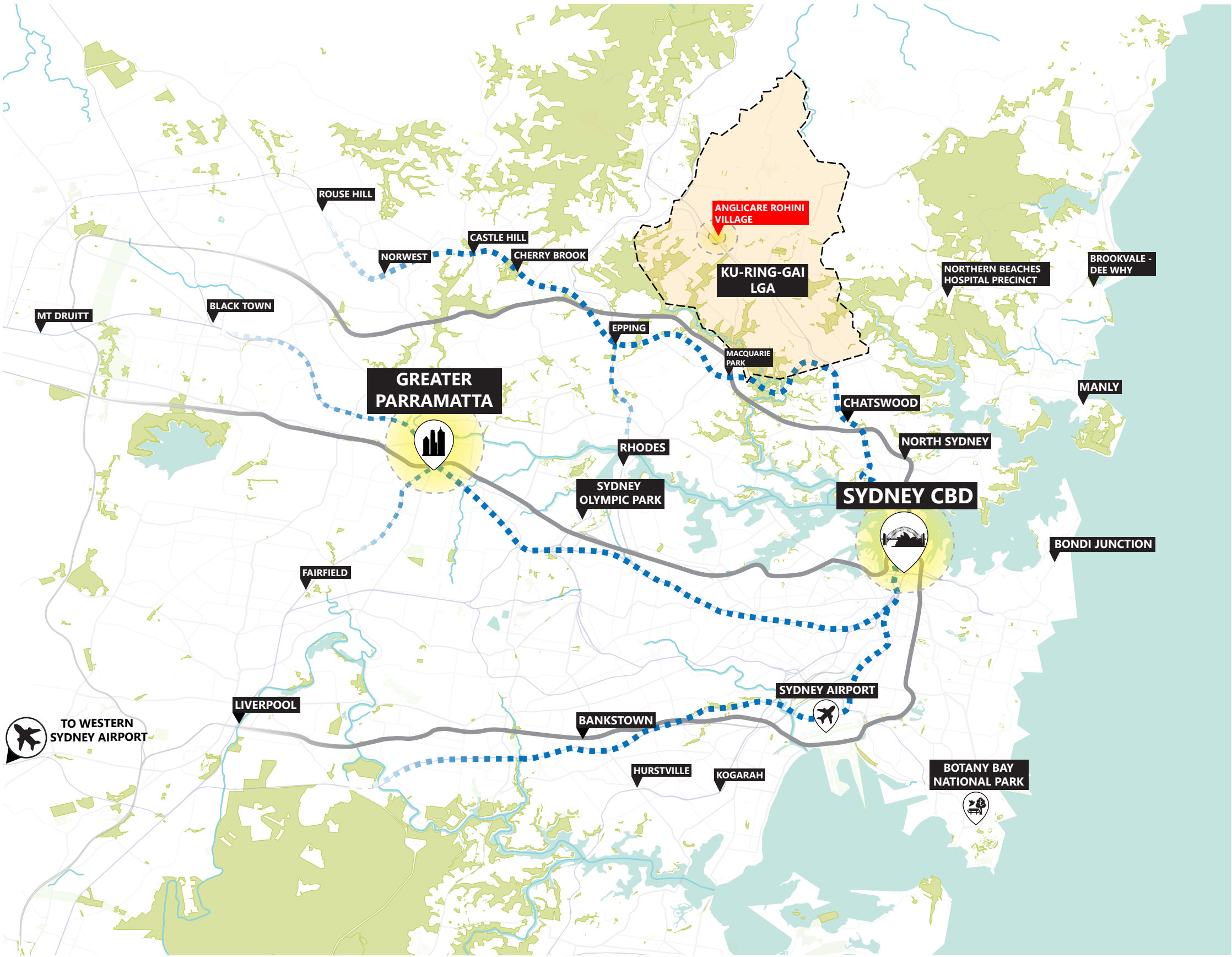
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2 THE SITE & CONTEXT

# STRATEGIC CONTEXT - GREATER SYDNEY AREA



**The Greater Sydney Region Plan**

In accordance with Ministerial Direction 1.2 Implementation of Regional Plans, the Planning Proposal is consistent with the Greater Sydney Region Plan titled A Metropolis of Three Cities (2018) as outlined below.

At a broad level, the Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions of the Plan by providing greater housing choice to meet the changing needs of the community in a location that is well connected and serviced by appropriate infrastructure.

- The Planning Proposal would directly contribute to the following objectives of the Region Plan:
- Objective 4: Infrastructure use is optimised – by rejuvenating a site located within the Turramurra Local Centre and providing better connection between Turramurra Station, new Community Hub and the surrounding suburb.
  - Objective 6: Services and infrastructure meet communities' changing needs – by providing on-site facilities for residents.
  - Objective 7: Communities are healthy, resilient and socially connected – by providing high quality passive recreation spaces and a through-site link.
  - Objective 10: Greater housing supply – by providing housing more appropriately designed for contemporary living.
  - Objective 12: Great places that bring people together - by providing high quality passive recreation spaces and a through-site link.
  - Objective 30: Urban tree canopy cover is increased – by increasing the proposed new trees within the site
  - Objective 31: Public open space is accessible, protected and enhanced – by providing a new high-quality publicly accessible link.
  - Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths – by improving local pedestrian connections and providing considerable landscaping around the site

The key message for the subject site is that more seniors housing is required in every LGA. Over the next 20 years there will be a need for an additional 725,000 new homes. Renewing and increasing seniors housing is of critical importance, this will provide a diversity of housing outcomes across Greater Sydney.

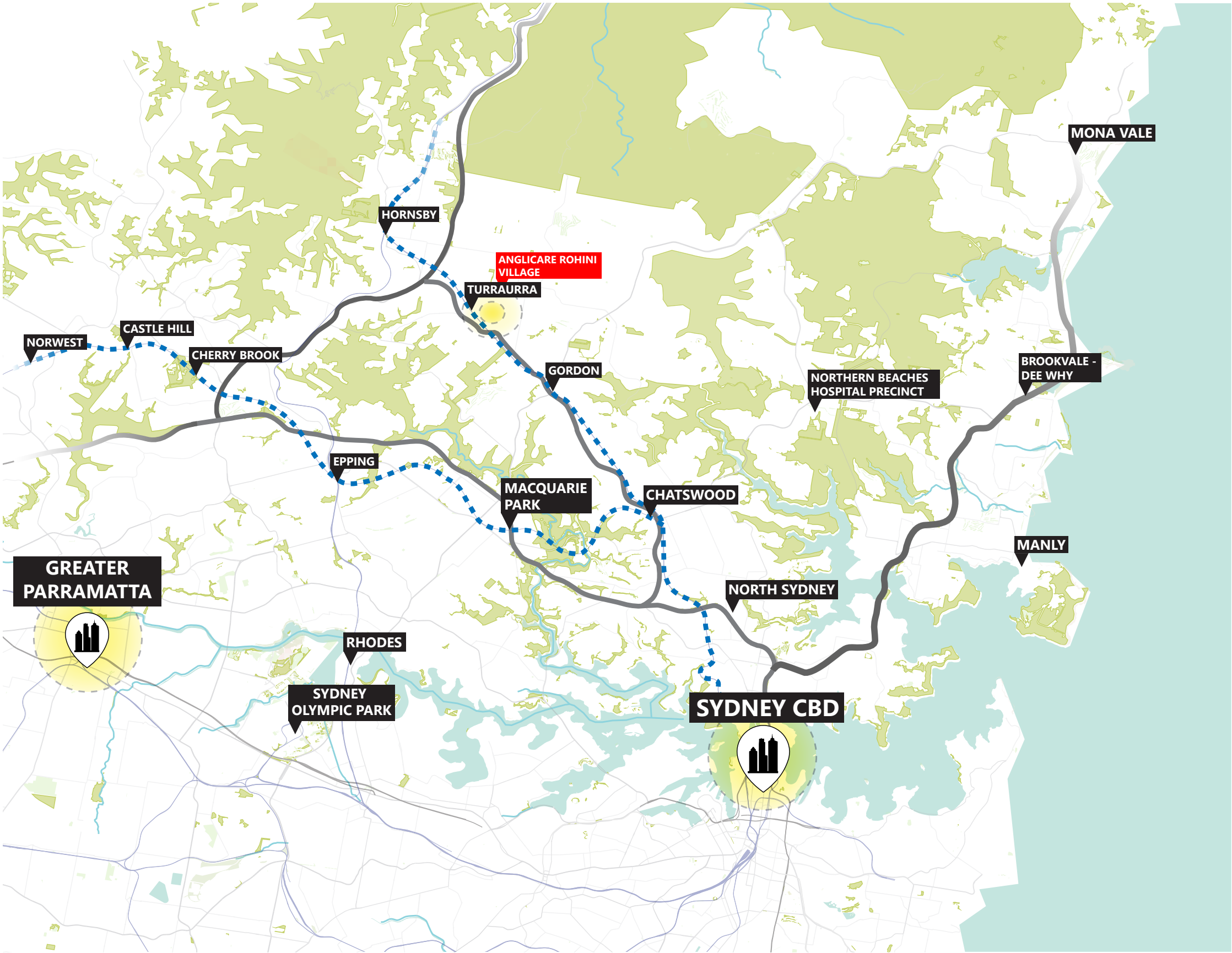
Existing retirement villages, aged-care facilities that are currently underutilised can be renewed to provide a modern and contemporary standard of seniors living. The opportunity to redevelop Rohini Village.





2 THE SITE & CONTEXT

# STRATEGIC CONTEXT - NORTH DISTRICT PLAN



**North District Plan**

The North District Plan adopts the same objectives as those outlined in the Region Plan and seeks to implement them at the district level to support growth with place-based outcomes.

The project contributes to the implementation of the North District Plan as it supports the vibrancy of the Turramurra Local Centre. The proposal responds to changing demands and seeks to achieve a more efficient use of land, facilitate contemporary design, and providing improved publicly accessible space and safe walking connections.

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

The Ku-ring-gai Local Strategic Planning Statement (LSPS) outlines the strategic land use planning policy and advocacy setting for the LGA over the next 20 years. At the core of the LSPS is identification of special characteristics and community values that Council seeks to maintain and enhance.

The LSPS documents that the population of Ku-ring-gai is projected to increase to 1,550 residents by 2036 (a 25% increase from the 2016 population). More than 10,000 additional residents will be aged 65 years or older, contributing to the projected population in this age bracket of 32,300 residents. The LSPS identifies Turramurra as a centre to investigate for potential new housing opportunities.

**Local Housing Strategy**

The Ku-ring-gai Local Housing Strategy was endorsed by Council in September 2020 and has been approved by the Department of Planning, Housing and Infrastructure.

The Strategy recognises that by 2036, those aged 65 years and over in Ku-ring-gai will increase by almost 40% compared to 2016. The strategy seeks to ensure older residents can maintain a high level of wellbeing, social connections and independence so they can stay healthy for longer and support themselves in their own home.

The Housing Strategy suggests that Ku-ring-gai is able to deliver on its targets of accommodating 25,337 new residents by 2036 without a need to increase density beyond that already accounted for under existing planning controls.

The planning proposal is consistent with the Ku-ring-gai Housing Strategy as it would deliver a high quality of independent living accommodation for seniors without increase the number of units on the site.

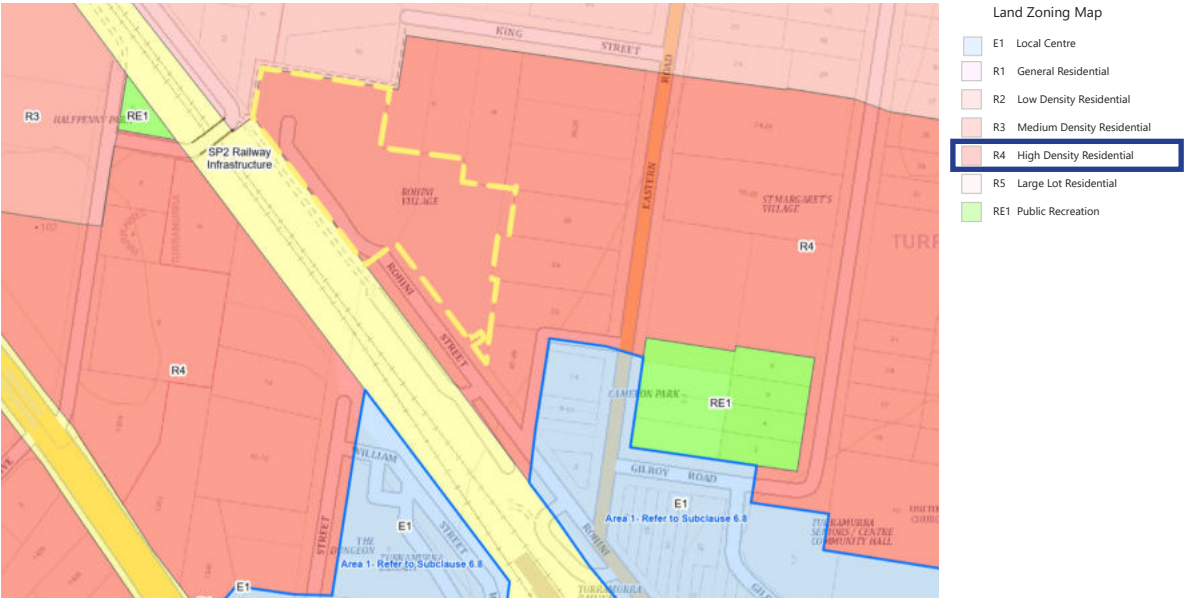




# 2 THE SITE & CONTEXT

## EXISTING PLANNING CONTROLS

Existing Zoning Map



- The existing zoning for the site is R4 High Density Residential.
- Housing SEPP 2021 permits seniors housing with consent.

Existing Maximum Floor Space Ratio



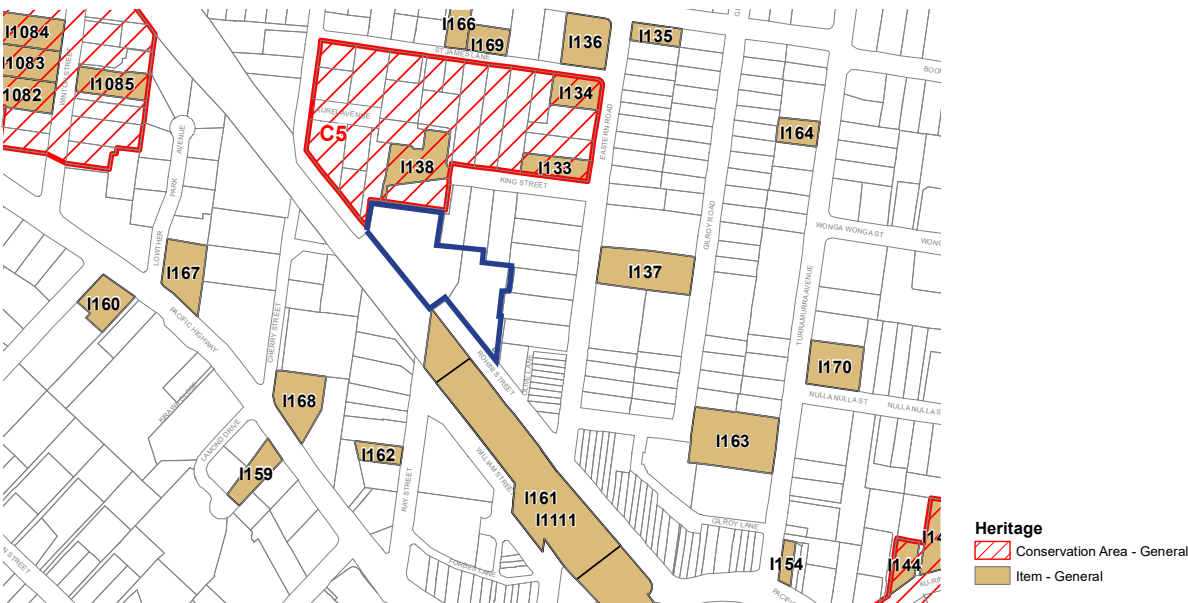
- Maximum Floor Space Ratio is (K) 0.85:1

Existing Max. Building Height Map



- The existing zoning for building height is (L) 11.5m, which allows for development of up to 3-4 storeys

Existing Heritage Map



- The site is not recognised as heritage, but adjoins a heritage conservation area. There are a number of heritage items in the vicinity of the site.





2 THE SITE & CONTEXT

# REGIONAL CONTEXT



Regional Context

The Site is located in the suburb of Turrumurra in the Ku-ring-gai LGA. Turrumurra is a suburb on the Upper North Shore of Sydney and is located 16 kilometres north-west of the Sydney Central Business District and 6 kilometres south-west of Hornsby.

The site's close proximity to the Turrumurra Rail Station and bus connections make it an ideal location for seniors housing development.

The site has an excellent setting and offers good amenity. Whilst there are waiting lists for larger units, most of the existing units are too small to meet current expectations and market demand. The proposal will address growing demand for residential and seniors housing, in particular for larger sized units.

Regional Context Map





## LOCAL CONTEXT



To the north of the site is St. James Anglican church where it provides weekly services to the residents of existing Rohini retirement village and the community. There are several large open spaces and parks, including Cameron Park and Halfpenny Park.

The site is not currently identified as a heritage item, nor within a heritage conservation area under KLEP2015.



# CONNECTION TO TURRAMURRA LOCAL CENTRE



The proximity of Rohini Village to the existing local centre allows for a significant opportunity to co-ordinate the proposed urban outcomes for the surrounding sites to achieve:

- A precinct centred around the train station that extends beyond the individual sites and embraces a diversity of different typologies.
- Complementary building envelopes and scales that allow for a cohesive and considered future urban character for the area.





# 3

## SITE ANALYSIS

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### 3 SITE ANALYSIS

## EXISTING SITE



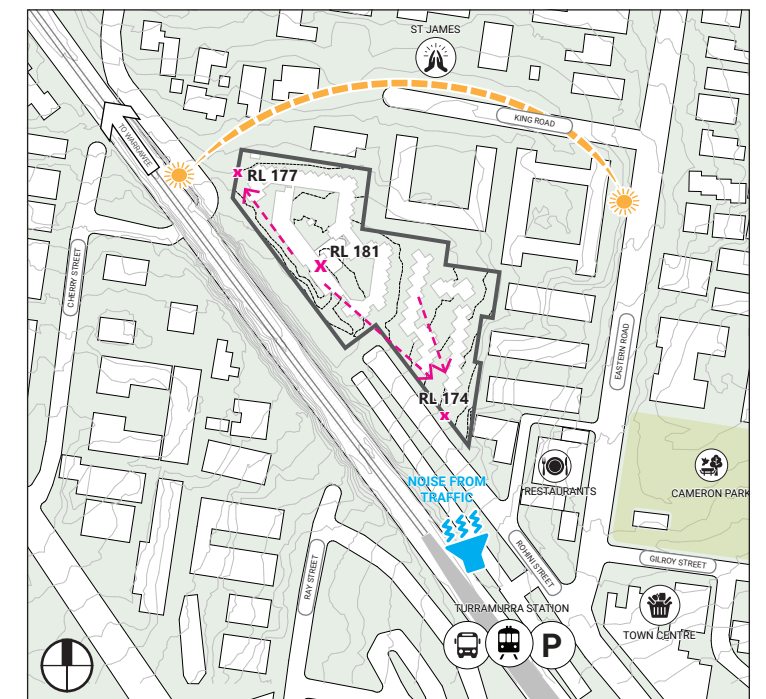
#### Site

The subject Site is legally described as lot 21 DP533032, Lot 26 DP585038 & Lot 2 DP302942 and has an area of 9193 m<sup>2</sup>. Lot 25 DP585038 near the south-east corner is a separate lot owned by Ausgrid and contains a substation. It is triangular/irregular in shape and adjoins the North Shore train line.

Mature trees are lined between the Site and the train line.

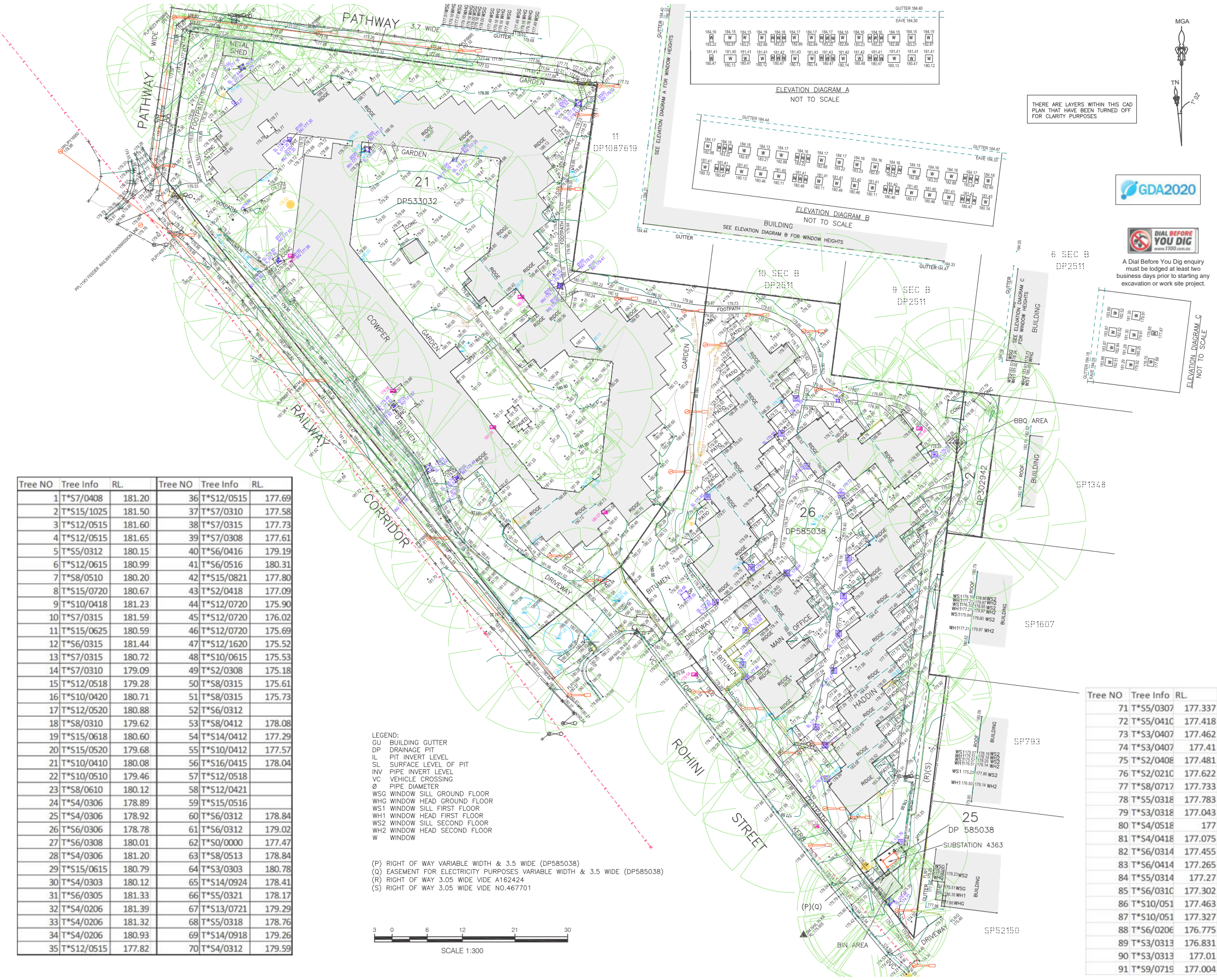
The site is relatively flat, with the highest point of the site being at the centre of the site. The fall towards the south-east corner at Rohini Street is approximately 7m and towards north-west corner is 4m.

The Site has Right-of-way approximately 45m in length and 3m in width at the corner of south east boundary.





3 SITE ANALYSIS  
SITE SURVEY



Site Survey

A detailed site survey has been completed by a registered surveyor to identify important features such as levels, trees, easements, and windows of adjoining buildings.

It is noted that the subject site does not include Lot 25, which has an area of 17m<sup>2</sup>. This lot facilitates an existing substation and is not part of Anglicare site. 3.5m to 4.5m wide access easement also exists in front of the lot.

Additionally, there is a 3.5m wide ROW along the eastern side of Lot 25 and is currently disused. The Owners Corporation may consider extinguishing the easement, pending approval. Extinguishing the easement will allow the development to improve the side boundary interface for landscaping.

The site area by title is **9,193m<sup>2</sup>**. The total site area excludes Lot 25.

See appendix for the full site survey completed by Land Partners.





3 SITE ANALYSIS

STREETSCAPE CHARACTER



View towards subject site from Turramurra train station exit



View towards subject site from Eastern Road



Tree lined street along Rohini Street



Turramurra Station Parking



View of existing administration from Rohini Street



47 Rohini Street

**Streetscape Character - Rohini Street**

The site is located at the northern end of Rohini Street with mature trees lined along both sides of the street. Rohini Street allows for on-street kerbside parking within the vicinity of the site and additional parking is available at Turramurra Station Parking, which runs parallel to Rohini Street.





# 3 SITE ANALYSIS

## STREETSCAPE CHARACTER



View from Cherry Street



View from Cherry Street



View of subject site from Cherry Street



View of subject site from Cherry Street



View of St. James church from King Street



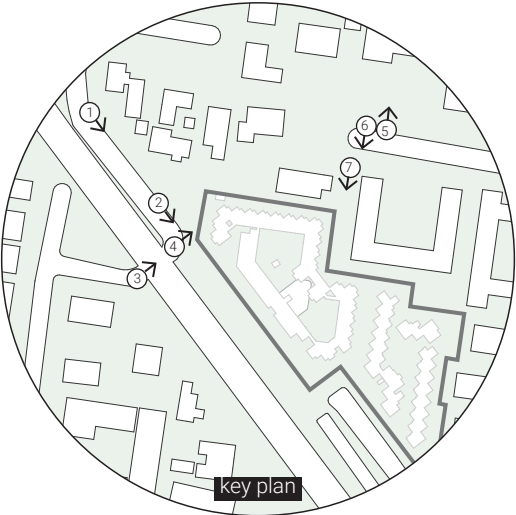
View of 6 King Street and subject site beyond



Existing link to subject site from King Street

**Streetscape Character - Cherry Street & King Road**

The site makes a limited contribution to the streetscape along Cherry Street and King Road given the street alignment to the site boundary.





3 SITE ANALYSIS

SURROUNDING DEVELOPMENTS



1

9-17 EASTERN RD, TURRAMURRA

status:	completed
zoning:	R4
FSR:	1.3:1
height control:	17.5m
proposed # of storeys:	5
site coverage	33%



2

10-16 GILROY RD, TURRAMURRA

status:	completed
zoning:	R4
proposed FSR:	1.3:1
height control:	17.5m
proposed # of storeys:	5
site coverage	35%



3

17-21 GILROY RD, TURRAMURRA

status:	Land & Environment Court Approved
zoning:	R4
FSR:	1.3:1
height control:	17.5m
proposed # of storeys:	5
site coverage	35%



4

23-29 GILROY RD, TURRAMURRA

status:	completed
zoning:	R4
FSR:	1.3:1
height control:	17.5m
proposed # of storeys:	5
site coverage	34.3%





## EXISTING BUILT FORM

**Existing Built Form**

The Rohini Village Turramurra is one of Anglicare's oldest retirement villages originally constructed in 2 stages in 1969 and 1975 and consisting of 110 ILUs.

ILUs in "Haddin Close" are two to three storeys in height and ILU in upper levels require access via stairs directly from ground level and do not provide lift access.

In "Cowper Close", ILUs share a common lobby that accessed via lifts with common open lobby that face into central common gardens. Building in Cowper Close is generally three storeys in height.

Whilst Rohini's location and access to public transport is excellent, it suffers from a lack of interest due to its age, size, lack of facilities and inappropriateness for aging in place. In a recent Anglicare resident survey held in 2020, resident feedback indicates that Rohini currently does not meet existing resident expectations, let alone future resident expectations. The main pain points for residents are:

- Lack of spaciousness and size;
- Poor design for easy ageing;
- Poor sense of community;
- Low quality construction and internal fittings; and
- Maintenance of outside areas.





### 3 SITE ANALYSIS

## EXISTING BUILT FORM



Rows of independent living units at Haddin Close



Units accessed via stairs at Haddin Close



View of Cowper Close and Haddin Close



Independent living units at Cowper Close accessed via common corridors



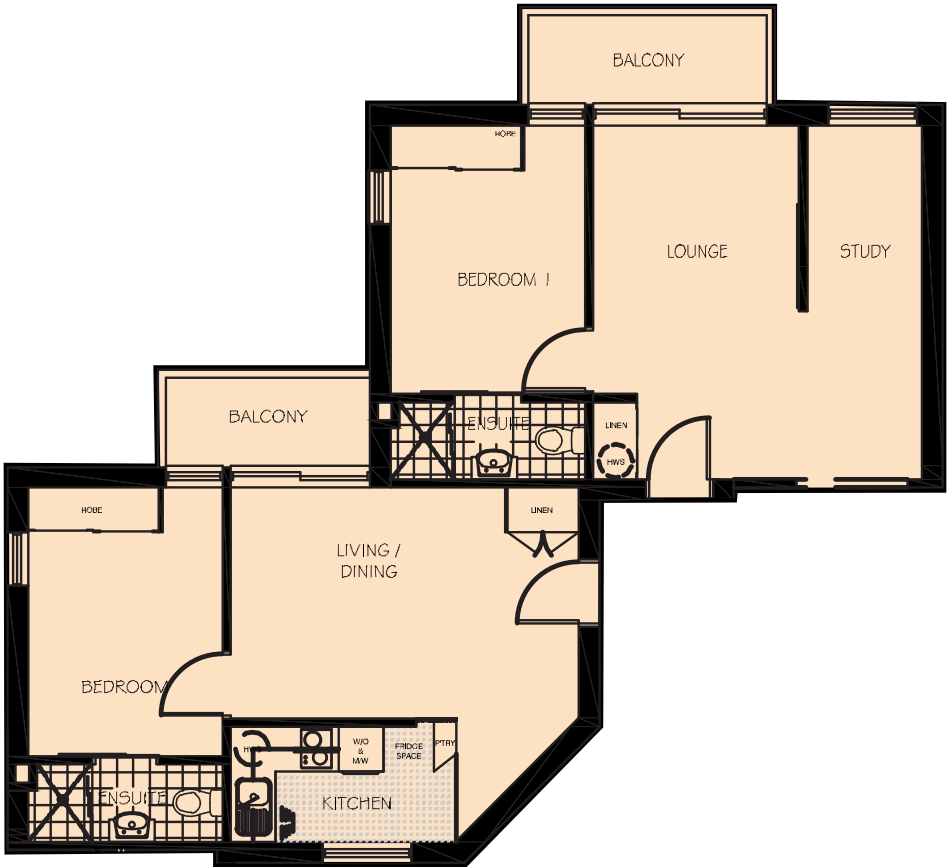
Cowper Close with parking spaces as undercroft level





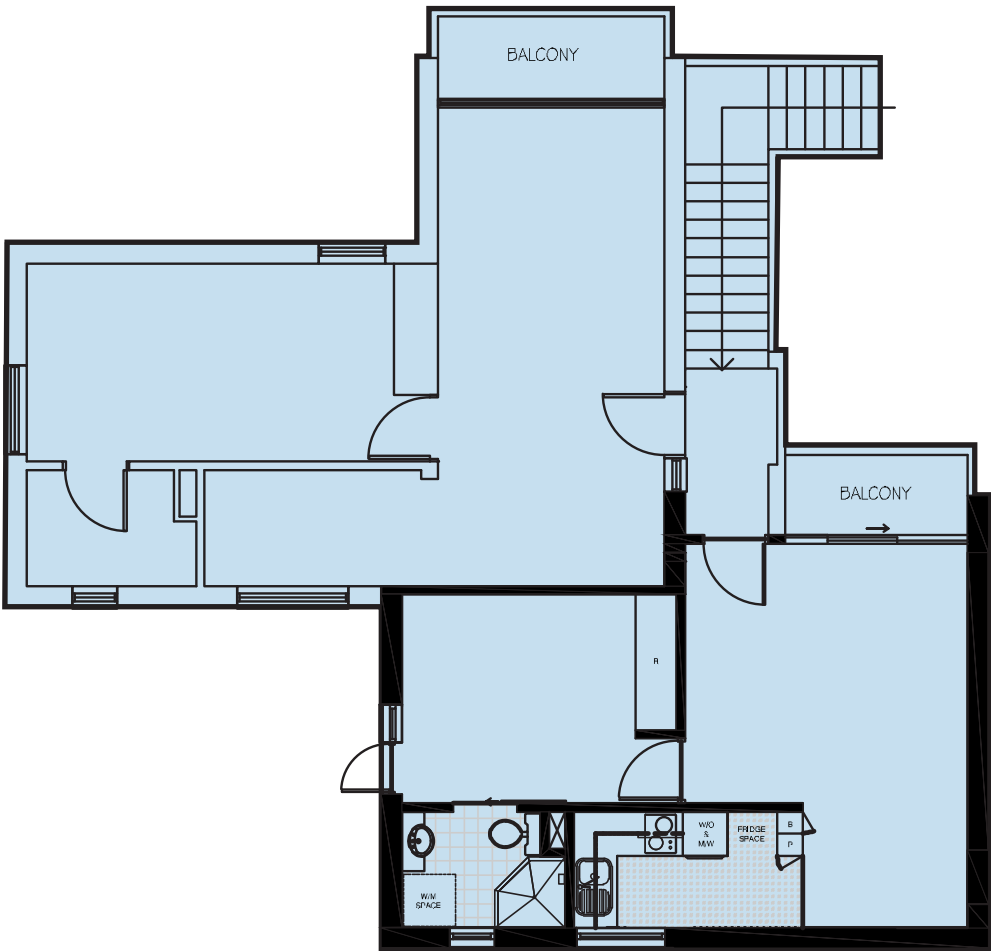
3 SITE ANALYSIS

EXISTING ILU CONDITIONS



1 Typical layout of ILU within Cowper Close

1 bed  
internal area 36 m²  
balcony area 3 m² / 1m depth

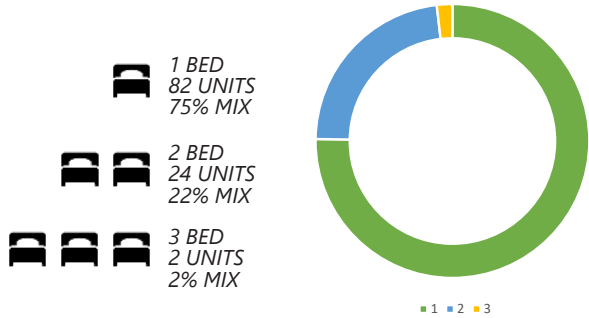


2 Typical layout of ILU within Haddin Close

1 bed  
internal area 36m²  
balcony area 3 m² / 1m depth

Existing ILU Conditions

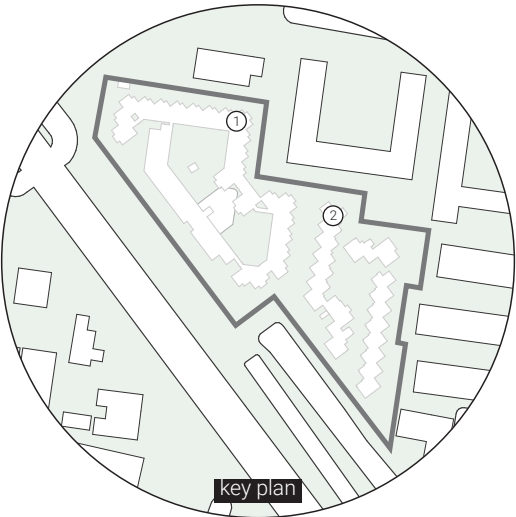
The 110 ILUs are made up of:



The units currently don't meet ADG minimum standards or Anglicare's current building standards as seen in the tables below:

	1 B	2 B	3 B
Current	36 m2	67 m2	105 m2
Anglicare type A size	57 m2	79 m2	110 m2
ADG min. requirement	50 m2	75m2	95 m2

They also would not be able to comply with the access requirements required under the Housing SEPP for Independent Living Units.





### 3 SITE ANALYSIS

## EXISTING ON-SITE FACILITIES



Entry to administration from Rohini Street



Existing communal kitchen



Existing multi purpose space



Existing library



Existing communal laundry



Existing clinic



Existing salon

### Existing On-Site Facilities

In addition to seniors housing, the site also contains supporting facilities including the following:

- Administration centre including community centre, clinic, salon, library and laundry facilities
- BBQ facilities and associated seating



### 3 SITE ANALYSIS

## SITE VEGETATION



#### Existing trees within the site & Biodiversity Zone

Arterra Consulting Arboriculture was engaged by Anglicare to undertake a preliminary tree inspection of the site and highlight any significant trees that should represent a constraint to proposed development both within and immediately adjacent to the site.

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.

A small part of the site is mapped on the Biodiversity Values Map, which includes Eucalyptus trees.



#### Tree protection zone

Retention value/details of existing trees have been identified by an arborist. There are several significant trees along Rohini Street and Rail Corridor boundary that will require retention and protection.





### 3 SITE ANALYSIS

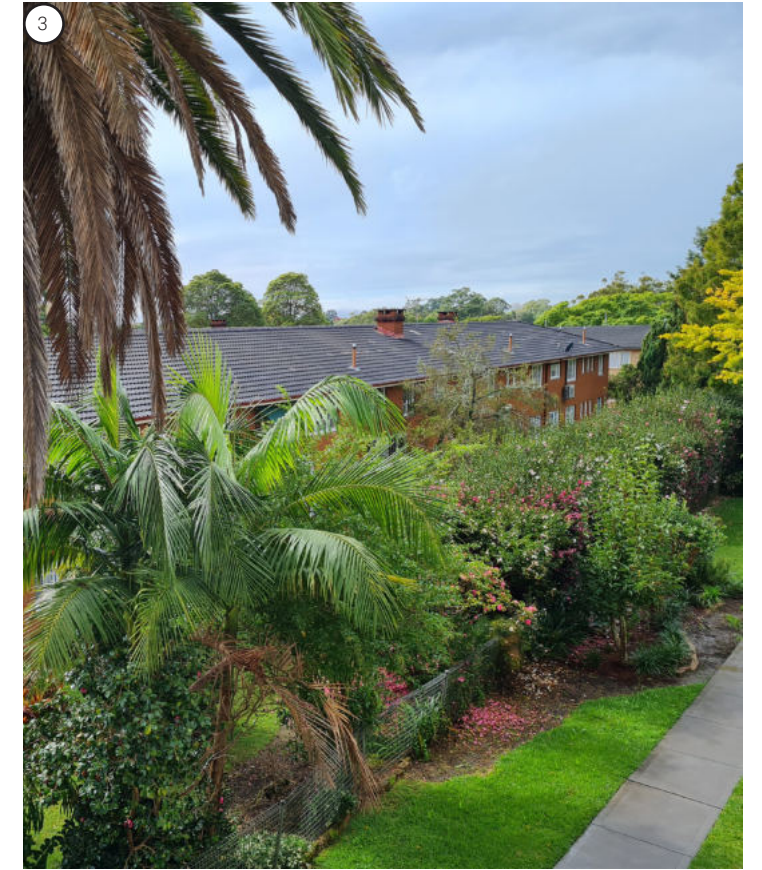
## SITE VEGETATION



View from common corridor of Haddin Close looking towards Liquidambar



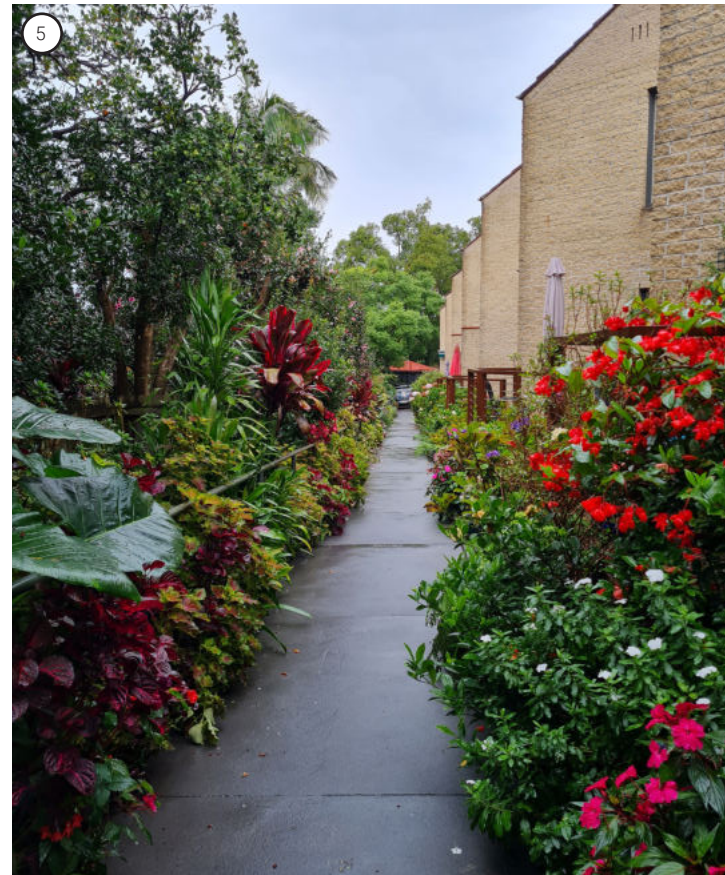
View looking north, towards side elevation of 6 King Street



View looking east, towards rear view of 6 King Street



Central garden bed at Haddin Close



Landscaped walkway at Haddin Close along boundary perimeters



View towards part of the Railway line





## EXISTING BUILDING HEIGHTS

**Existing Building Heights**

The buildings on site are generally low rise buildings ranging from two to three storeys in height.

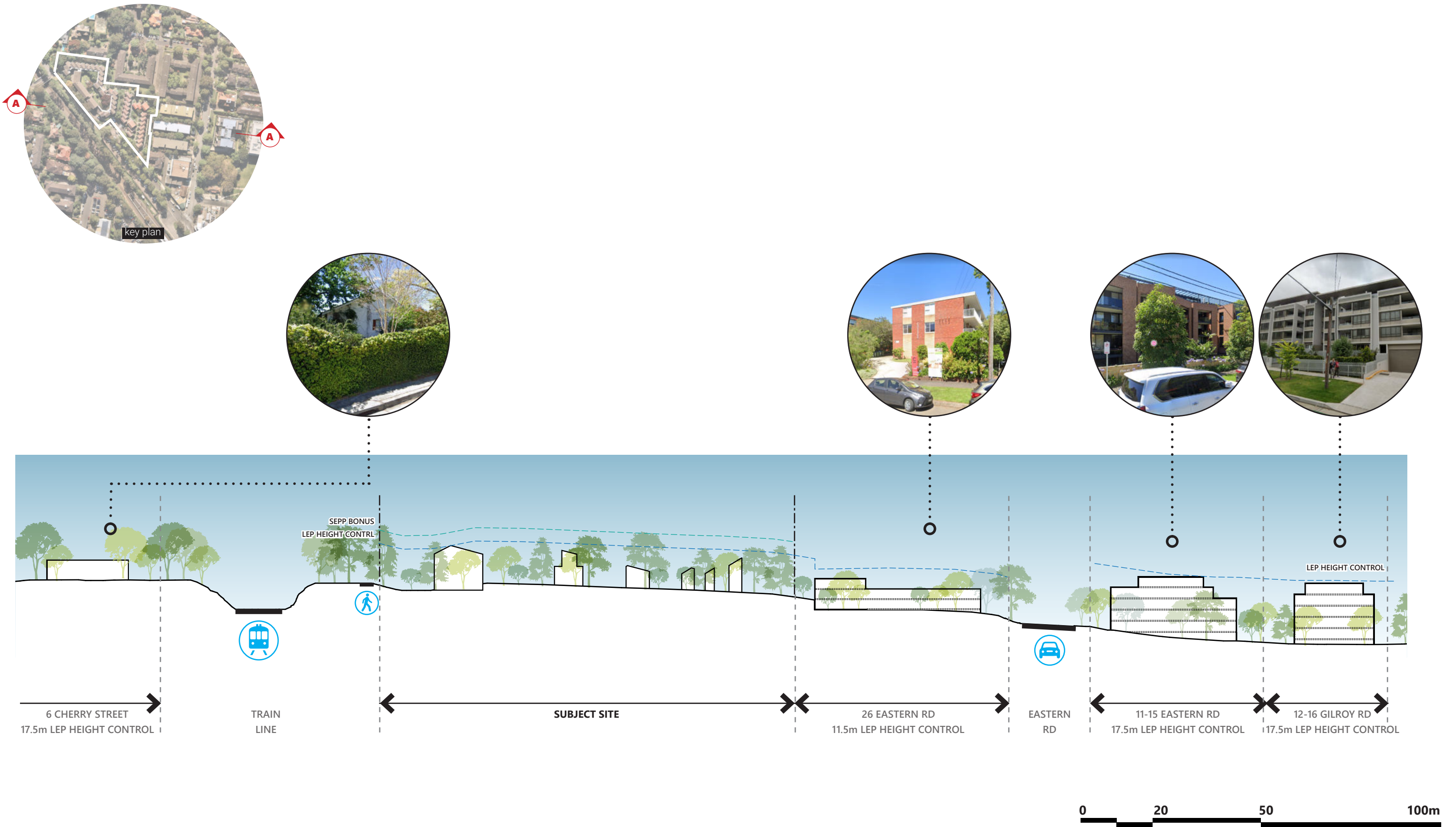
A portion of the buildings in Cowper Close is four storeys and includes an undercroft parking area and associated driveway along railway corridor site boundary. It is to be noted that excavations has previously occurred on this part of the site and at greatest points, it ranges up to 3m lower than the surrounding natural ground level.

Existing gross floor area is 6,808m<sup>2</sup> and is below the current maximum floor ratio 0.85:1.



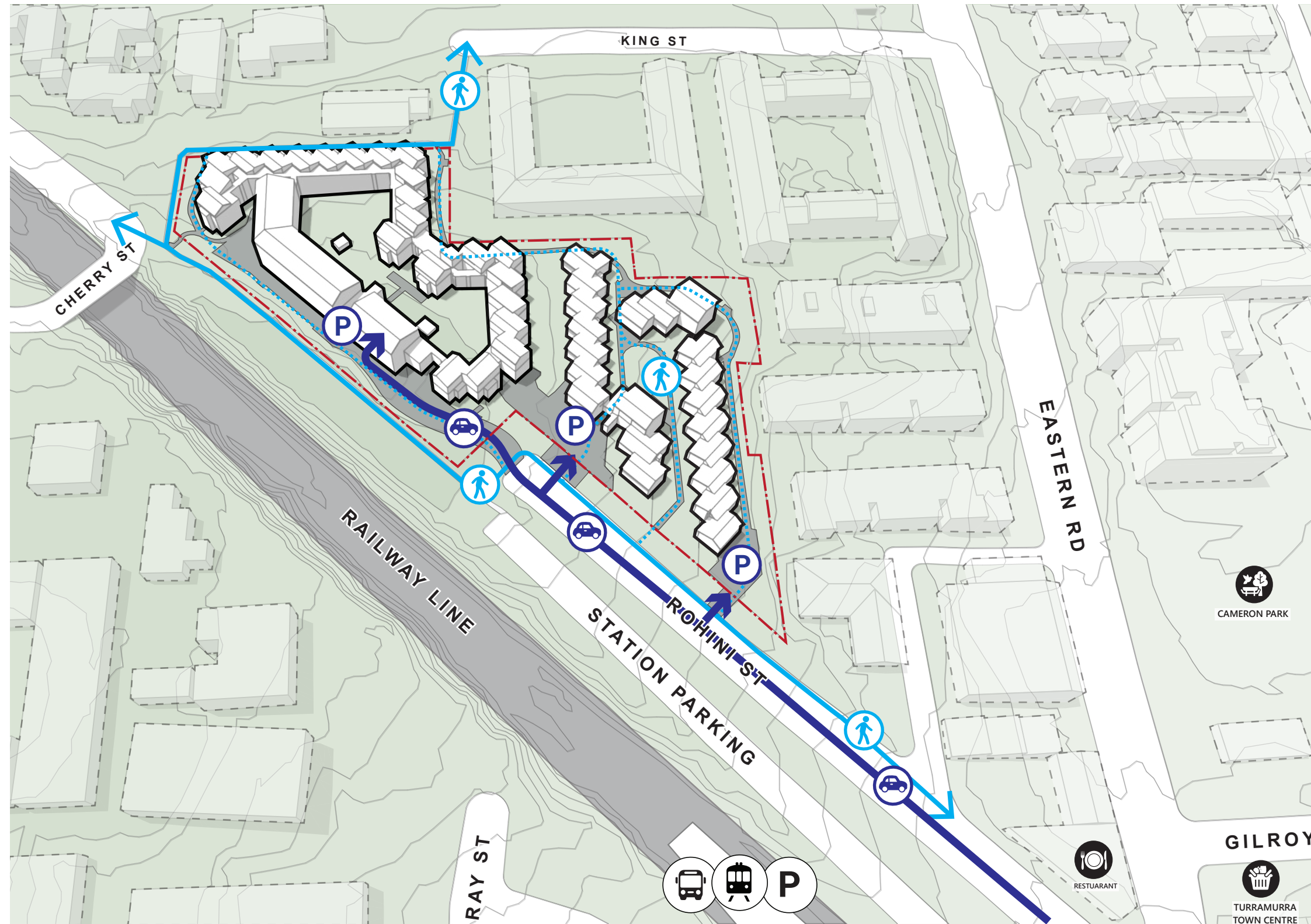


4 PROPOSED PLAN  
EXISTING SITE SECTION A





## EXISTING ACCESS &amp; SERVICING

**Site Access**

Rohini Street is a two-way dead-end local road which runs along approximately 80m of the frontage of the site. The road provides kerbside parking within the vicinity of the site.

**Parking and Drop-off**

There are parking spaces in a hard stand open car park along the front boundary. Additional parking is provided at the undercroft area below ILUs along north-west of the site.

**Servicing and Waste**

Waste is stored in a garbage room at the undercroft area. Building manager wheels the bins to Rohini Street for a kerbside collection. The bins are currently serviced by Council's waste collection service.





3 SITE ANALYSIS

# HERITAGE



Figure 1: Recent satellite view of the Rohini Village site (shaded yellow, outlined in red) showing the 1970s aged care residential units currently on the site. Note the pedestrian paths which separate the northern end of the site from the Heritage Conservation Area Source: NSW Land & Property Information Six Maps



Figure 2: 1943 aerial view of the Rohini Village site (shaded yellow, outlined in red). This shows that at that time the site included a large house, a tennis court and to the southern end several outbuildings. Source: NSW Land & Property Information Six Maps



Figure 3: The site (outlined in black) in relation to the C5 King Street/Laurel Avenue Heritage Conservation Area (outlined in red), to the north of the site and the heritage item in the vicinity (Item No. I138)



Figure 4: The locations of the three sets of sandstone gatesposts to Rohini Village

### Heritage Status of the Site

Rohini Village is located adjacent to the southern part of the C5 King Street/Laurel Avenue Heritage Conservation Area, as shown in Figure 4 below. Rohini Village is also in the vicinity of a heritage item No. I138, “Bellwood”, 12 King Street, Turramurra, which is a large 2-storey residence circa 1900-1915.

The house “Bellwood” is approximately 57m to the north of the Rohini Village boundary, and visually separated from Rohini Village by the site at 10 King Street, however a small portion of the “Bellwood” site is on the opposite side of the St. James pedestrian path to the north of Rohini Village, approximately 7m to the north of the Rohini Village boundary. As can be seen from Figure 3, the heritage listed Turramurra Railway Station (Item I111) and the Rohini House gates (Item I161) are also in the vicinity of the site.

Heritage planning controls contained in Section 5.10 of the Ku-ring-gai LEP 2015 and require that a Statement of Heritage Impact be submitted to the Council regarding the affect that proposed work may have on the heritage significance of heritage items in the vicinity and on the HCA in the vicinity as part of any Development Application.

The heritage significance of the C5 King Street/Laurel Avenue Heritage Conservation Area and the heritage items in the vicinity have been considered in this report in relation to possible heritage impacts arising from the Planning Proposal for Rohini Village.

### Description of the Rohini Village Site

The site was developed in the 1970s with 110 aged care accommodation units in buildings of 2-3 storeys in height, predominantly of blonde brickwork, within landscaped courtyards and boundary setbacks with perimeter plantings. The site was previously the site of a substantial dwelling (shown on the 1943 aerial photo at Figure 2 above), and at several 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 with cast metal gates with the word “Rohini” in the gates (see Figures below).

These gates and gateposts the only remaining evidence of the previous dwelling on the site.

### Heritage Significance

The Rohini Village site itself has no identified heritage significance. However:

- The pillars at Location 1 are the original Rohini House pillars relocated from the railway lands to their current position to the north of the site. These pillars are currently heritage listed under the KLEP 2015.
- The gateposts at Location 2 appear early 20th century but it is not known if these have been relocated in the period 1969-1975 when the retirement village was under construction;

- the gate posts at Location 3 on Rohini Street appear early 20th century, however, have been relocated and reduced in height in the period 1969-1975 when the retirement village was constructed.

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.

The early 20th century gate posts (constructed after 1908 when the property was first named “Rohini”) are of local historical significance as the last physical indicators of the location of the “Rohini” estate, after which Rohini Street is named. The sandstone gate posts have local historical association with the Rohini estate and the early 20th century owners of the estate, Henry Braddon & John Symonds. The sandstone gate posts have local aesthetic significance as early 20th century gate posts which marked the entry points to the “Rohini” property, and the left gate post at Location 3 includes the carved name “Rohini” facing Rohini Street.

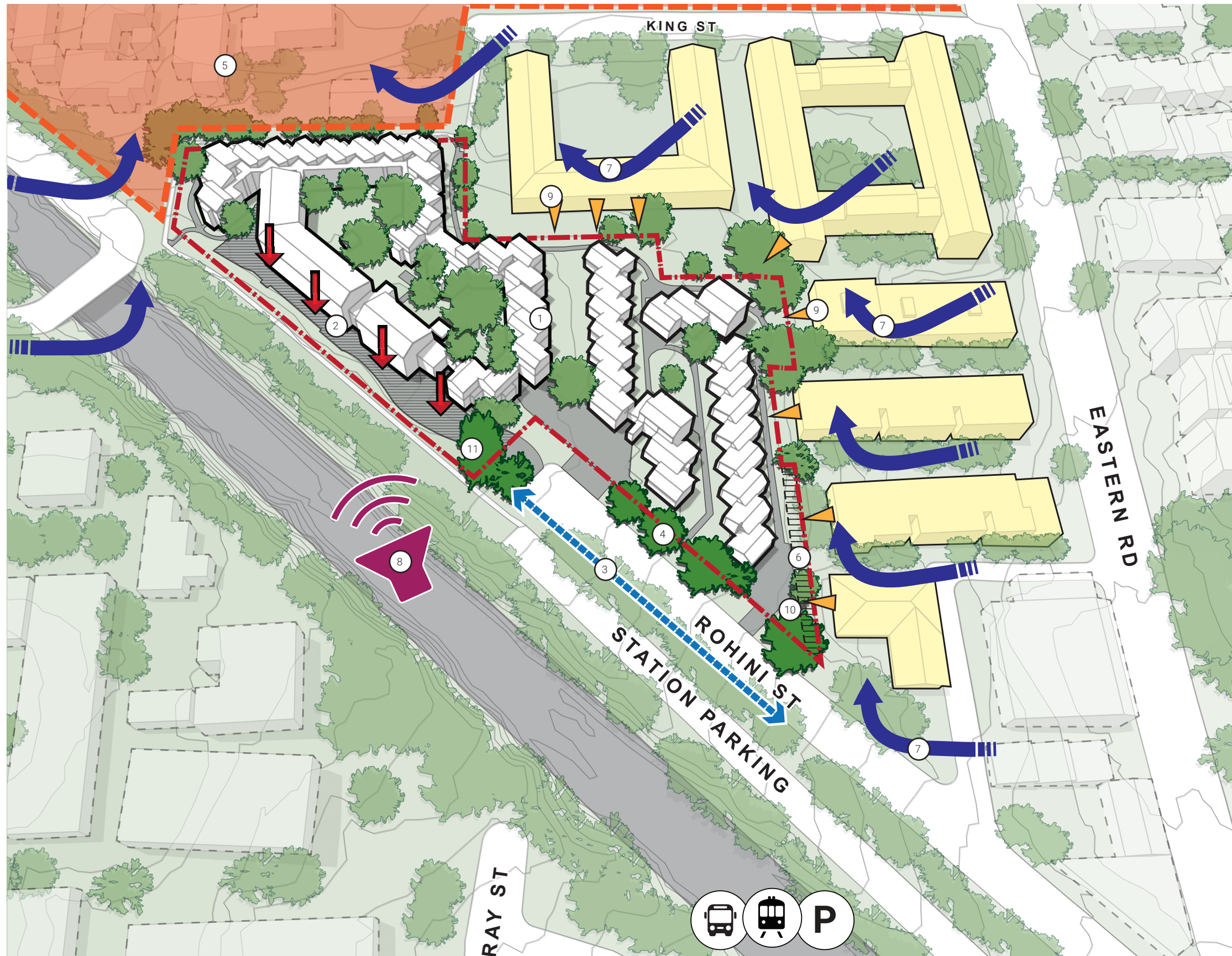
The sandstone gate posts are typical representative examples of late 19th century and early 20th century gate posts at the entry points to large gentleman’s estates. The sandstone gate posts at Location 3 to Rohini Street have been relocated from their original positions during the period 1969-1975 when the Rohini retirement village was constructed, and lowered in height, however, remain significant as the name “Rohini” is carved into the left gate post at this location. The sandstone gate posts at Location 2, appear to be in their original location marking a historical entry point to the property, though these gate posts may have been reconstructed in recent years.

Source: Chery, Kemp, Heritage Impact Statement, 2023



## 3 SITE ANALYSIS

### CONSTRAINTS



## Constraints

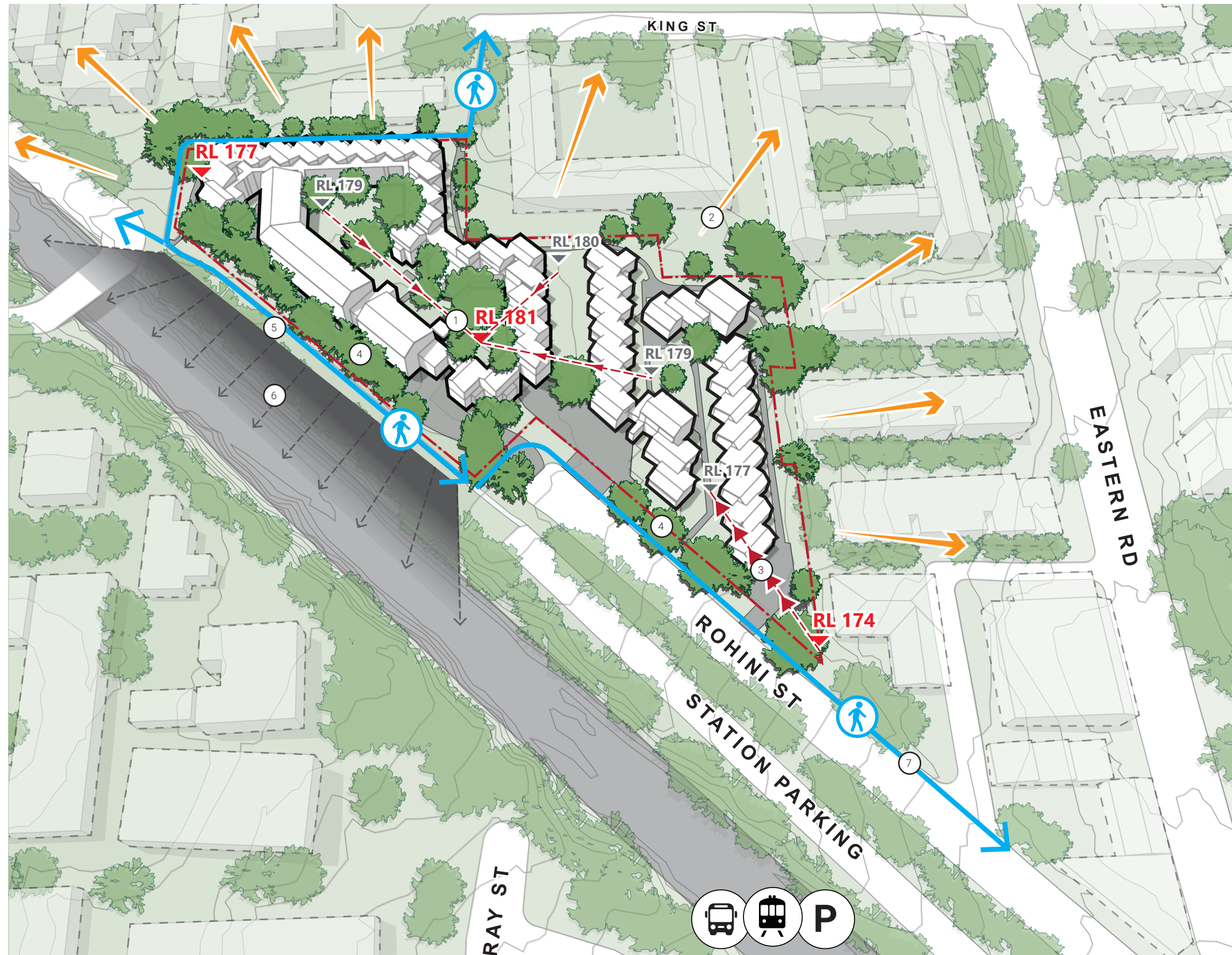
- 1 The site is irregular in shape and restrict potential building footprint.
  - 2 Given the site's existing topography or excavation towards the rail corridor, it could result in a consequential height of breach to proposed building.
  - 3 Usable street frontage along Rohini Street is restricted. A number of significant trees exist along Rohini Street, which limit the options for vehicular crossings.
  - 4 There are numerous significant trees to both within and immediately adjacent to the site. Any encroachment from proposed structures to TPZ will need to be carefully assessed by an arborist.
  - 5 The site is located at the outside edge of the Ku-rin-gai Council Heritage Conservation area, however development on site should be responsive to adjacent heritage constraints in relation to visual impact on the surrounding environment.
  - 6 Two right-of-way easements are known to exist on the site, located at the southeast corner of the site off Rohini Street.
  - 7 The site is at the highest point of the immediate vicinity. View impacts to streetscape will need to be assessed from all angles.
  - 8 Although the rail line is located lower than the site RLs, any noise impacts from rail line will need to be assessed and measures taken to minimise noise exposures.
  - 9 Height & scale relationships, setbacks, privacy and shadow impacts to adjoining residential developments will need to be managed
- Lot 25 at the south-east corner contains a substation
- 11 Biodiversity Value Mapped vegetation is located at the northern end of Rohini Street and the canopy overhangs the site. No impacts will occur on the mapped Biodiversity area and any future DA will provide the required Biodiversity investigations including a BDAR if required.





### 3 SITE ANALYSIS

## OPPORTUNITIES



#### Opportunities

- ① The subject site is generally flat internally and will require minimal ramps/stairs at common areas on ground level.
- ② Residents are afforded with sweeping views due to the site being at highest point of the immediate vicinity.
- ③ The sloping topography along Rohini Street can be utilised to minimise the length of driveway into basement carparking.
- ④ There are a number of valued trees along the perimeter of the site boundary, which creates opportunities for deep soil planting and landscape buffer between surrounding buildings.
- ⑤ Although the site is situated at the cul-de-sac of Rohini Street, there are existing walkways outside the perimeter of the site that connects Rohini Street with King Street and Cherry Street.
- ⑥ Southern boundary less sensitive in terms of height and scale
- ⑦ The site is located within a 5-minute walking distance from the train station and shops.





# 4

## PROPOSED MASTERPLAN

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4 PROPOSED MASTERPLAN

# RETIREMENT LIVING CONTEXT IN NSW



**Retirement Living Context In NSW**

Around Australia, the number of seniors wanting to live in retirement villages is forecast to double by 2025 - rising to 382,000 nationally, but the demand will not be met by existing facilities, and not in the locations that retirees want to live. We are facing a critical shortage of retirement living facilities in major centres like north subregion of Sydney, in which the fastest growing age groups will be those aged 65 and older. Recent data from the ABS (2019) shows that life expectancy for those currently aged 65 is 19.9 further years for men and 22.6 further years for women.

Responding to this situation presents huge challenges and opportunities, not only to policy makers but also to companies and organisations providing goods and services to older people – including retirement housing providers. The retirement living sector has found it difficult to compete with mainstream property developers for land and faced a range of costs that other developers do not, namely accessible and adaptable design, and compliance with the requirements of the Retirement Living Act and Housing for Seniors SEPP.

Much needs to be done to address Australia’s shortage of retirement living options as demand surges for communal living in the wake of Covid-19, according to the Property Council Retirement Census report from 2020. The recent spike in demand means the country could face a significant shortfall in accommodation in the medium term.

The Australian Institute of Health and Welfare argues that most people want to “age in place” – but that they don’t necessarily want to remain in the family home. Helping people to downsize to accommodation more appropriate for their stage of life can lower public health costs, and ensure older Australians retain their independence for longer.

Livable, affordable, versatile retirement living options are urgently required – whether that’s a retirement living village or a smaller dual occupancy home in the suburb someone has called home for years.

The coronavirus pandemic has forced all Australians to reevaluate how we live our lives. If social distancing and the Covid-19 environment have taught us anything, it has taught us the importance of the neighbourhood we live in.

If we can leave our home and be within walking distance of, or a short trip to, a great community club, amenities, pool facilities, a great park, the recently implemented

coronavirus restrictions might seem a little more palatable than if we had none of that on our doorstep.

A quick look at the range of activities offered at well-regarded senior living communities show keeping residents entertained and enlightened is as key as the physical setting itself.

Thoughtfully-located retirement living developments in existing suburbs can respond to this need by providing on-site facilities for recreation and socialising and by providing services. Contemporary villages face demand from baby boomers who demand sport and recreation facilities, eating and drinking options, lifestyle facilities like on-site gyms and swimming pools, and treatment rooms.

Age appropriate facilities, coupled with additional health and wellbeing services, allow retirement village residents to remain in their home for longer, even if they are living alone. This enables them to delay entry into residential aged care. The Australian Institute of Health and Welfare, Patterns in Aged Care Program Use 2002-03 to 2010-11 report (Property Council of Australia, National overview of the retirement village sector, 2014) determined that residents in retirement villages enter aged care on average five years later than those going from a family home.

Many developers are now thinking in terms of retirement hubs rather than retirement villages, where there are integrated, mix-use environments with a diverse range of housing options, resident conveniences and multiphase options for health and aged care. The intent is to build capability within a location, so that as residents and community members age, they do not need to relocate fracturing important community ties.

Vertical retirement living is another growing trend that would help to meet the growing demand. 56% of new villages currently under development are either vertical or a combination of vertical and broadacre, up from 9% in 2019.

More appropriate land rezoning and local governments that were supportive of retirement living and aged care development could help to plug the gap.

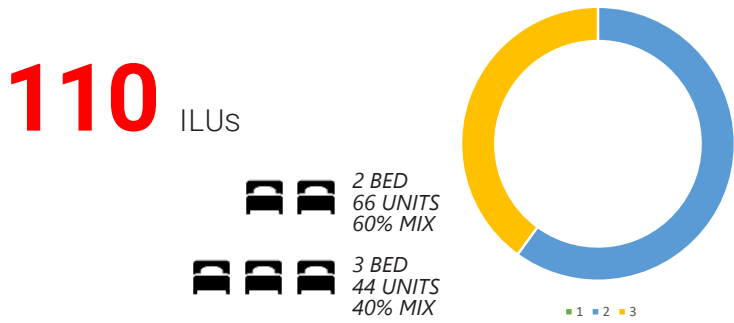
This highlights the importance of the retirement housing sector within Ku-ring-gai. It also identifies how the redevelopment of the Rohini Retirement Village represents a unique opportunity to not only renew and existing seniors housing stock but to also address a significant anticipated shortfall in seniors housing.



4 PROPOSED PLAN  
PLAN DEVELOPMENT



The proposal is to replace the 110 existing dwellings on site with the same number of new dwellings, ensuring that Anglicare Rohini Village is able to continue its mission of providing comfortable and appropriate seniors housing options for the current and future generations of the Turramurra community.



Independent living units are a building type designed with consideration to older people who are actively independent and able to care fore themselves. They do not require assistance with day-to-day activities.

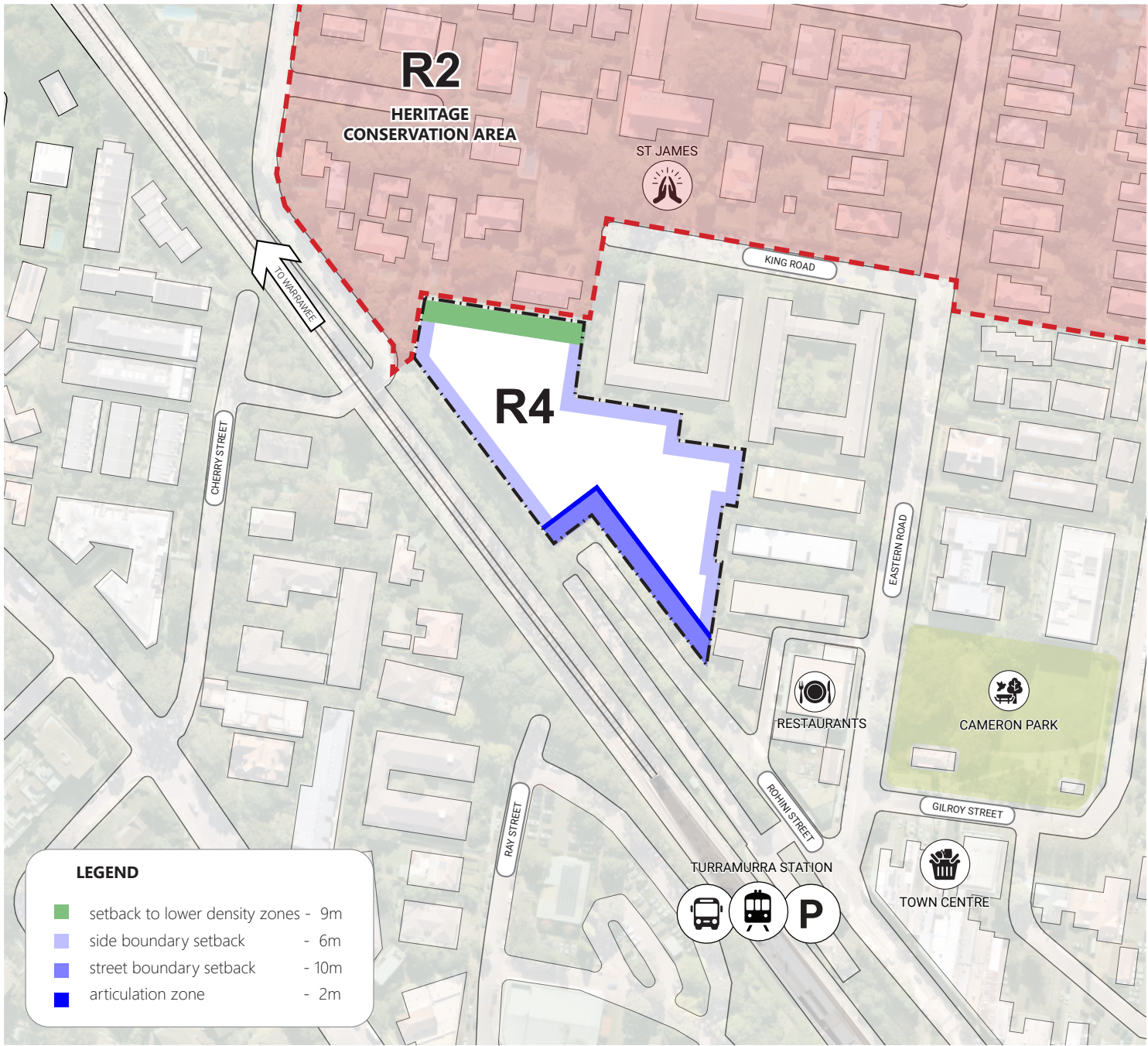
**700 m<sup>2</sup>**   
INTERNAL COMMUNAL SPACE

Located at the heart of the development, the community centre will be the focal point for many of the daily activities at Rohini Village. It will be a central location for community gatherings and a point of social interaction.





# 4 PROPOSED MASTERPLAN DESIGN DRIVERS

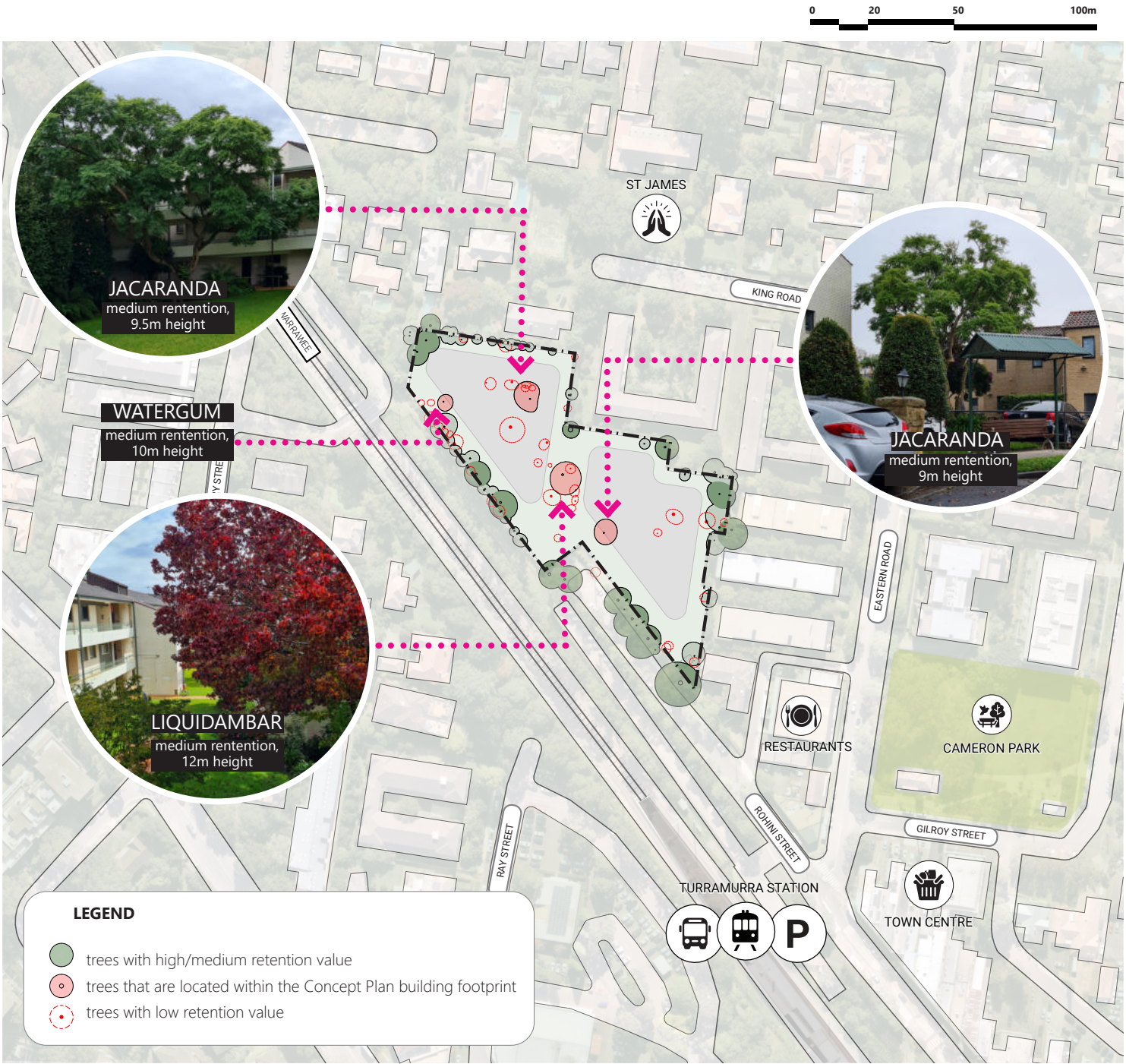


## Building setbacks - KDCP

10m street setback is required from site boundary and a maximum of 40% can be built over 2m articulation zone. A minimum of 6m from the side boundary for all levels up to fourth storey and minimum of 9m to the fifth and above.

DCP also has a different setback control at a zone interface. The setback increases to 9m up to 4th storey and 12m from 6th storey. R2 interface to the north is also a heritage interface.

Greater setbacks maybe required with existing significant trees.



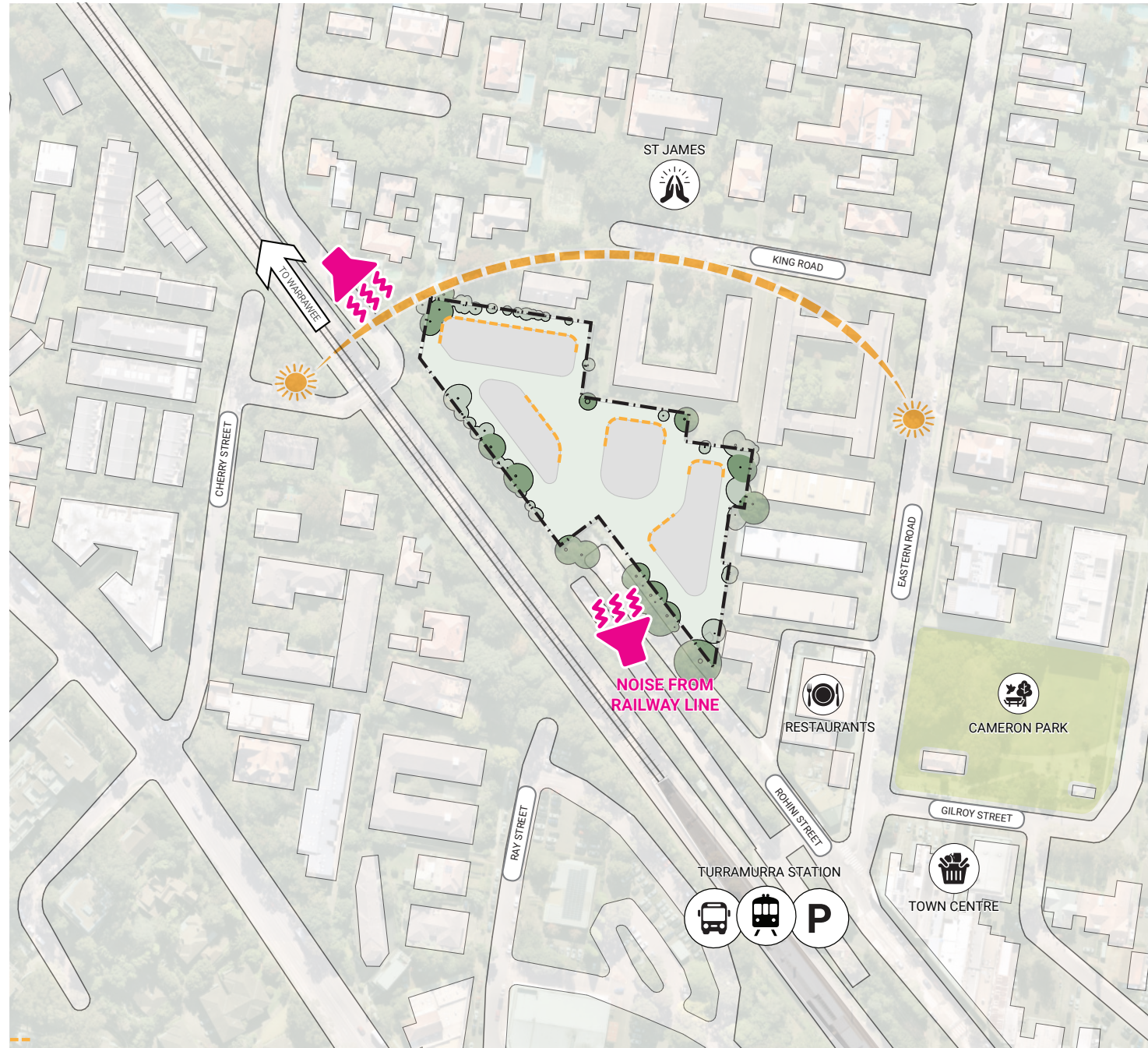
## Site vegetation and potential building footprint

While the larger and more prominent trees are typically located on the periphery of the site, there are a number of trees that exist in the larger open space courtyard portions of the site that restrict the potential building footprint.





## 4 PROPOSED PLAN DESIGN DRIVERS



### Building orientation

Massing is ideally broken into small clusters to maximise frontage of ILUs and increase the opportunity for solar access. This also allows for a high percentage of ILUs with dual/triple aspects. Optimal orientation for ILUs are towards north east to avoid noise from local roads.



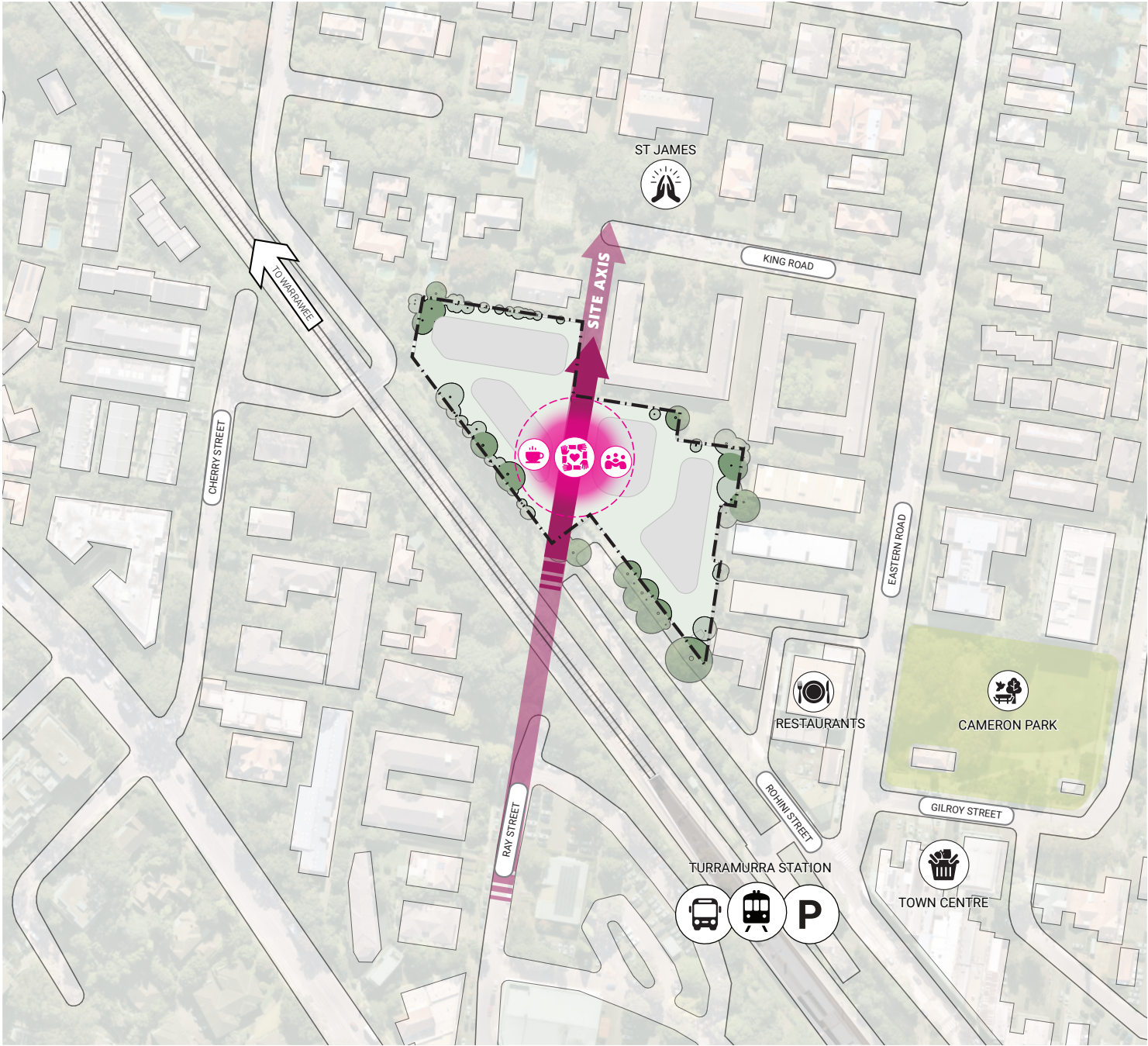
### Sense of identity

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 positioned at the same location of the Liquidambar tree.



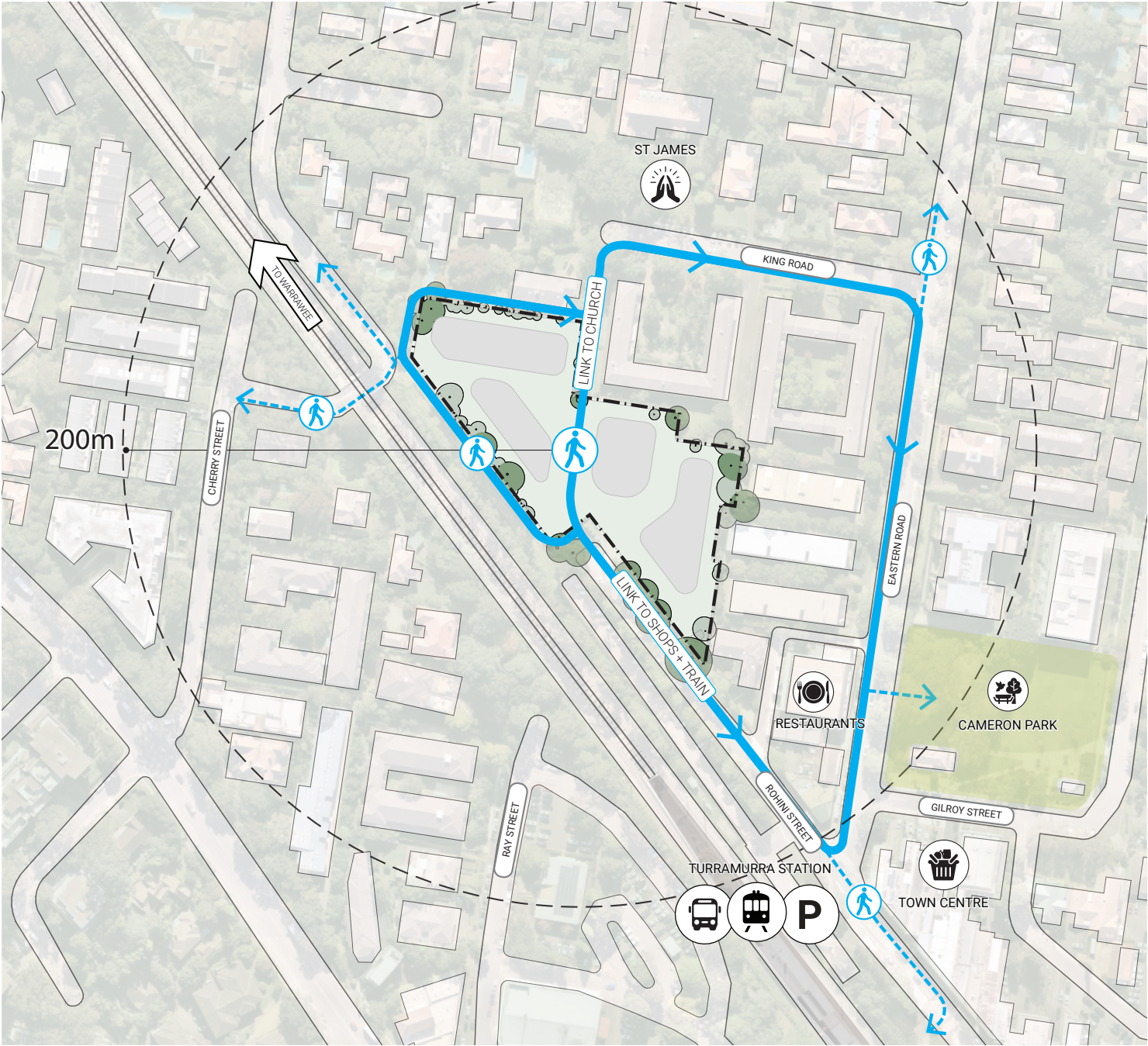


# 4 PROPOSED MASTERPLAN DESIGN DRIVERS



## Site axis

The new site axis is proposed to create a prominent path through the site. This through-site-pedestrian-link will enhance the connectivity between Rohini Street and King Road. Cafe and community centres will be located along site axis to increase activity through the site.



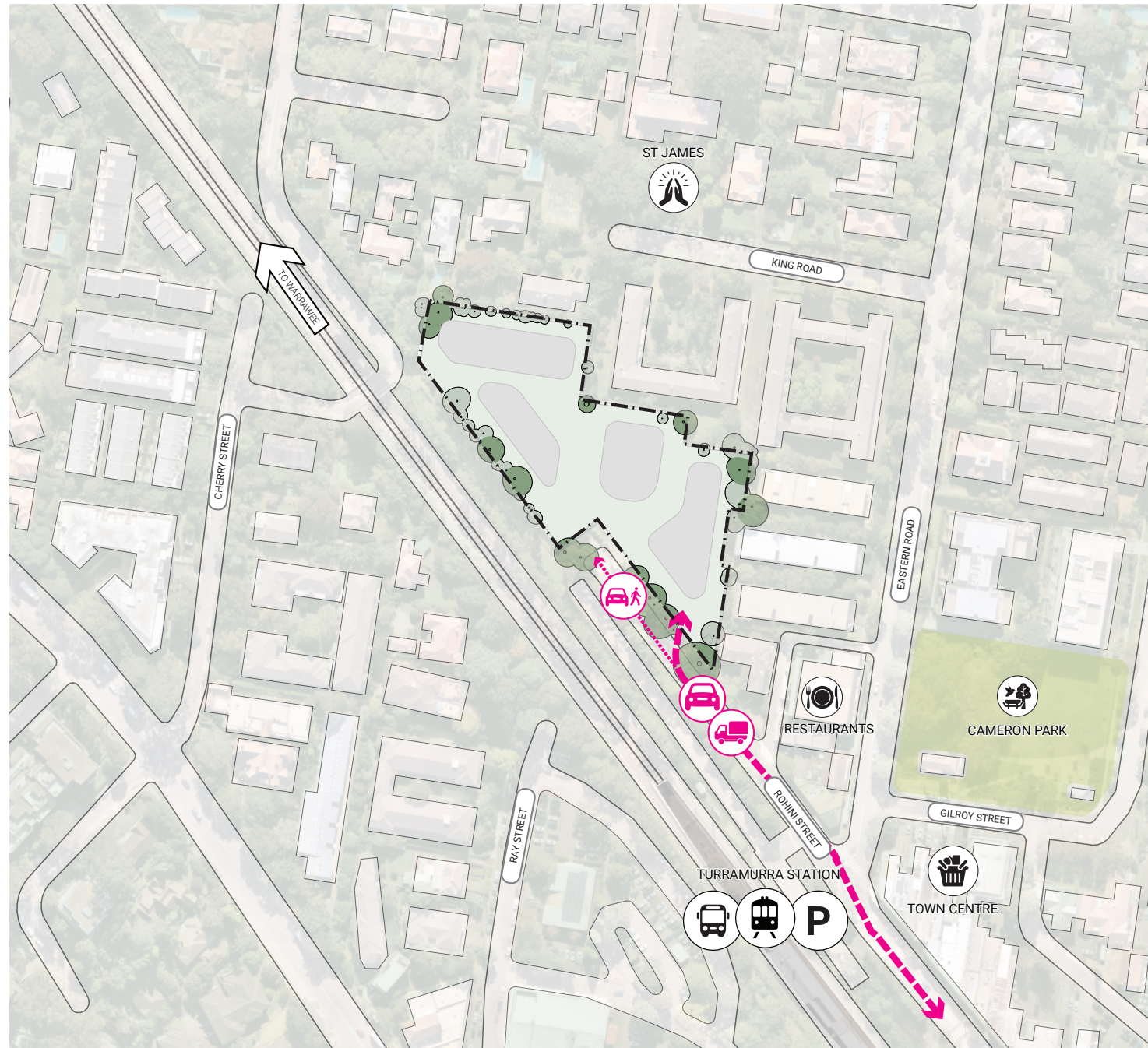
## Pedestrian connectivity

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. The existing path along the train line will be retained to maintain a connection to Cherry Street.





## 4 PROPOSED PLAN DESIGN DRIVERS



### Vehicular access

Access to car parking facilities, including a loading dock, is to be isolated to the southeast corner of the site via Rohini Street. Locating the driveway at the lowest point of the site reduces ramp length into basement and subsequently reduce visual impact.

Garbage collection will likely be undertaken by a private contractor, however the proposal has made a provision for a MRV access. See appendix for swept path assessment carried out by Stantec.

Rohini Street at its dead-end could potentially be utilised as a drop off zone only, with traffic flow greatly reduced, creating a pedestrian friendly environment.



### Open Spaces

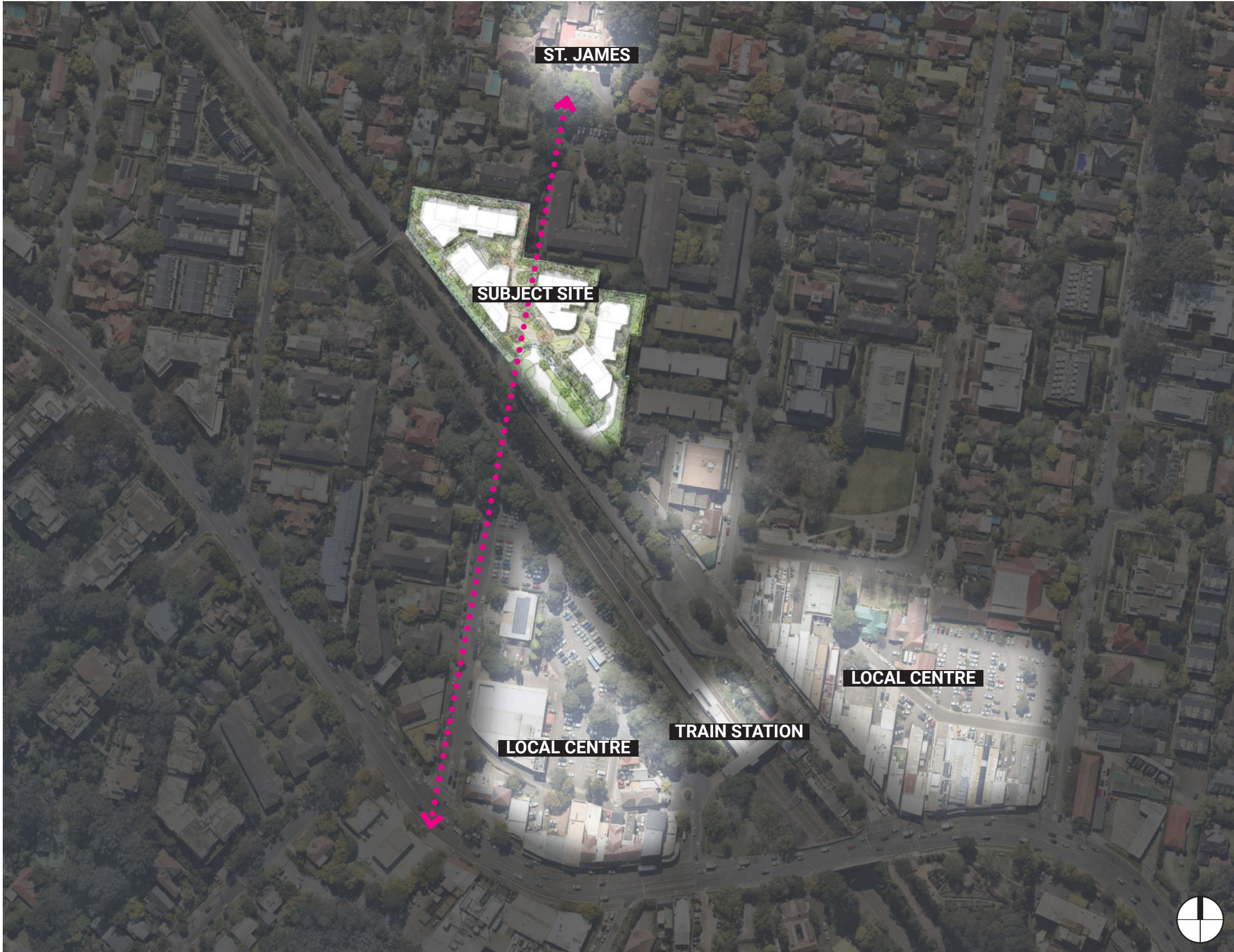
Building form is broken into small clusters to create interconnected hierarchical open spaces. A central open space serves as an activity generator, open to the public, whilst the secondary open spaces cater for semi private uses. Placement of massing allows for solar access to these open spaces.





4 PROPOSED PLAN

# LOCAL CONTEXT AND CONNECTIONS



The plan shows the new through link and its formation of a key axis in its larger context, further improving the connection within the neighbourhood.

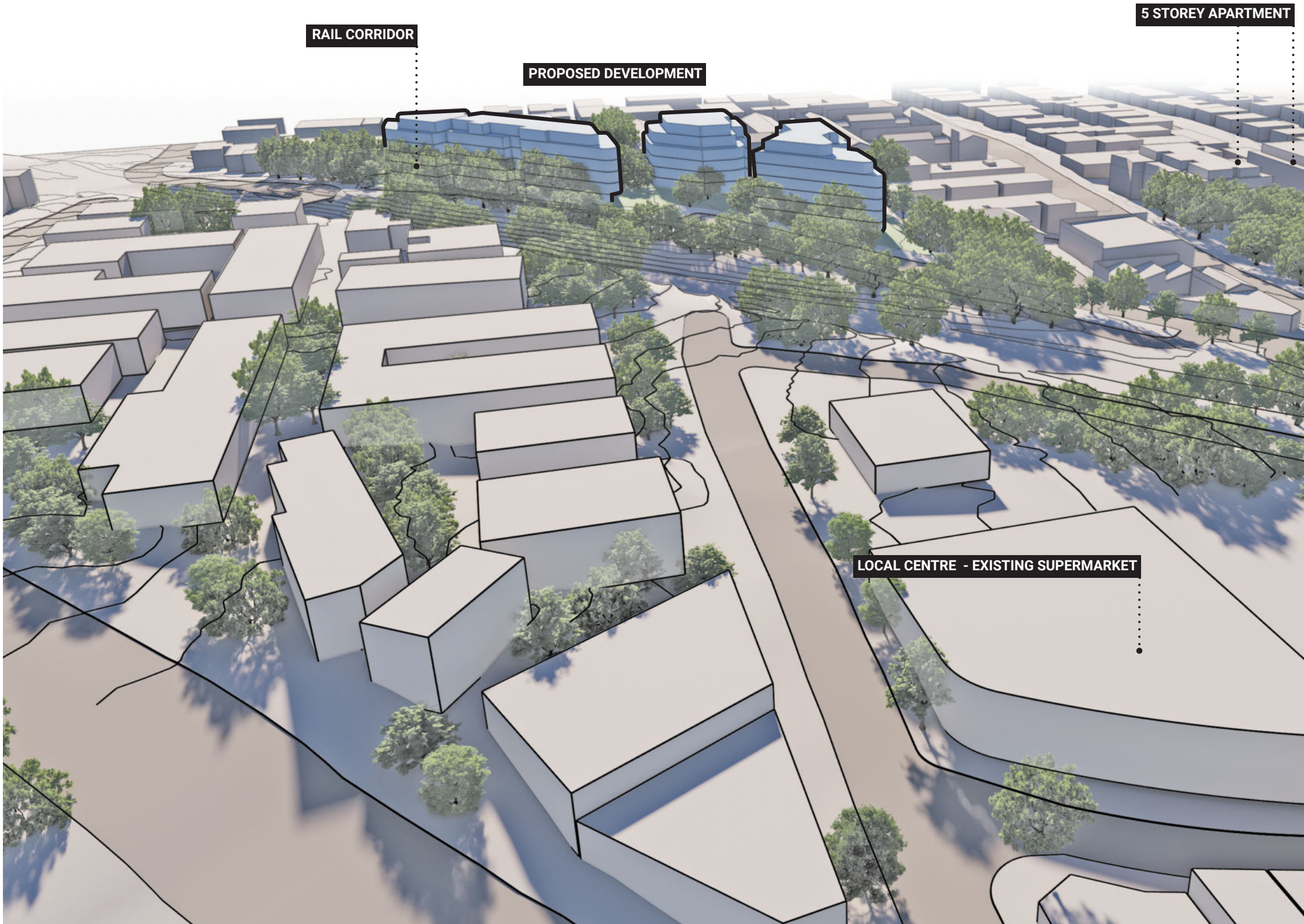
The walkway link to the north from the site to St James Anglican Church is marked by stone pillars with lighting atop, and metal gates and flanking landscape that create a high quality marker of site departure and arrival, as well as security. The path exit joins a confluence of numerous paths and driveways, and boundaries to adjoining gardens that is not well organised and would benefit from upgrading to give better hierarchy to shared space and to the path link.





4 PROPOSED MASTERPLAN

BUILDING SCALE IN CURRENT CONTEXT



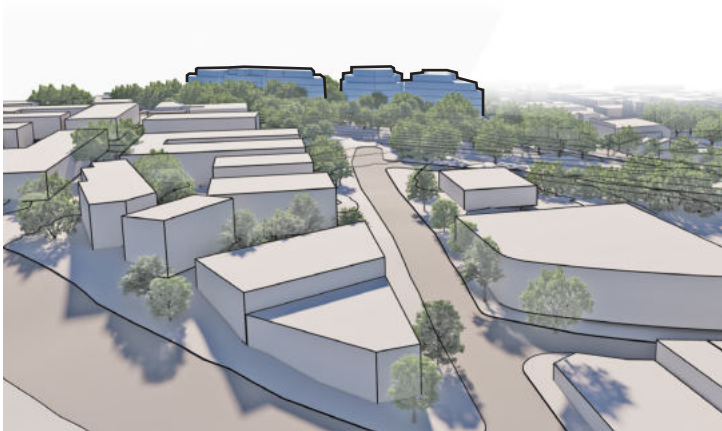
Building scale in current context perspective

The proposed masterplan proposes a series of built form envelopes that serve to embed themselves within the existing context by responding to the character of the site and its neighbours.

The site's largest single interface is its southwestern boundary with the rail corridor. Built form is proposed along this frontage, where the extensive mature tree cover and width of the rail corridor will serve to screen the development and substantially mitigate any considerations in relation to privacy and overshadowing. The design then proposes a series of transitions in building height towards the eastern and northern interfaces to allow for a more complementary relationship between the proposed form and the existing residential neighbours, which range from 1 to 3 storeys. To further integrate the development along these interfaces a detailed landscape strategy has been prepared, with the retention of the existing mature planting as one of its key drivers.

The extensive canopy cover of mature trees (both within the public domain and within private zones) that is typical of the local context plays an important part in the visual reading of the proposal and it should be noted that from a number of angles (refer visual impact assessment) the proposed building forms are substantially masked, including the primary approach into the village along Rohini Street.

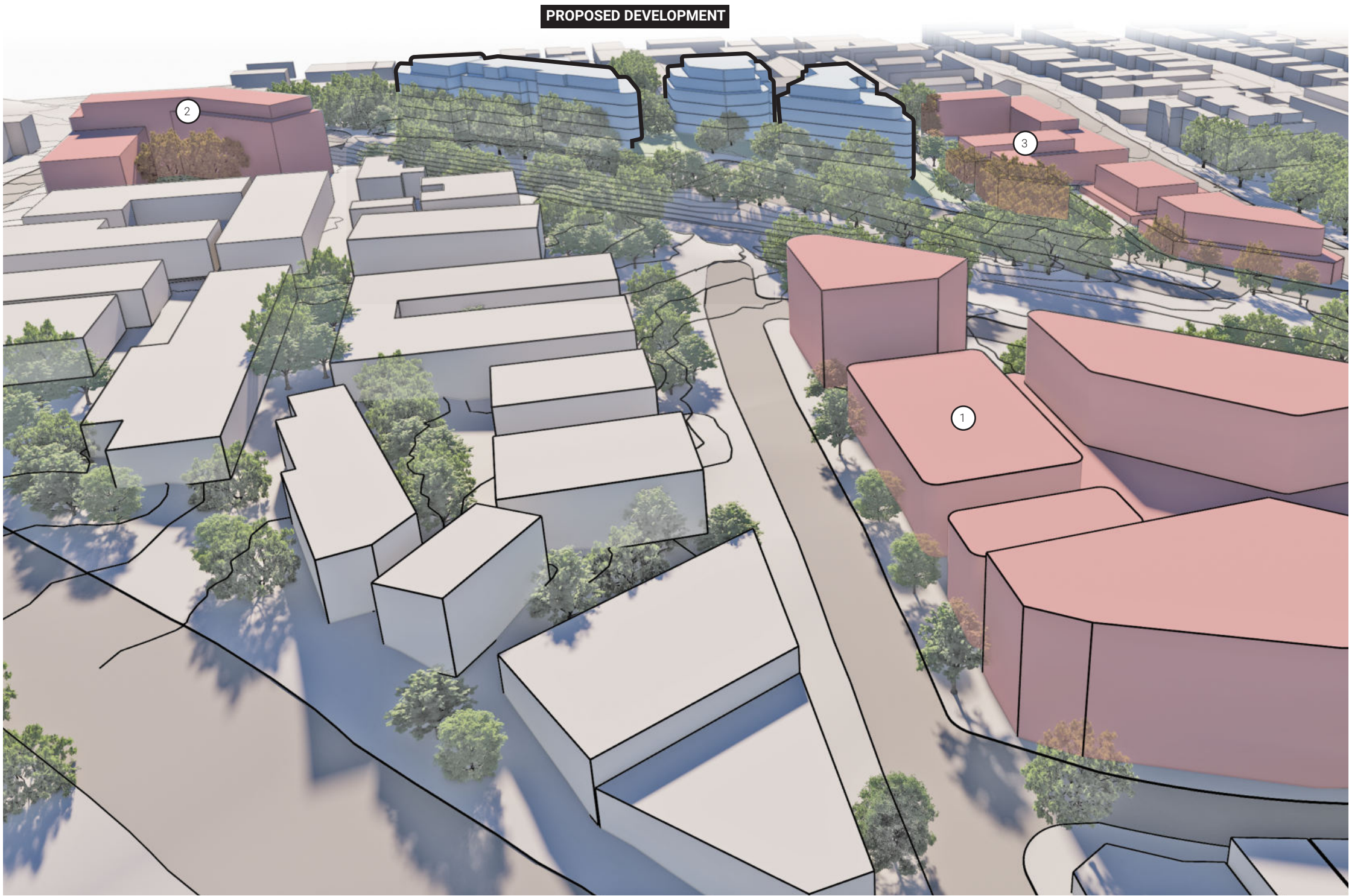
The below envelopes are viewed from an aerial position which is not reflective of reduced visibility when viewed from the street level.





# 4 PROPOSED MASTERPLAN

## BUILDING SCALE IN FUTURE CONTEXT



The representation of the development within its potential future context illustrates the complementary nature of the built form envelopes proposed within the site with respect to height, scale and setbacks.

Potential built form that could be achieved under the current LEP building height controls

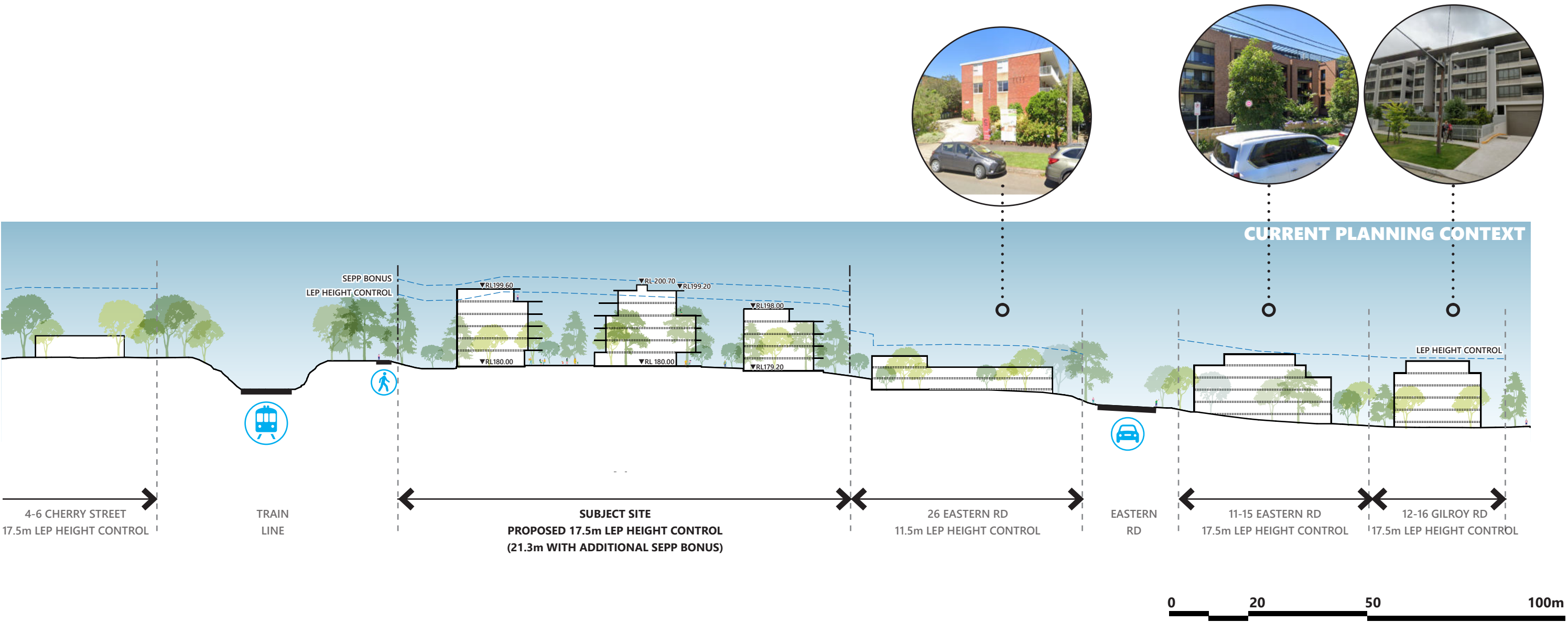
- ① Local centre @ 17.5m
- ② 4-6 Cherry @ 17.5m
- ③ Eastern Road @ 11.5m



Building scale in future context perspective

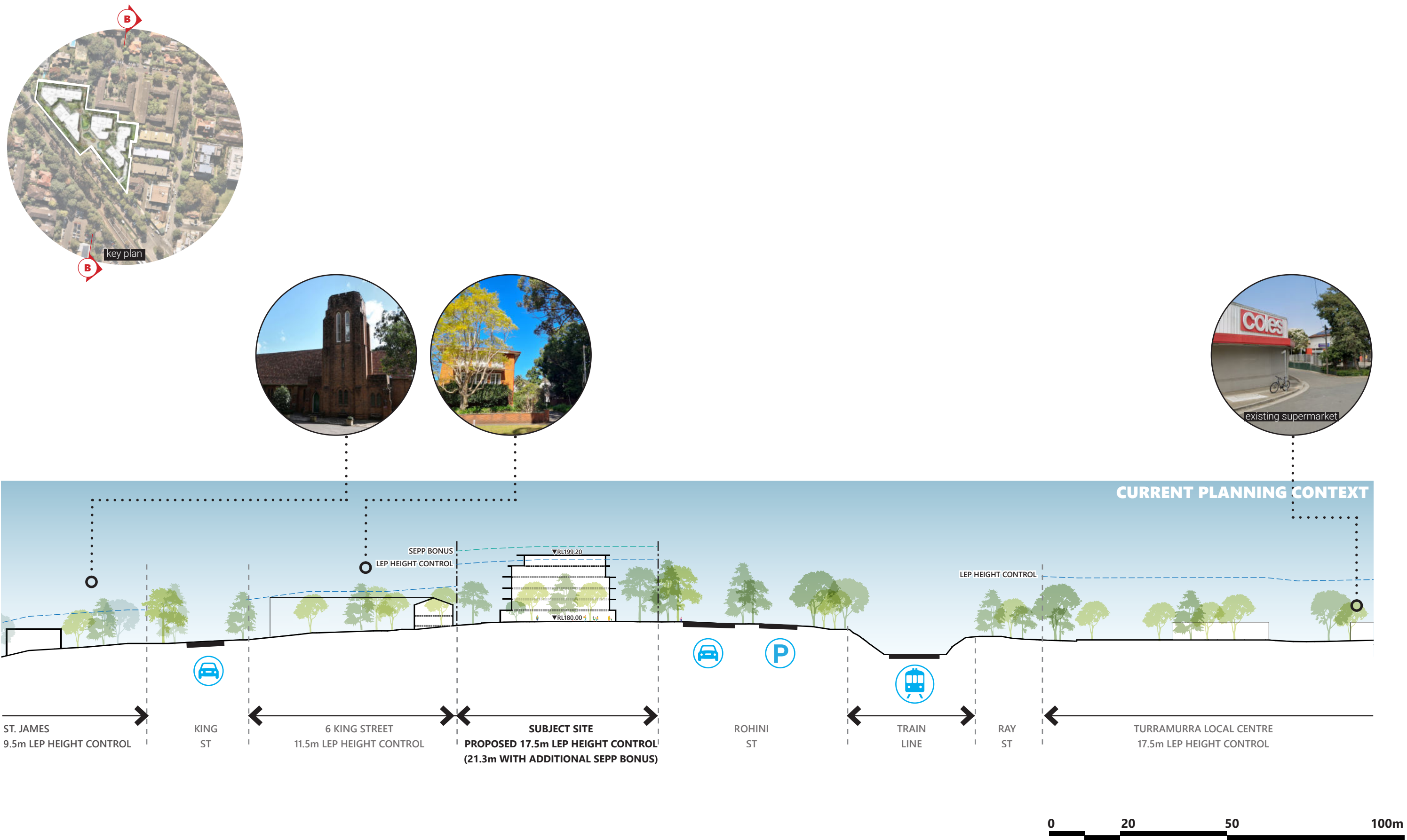


# 4 PROPOSED MASTERPLAN SITE SECTION A





# 4 PROPOSED MASTERPLAN SITE SECTION B





## 4 PROPOSED MASTERPLAN SITE PERSPECTIVE





4 PROPOSED MASTERPLAN

# ILLUSTRATIVE MASTERPLAN



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.

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 / amenity areas. Various indicative areas are highlighted in the following pages, with key areas being:

- 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 as seats, water features, urns and feature planting, and a matrix of fine art sculptures through the gardens.

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 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 proposals have appropriate scale 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 with seniors living identity as an active part of the local community.





# 4 PROPOSED MASTERPLAN

## COMMUNITY FOCUSED FACILITIES



The 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.

See appendix for indicative internal layouts of these community facilities.





4 PROPOSED MASTERPLAN

# PUBLIC BENEFITS, AND PUBLIC DOMAIN IMPROVEMENT PROPOSALS



### 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





4 PROPOSED MASTERPLAN

# PUBLIC DOMAIN IMPROVEMENT OPPORTUNITIES



- Proposals for enhancing the streetscapes are put forward to Council involving both publicly owned land and privately accessible areas. These initiatives encompass:
- 1 Upgrading the King Street pedestrian link to establish a seamless connection with the 'Rohini Walk' walkway.
  - 2 Collaborating with the Council to create a turning area for the dead-end road, along with the possibility of developing a green space with seating that could serve as publicly accessible common open space within the streetscape."
  - 3 Upgrades to council Cherry St to King St Council pathway.
- 'Rohini Walk' is a cross-site link walkway that is open to public is, or commonly described as 'publicly accessible private open space'. The walkway is intended to remain privately owned, and a Deed of Agreement between Anglicare (as the landowner) and Council is proposed to define the ongoing terms and conditions for public access.

The objective and intent of Rohini Walk are to benefit the local community by providing a convenient direct journey for many residents north of the site towards the town centre and bus/ rail transport. It is designed to offer 24-hour access, although restricted hours (between 9pm and 7am) may apply if residents are unreasonably impacted. Additionally, the pedestrian link aims to provide reasonable public amenities, including walkway access and the activation of privately operated retail outlets, such as cafes and similar amenities.

The King Street pedestrian link upgrade currently occupies Council land, which was partially designed as a vehicle driveway. While it does offer continuity of access for pedestrians emerging from the Council owned Cherry St to King St footpath to the north of Rohini Village, its current state of disrepair hinders pedestrian wayfinding. Furthermore, it blurs the distinction between public pathway continuity from King Street. The proposal to contribute toward transforming this driveway into a pedestrian link is both logical and beneficial for the public. Without this upgrade, pedestrians transitioning from a well-defined walkway to a confusing driveway-like access link onto King Street may face challenges.

The Council owned Cherry St to King St footpath around the site will continue to be owned and maintained by the Council. This walkway facilitates east-west movement toward the railway bridge crossing to the north of the site and connects to the TfNSW walkway along the railway. However, there is no logical connection between this path and Rohini Walk.

Note, in this report

**PUBLICLY ACCESSIBLE PRIVATE LANDS** refers to the Anglicare lands that are being kindly offered up to the community to access / enjoy, and are to remain in Anglicare ownership and be maintained by Anglicare

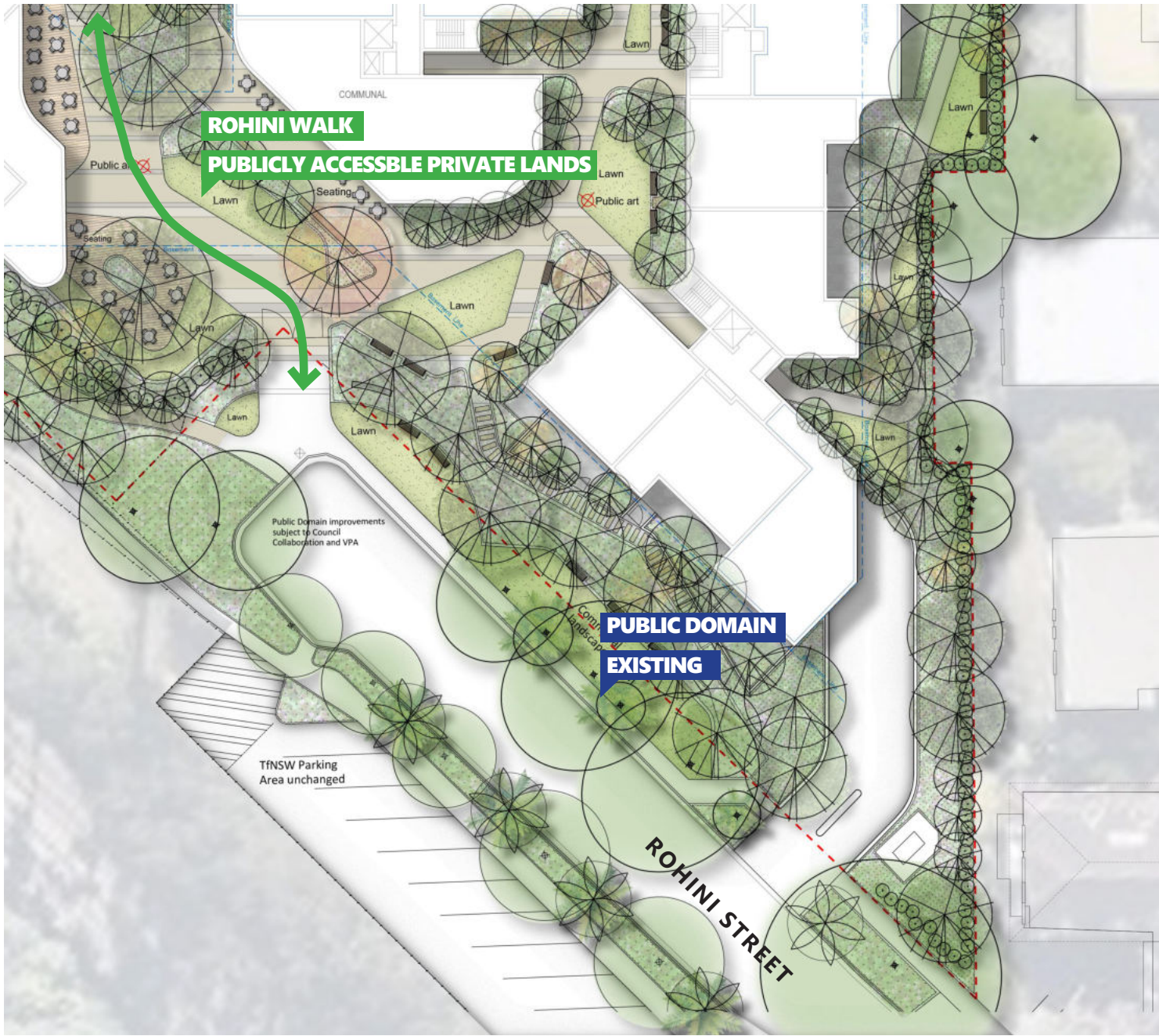
**PUBLIC DOMAIN** refers to the lands that will be owned/managed by Council





# 4 PROPOSED MASTERPLAN

## PUBLIC DOMAIN IMPROVEMENT OPPORTUNITIES



Indicative sketch of the existing public domain along Rohini Street



Indicative sketch of the public domain improvements along Rohini Street

Note, in this report

**PUBLICLY ACCESSIBLE PRIVATE LANDS** refers to the Anglicare lands that are being kindly offered up to the community to access / enjoy, and are to remain in Anglicare ownership and be maintained by Anglicare

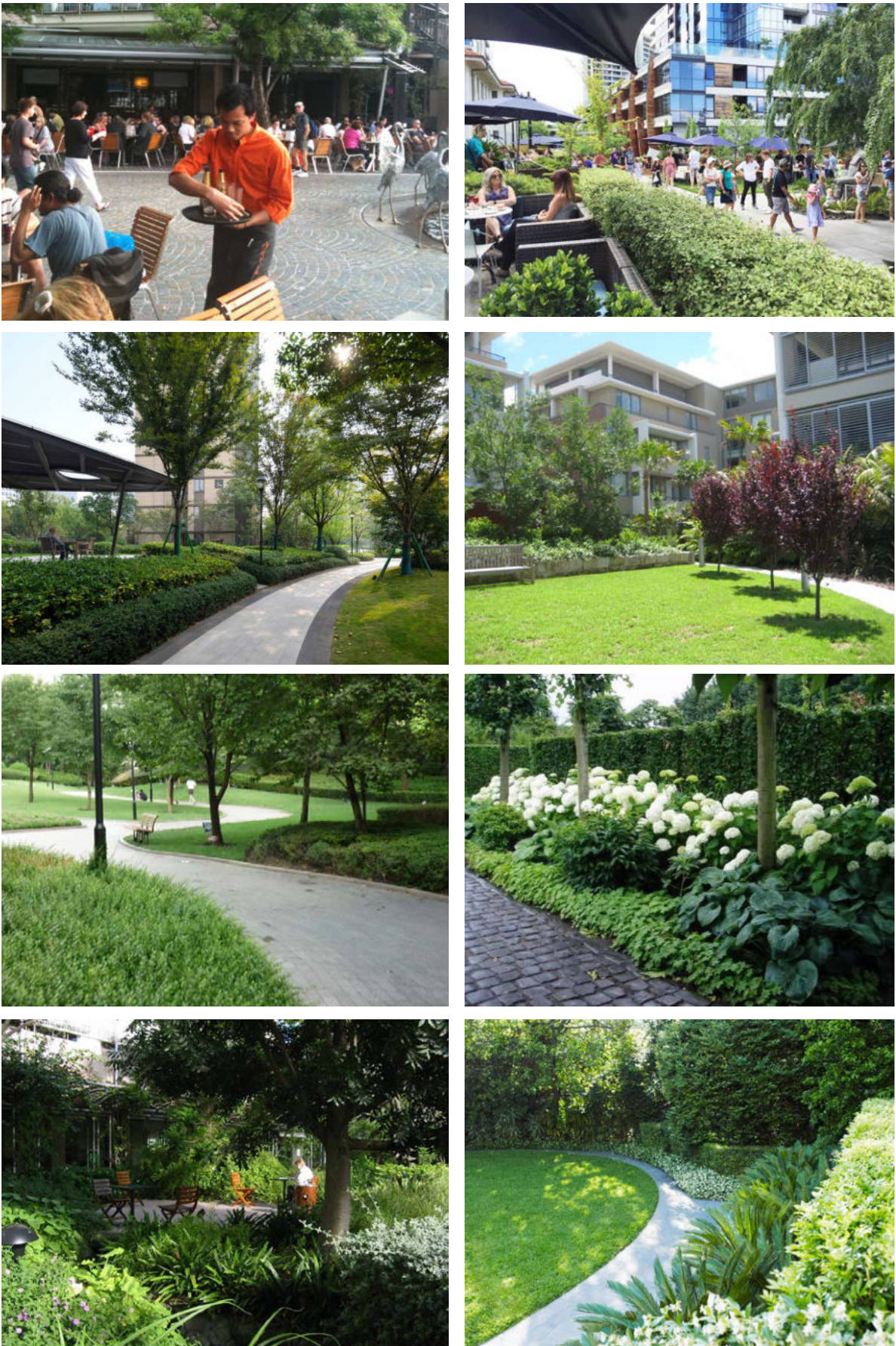
**PUBLIC DOMAIN** refers to the lands that will be owned/managed by Council





# LANDSCAPE CHARACTER - PROPOSED LANDSCAPE CHARACTER

The strong landscaped streetscape and established perimeter screening trees and gardens are to be retained and enhanced. New common garden areas will provide quality landscape amenity for residents, featuring lawns, seating areas, loop walkways, and a connection to Rohini Walk site-through pedestrian link. Rohini Walk provides a logical visual point of arrival at the end of the streetside footpaths and will have a strong flanking landscape, with active building frontages and garden entries providing interest and visual engagement for its full length.



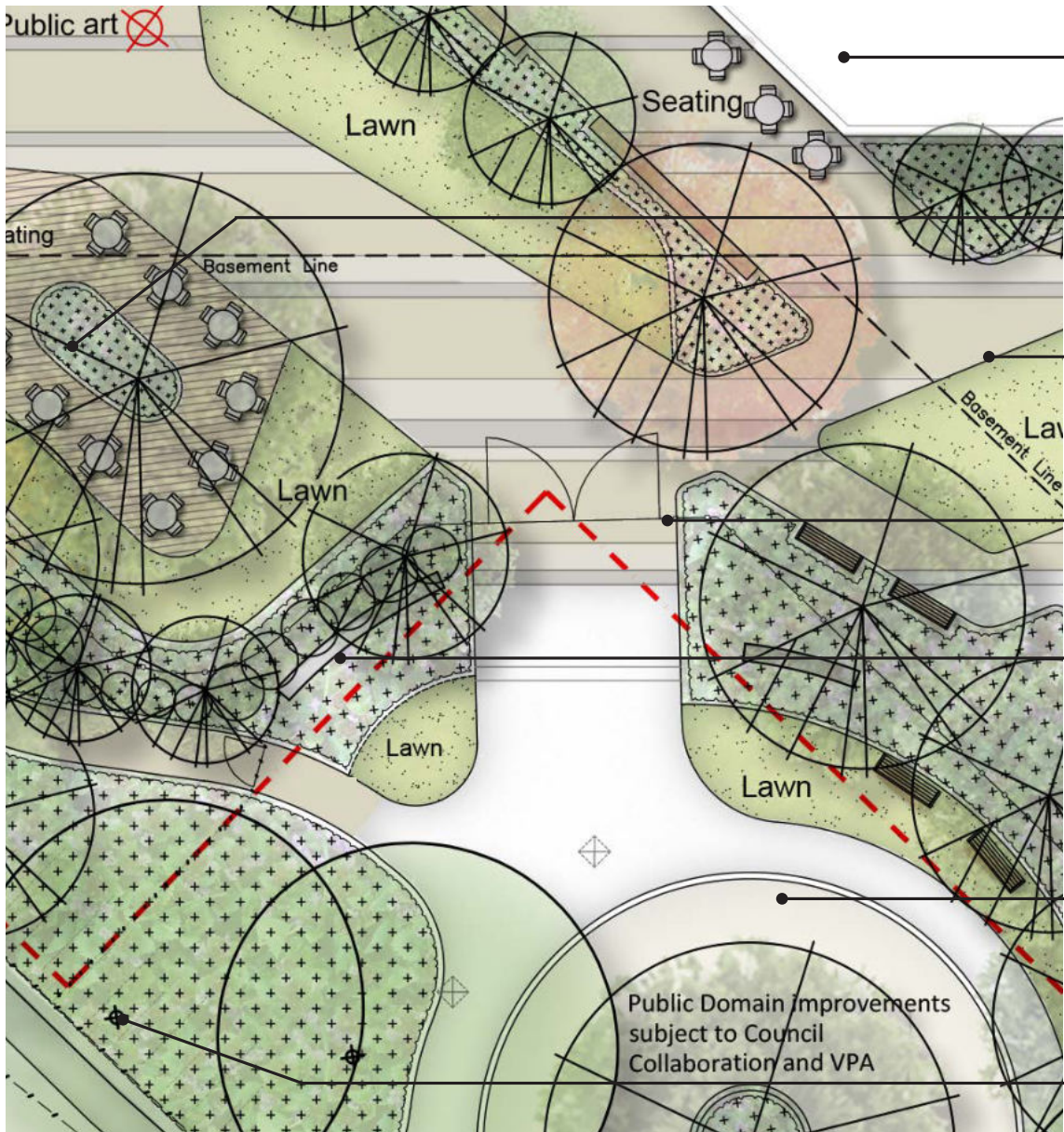


4 PROPOSED MASTERPLAN

LANDSCAPE CHARACTER - LOOP WALKWAYS & FEATURE GARDEN NODES



The entry landscape treatment provides an appropriate significant arrival and site entry with both existing and new sandstone piers. These and flanking gardens and broad walkway mark entry to a feature 'civic' space with engaging active cafe terraces and feature gardens and lawns. The continuation of north-south pedestrian link is clear, with sightlines of the continuing walkway assisting wayfinding. There is an inviting open character welcoming the local community.



Precinct Plan

Community Room as active engaging feature opposite entry

Cafe outdoor timber decking with colourful umbrellas

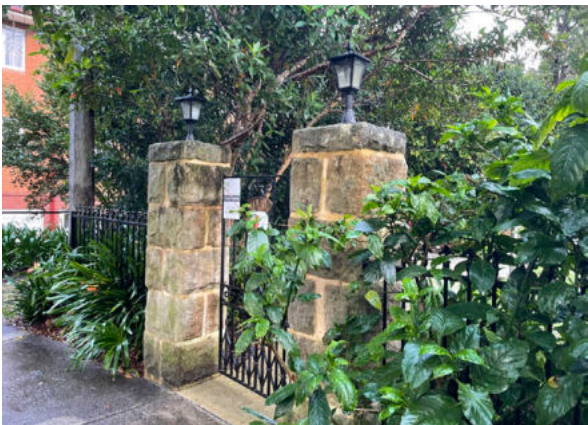
Residential Common Open Space garden walks extend directly from entry

Open wrought iron gates

Rohini Village sandstone signage wall & manicured garden

Rohini Street public domain improvements subject to Council collaboration and VPA agreement

No impacts to T10 (Blackbutt - Blackbutt - *Eucalyptus pilularis*)

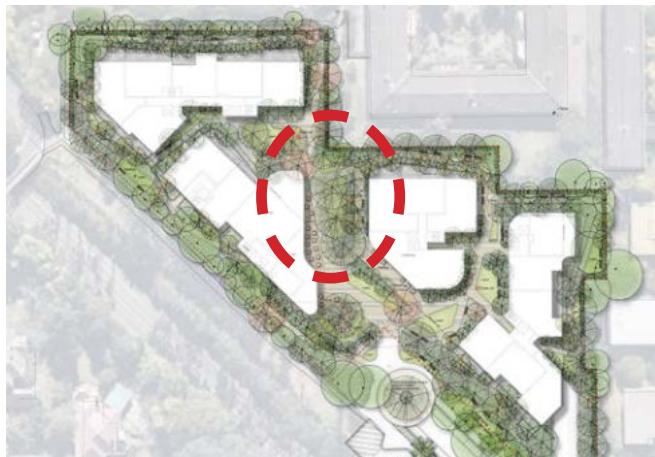


Design Imagery

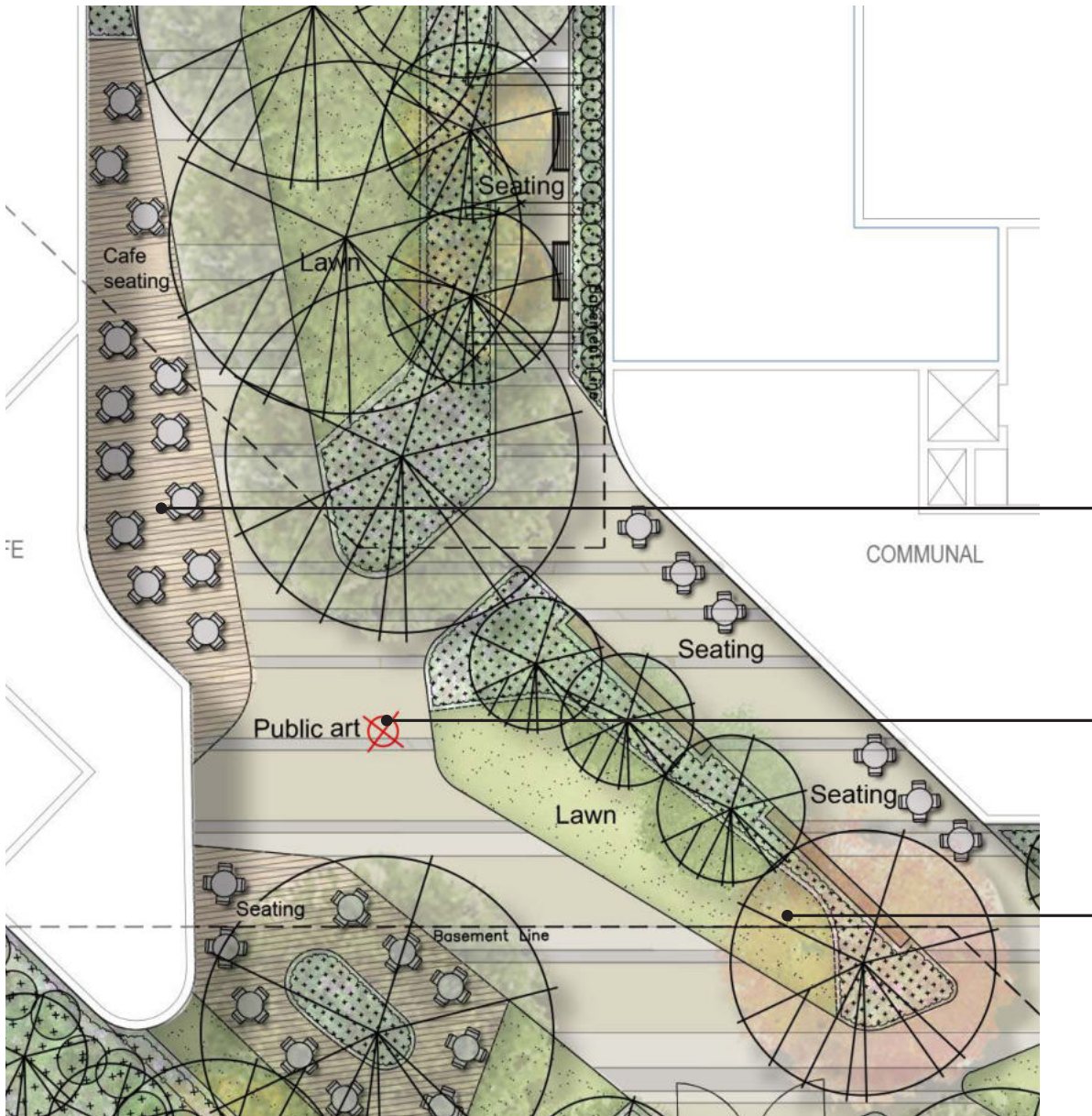


4 PROPOSED MASTERPLAN

LANDSCAPE CHARACTER - CAFE AND COMMUNITY ROOM TERRACE



The main central garden axis through the site features a proposed large Magnolia grandiflora tree, which along with other trees will become a centrepiece for views along the open space. From the entry area there is a transition to more intimate community room breakout terrace, that overlaps with the edge of the cafe. The walkway and interim ‘public artworks’ leads pedestrians along the space, and provides a premium / engaging outlook from the adjoining community spaces.

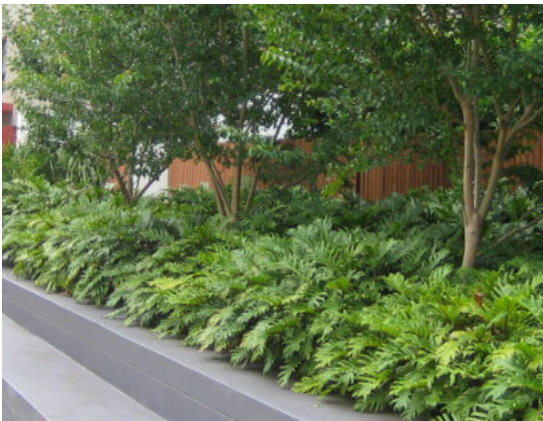
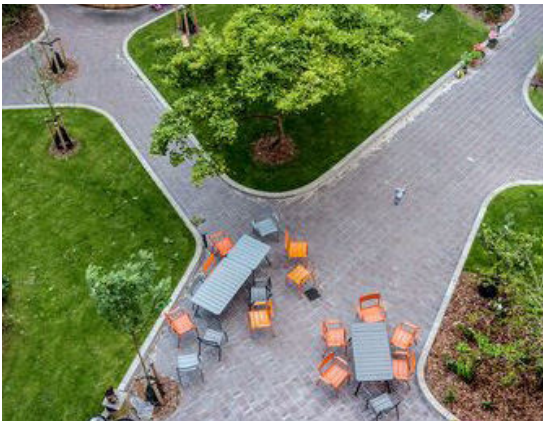


Precinct Plan

The flush ‘timber’ decks flank the stone paved cafe entry, defining the two different active frontages

‘Public Art’ type sculptures provide clear destinations leading pedestrians down the cross site link.

Mounded lawns provide variation and interest, and feature seasonal trees such as Maple and Cherry trees provide interest.

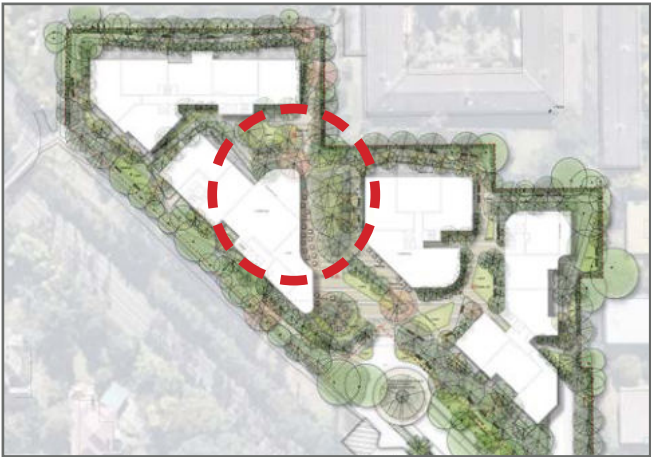


Design Imagery

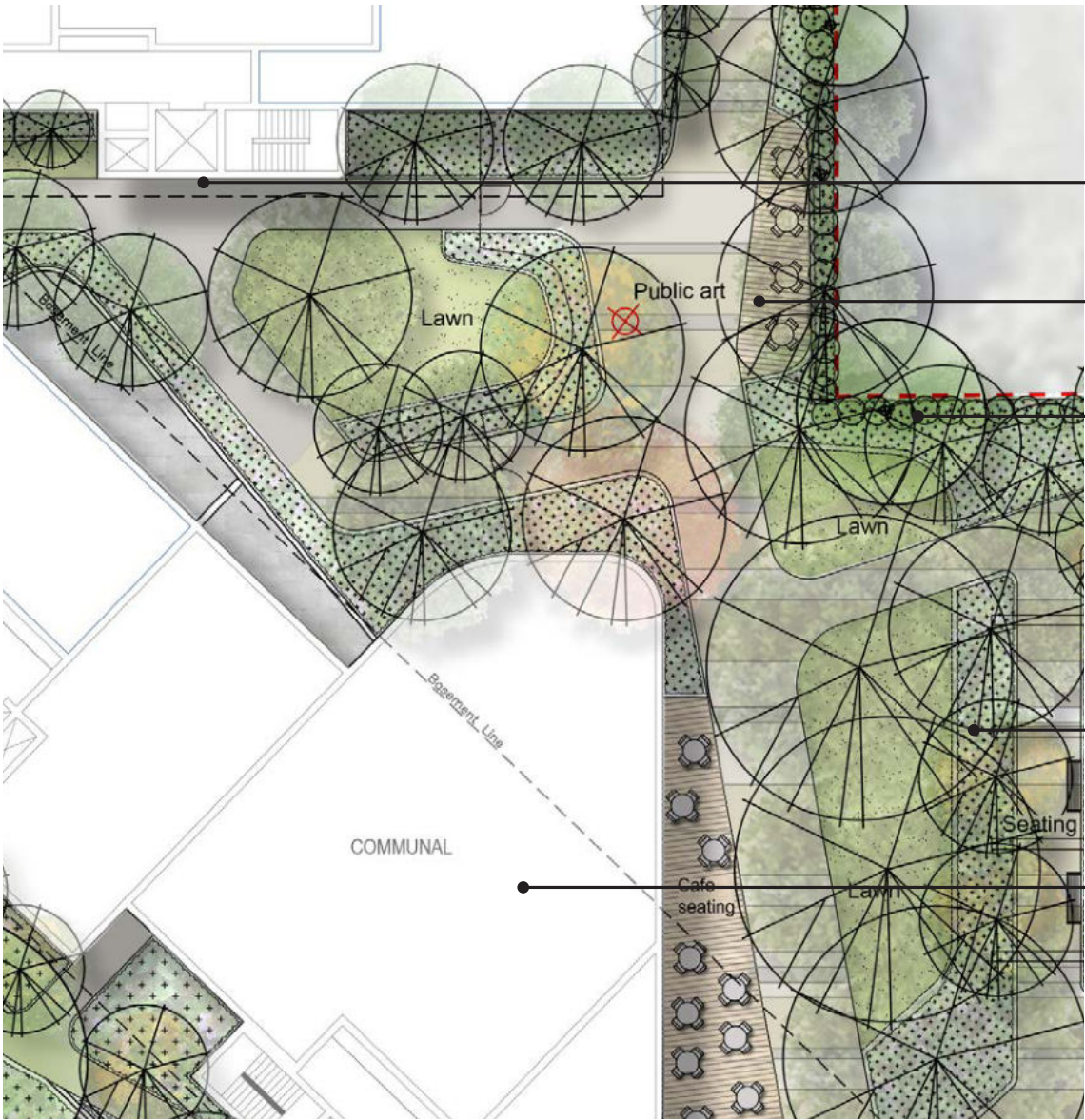


# 4 PROPOSED MASTERPLAN

## LANDSCAPE CHARACTER - ACTIVE TERRACE AND COS GARDENS



Moving into the northern part of the central gardens, a similar broad lawn space accentuates the grand scale of the spaces and provides informal passive amenity. The water feature edge gives way to a garden edge, giving increased garden character as residents move into the more private areas of the site. The community room provides an active edge, and a culminating water feature will have refined public art as a terrace feature to the arrival into the northern garden space.



Precinct Plan

Entry walkways, and loop walkways around the buildings link back to main axis

Seating nodes at regular intervals

Boundary trees and shrub planting to create greening

Focal lawns, gardens and seating

Community room provides active edge with suitable breakout terraces into the adjacent garden areas



Design Imagery



# 5

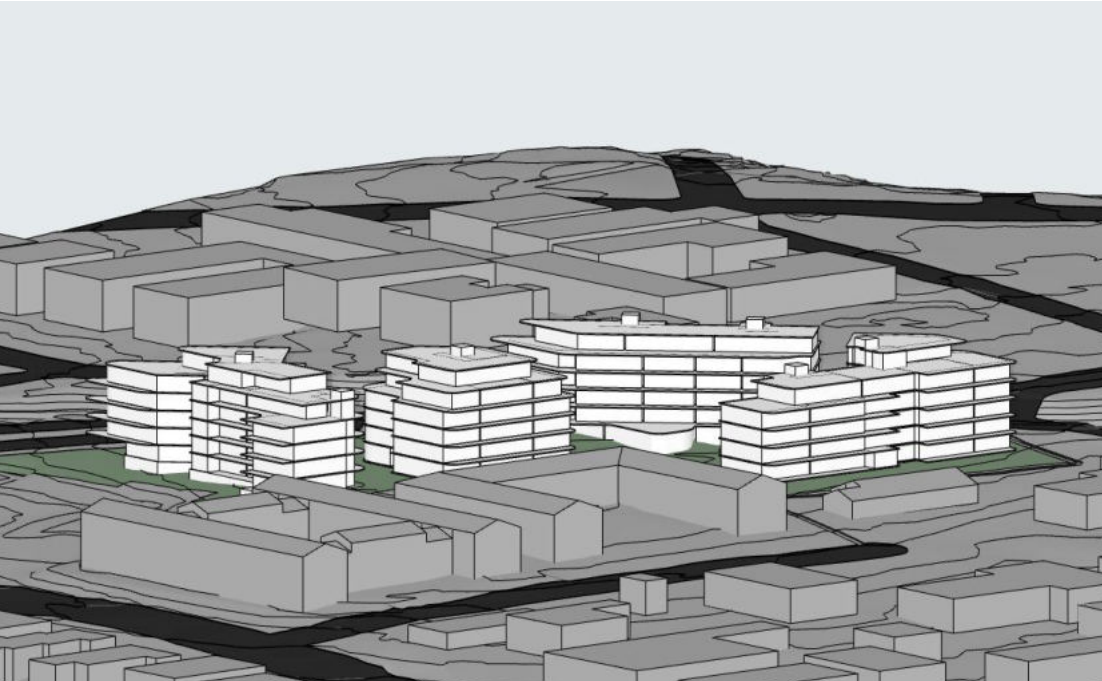
## ASSESSMENT

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Overshadowing Analysis	59
3D Overshadowing Analysis	65
Landscaped Area (Housing SEPP)	89
Deep Soil and Site Coverage (DCP)	90
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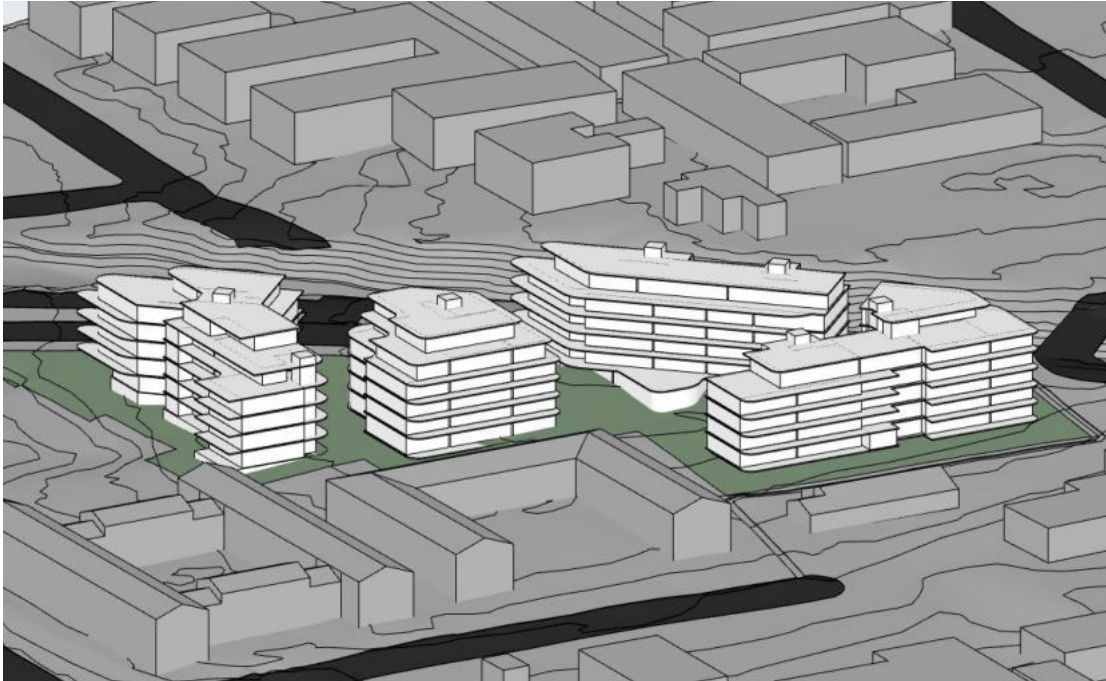


5 ASSESSMENT

SOLAR ACCESS



21st June - 8AM

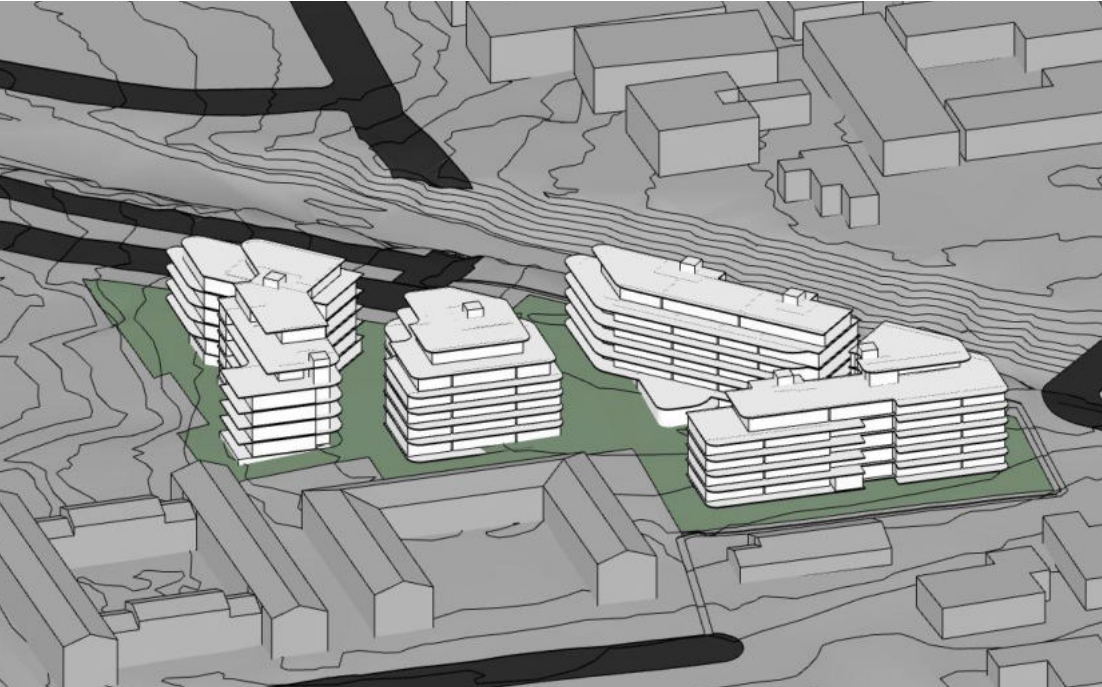


21st June - 9AM

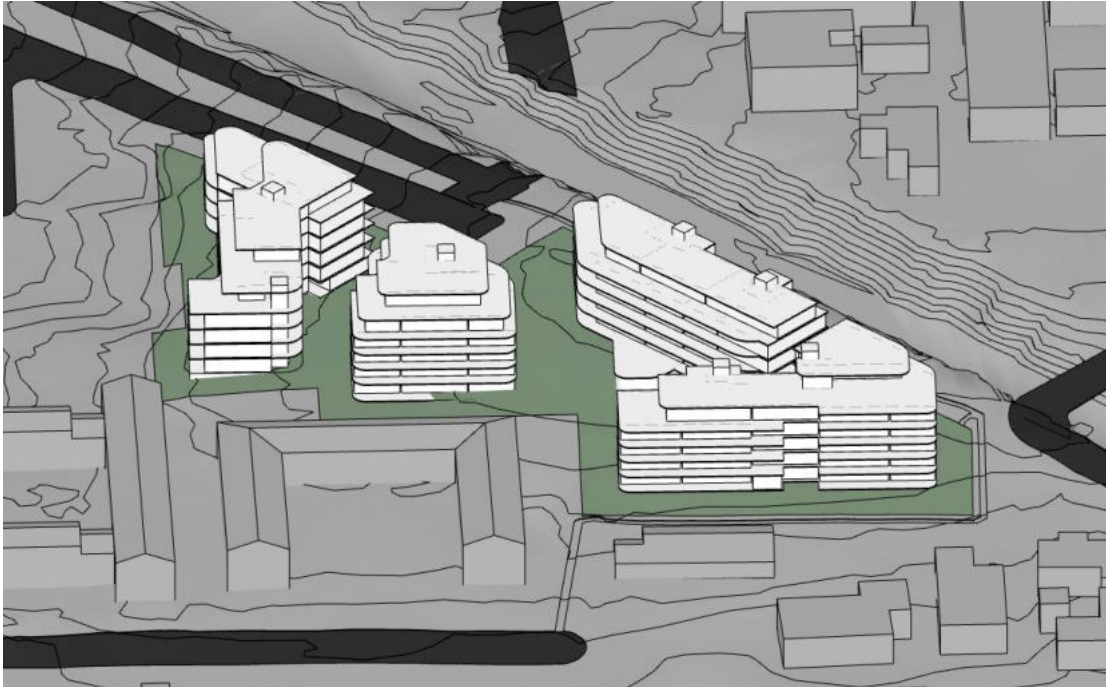
Solar Access to Retirement Village

Daylight access to the indicative built form of the Masterplan proposal has been assessed for mid-winter (June 21) between the hours of 9.00am and 3.00pm.

The indicative built form in the proposed Masterplan is oriented to best suit the existing topography and the new communal open space for the site. Where possible the built form has been orientated to maximise solar access and achieve the required amount of sunlight (2 hours) under the Apartment Design Guide.



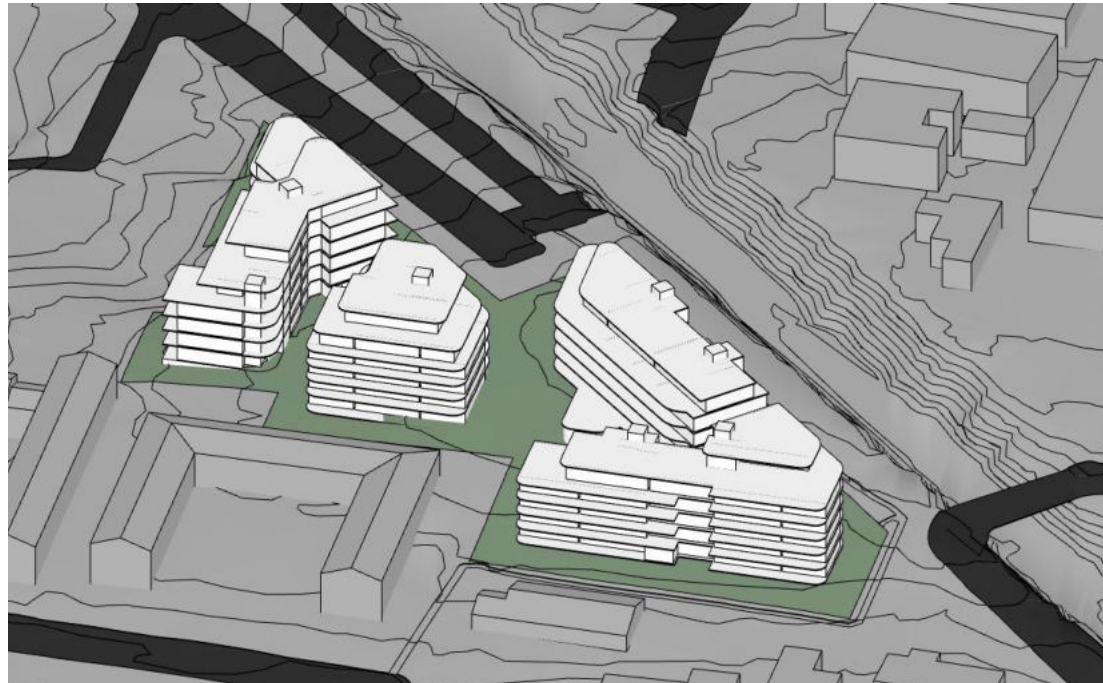
21st June - 10AM



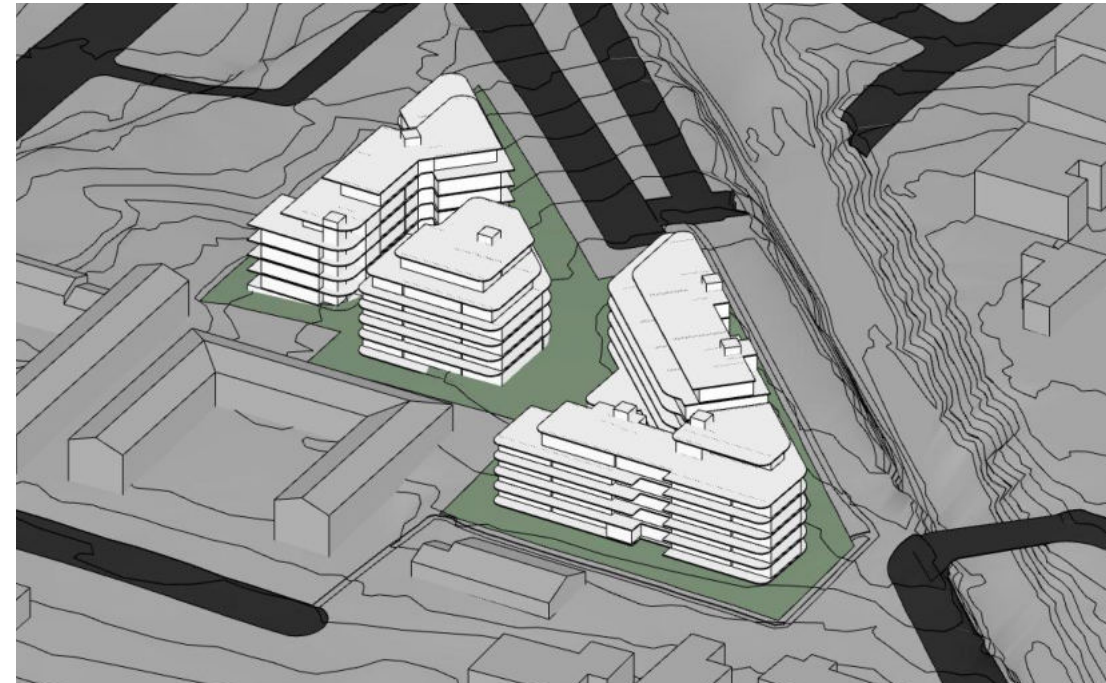
21st June - 11AM



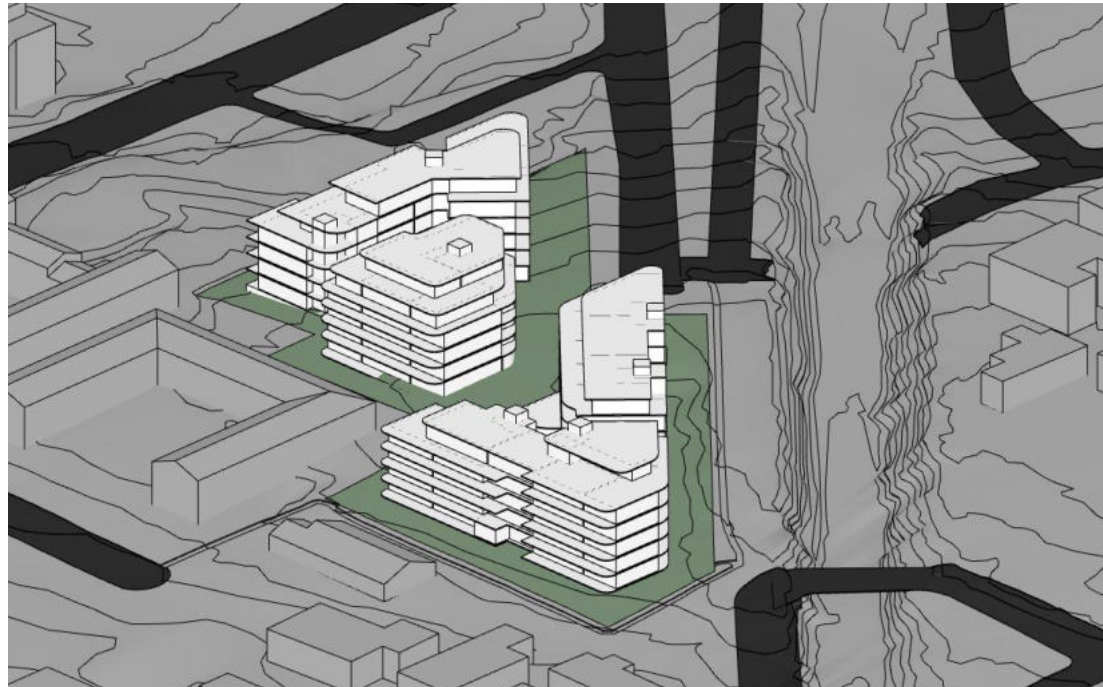
## 5 ASSESSMENT SOLAR ACCESS



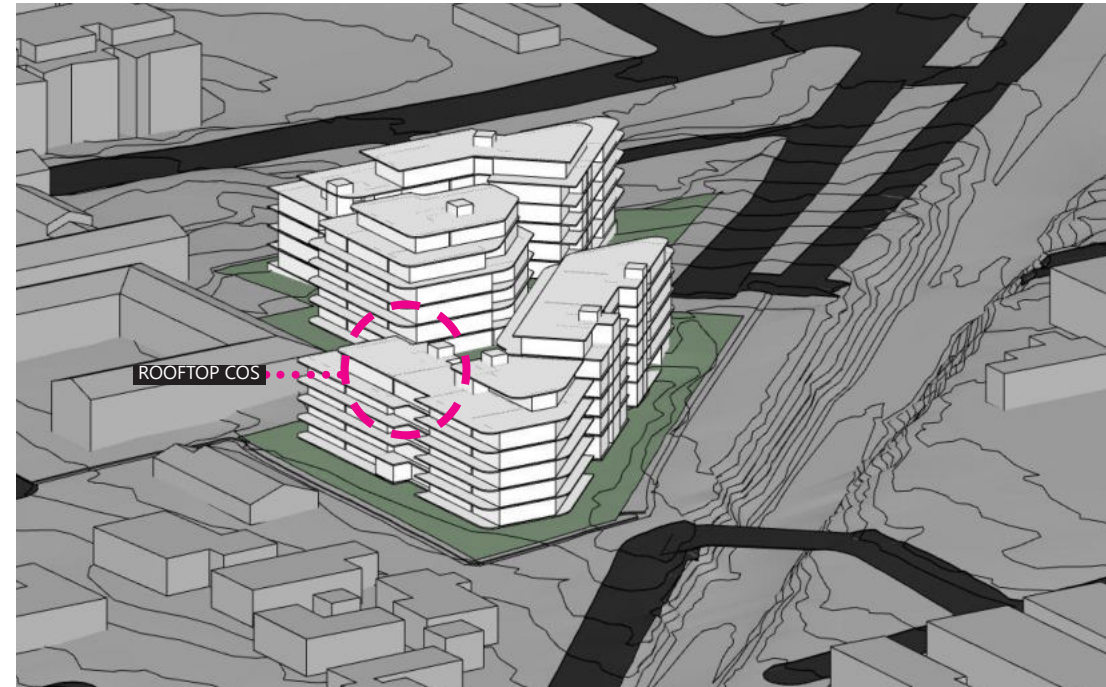
21st June - 12PM



21st June - 1PM



21st June - 2PM



21st June - 3PM

### Solar Access to Communal Open Space

Proposed development will provide communal open spaces at both ground level and on roof level to enhance residential amenity. A minimum of 50% direct sunlight to the usable part of communal open space achieves the required amount of sunlight (2 hours) required under the Apartment Design Guide.

### COMMUNAL OPEN SPACE



50% OF USABLE AREA RECEIVES

**4 HOURS**

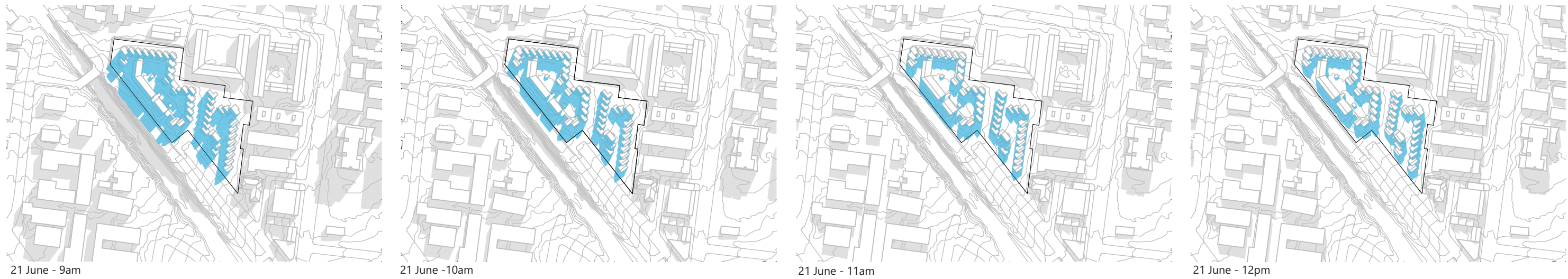




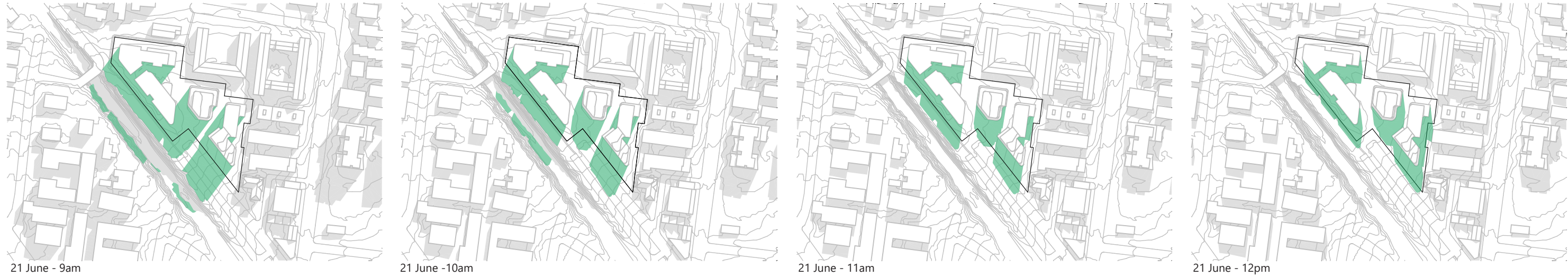
5 ASSESSMENT

# OVERSHADOWING ANALYSIS OVERVIEW (1/2)

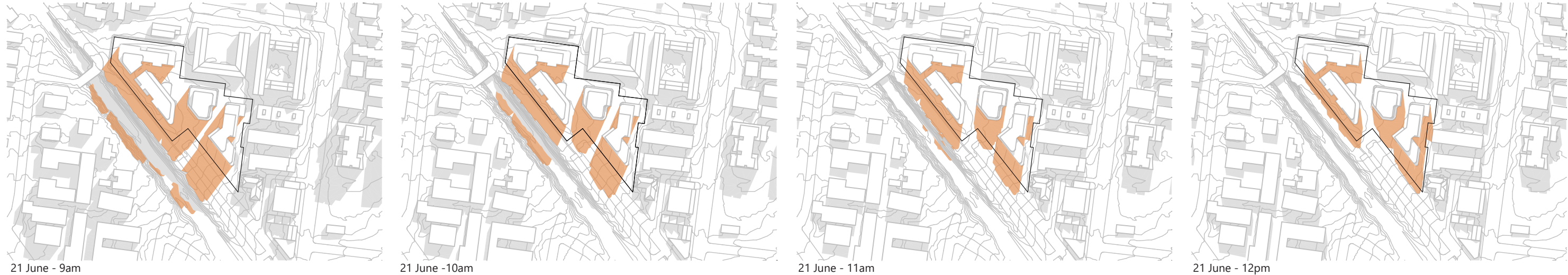
SHADOW CAST FROM EXISTING STRUCTURES



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)





5 ASSESSMENT

# OVERSHADOWING ANALYSIS OVERVIEW (2/2)

SHADOW CAST FROM EXISTING STRUCTURES



21 June - 1pm



21 June -2pm



21 June - 3pm



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



21 June - 1pm



21 June -2pm



21 June - 3pm

PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)



21 June - 1pm



21 June -2pm



21 June - 3pm





5 ASSESSMENT  
OVERSHADOWING ANALYSIS (1/4)



- Legend
- 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)



Shadow Diagrams

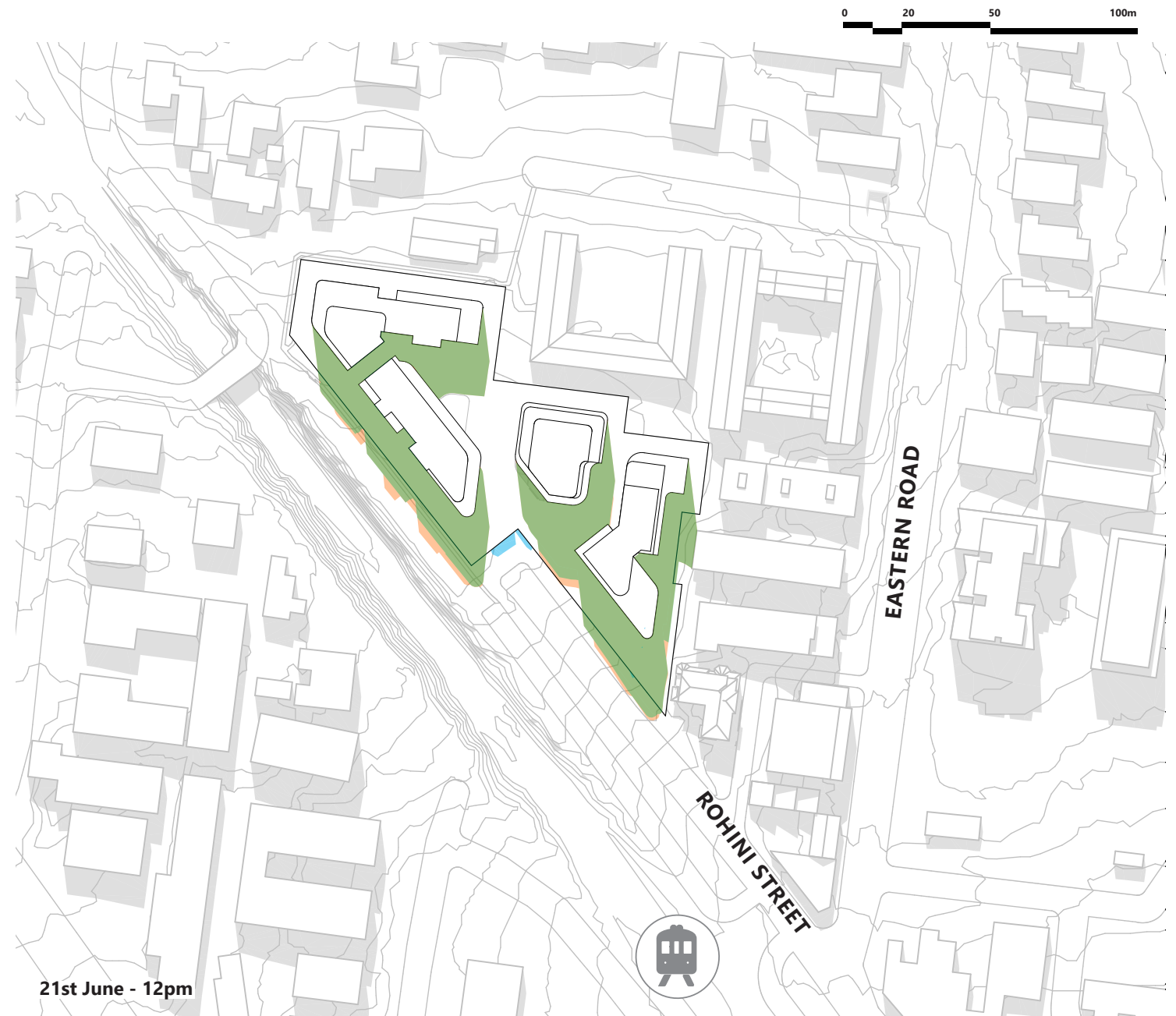
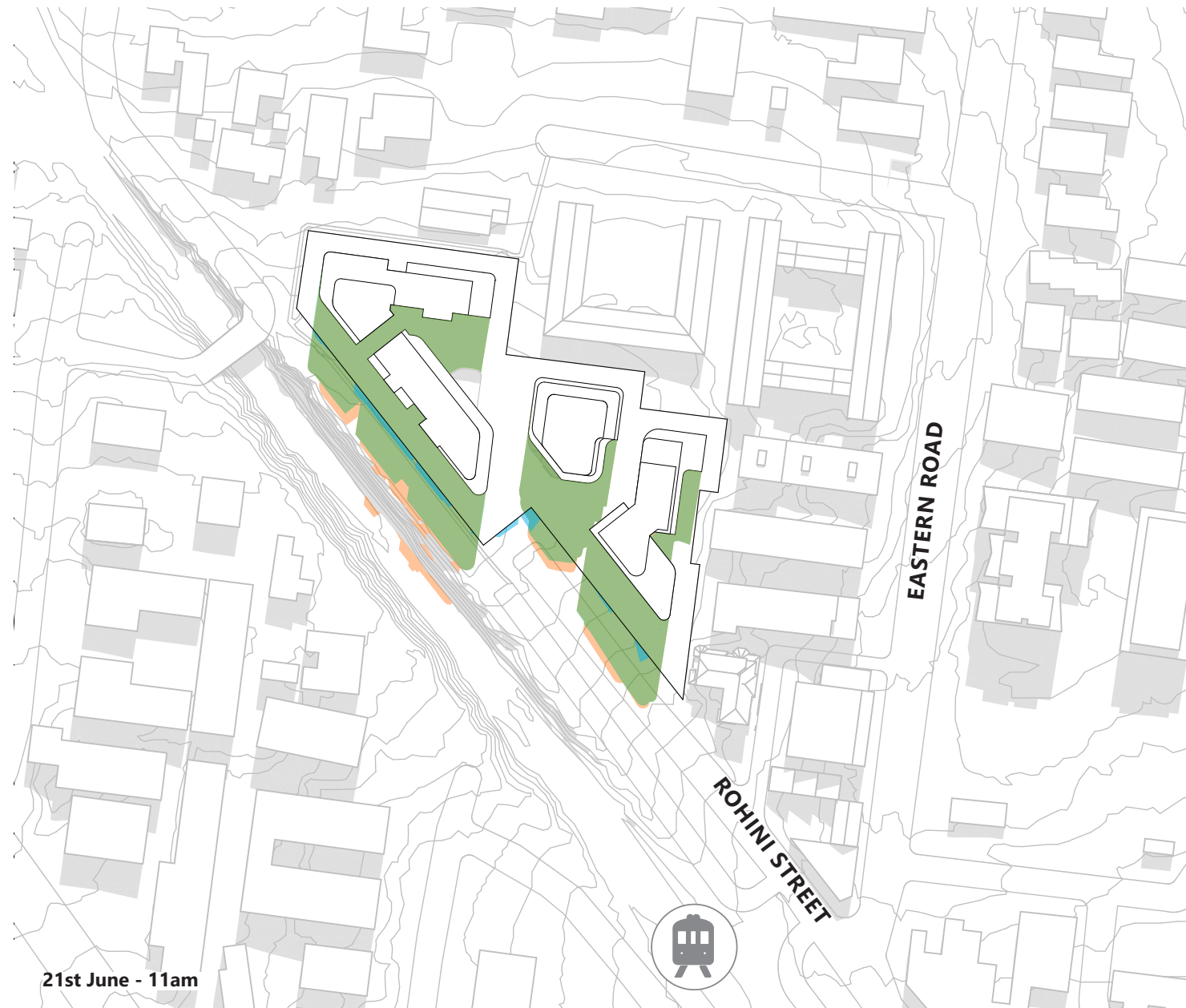
Overshadowing impacts have been modelled for specific times of the day during the winter solstice. The modelling reveals minimal impact on the surrounding residential properties within the site. It should be noted that where these impacts occur they are limited to short periods of the day during the winter months only. Importantly, the areas affected still achieve 2-hours of sun to private open space and living.





# 5 ASSESSMENT

## OVERSHADOWING ANALYSIS (2/4)



### Legend

- 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)

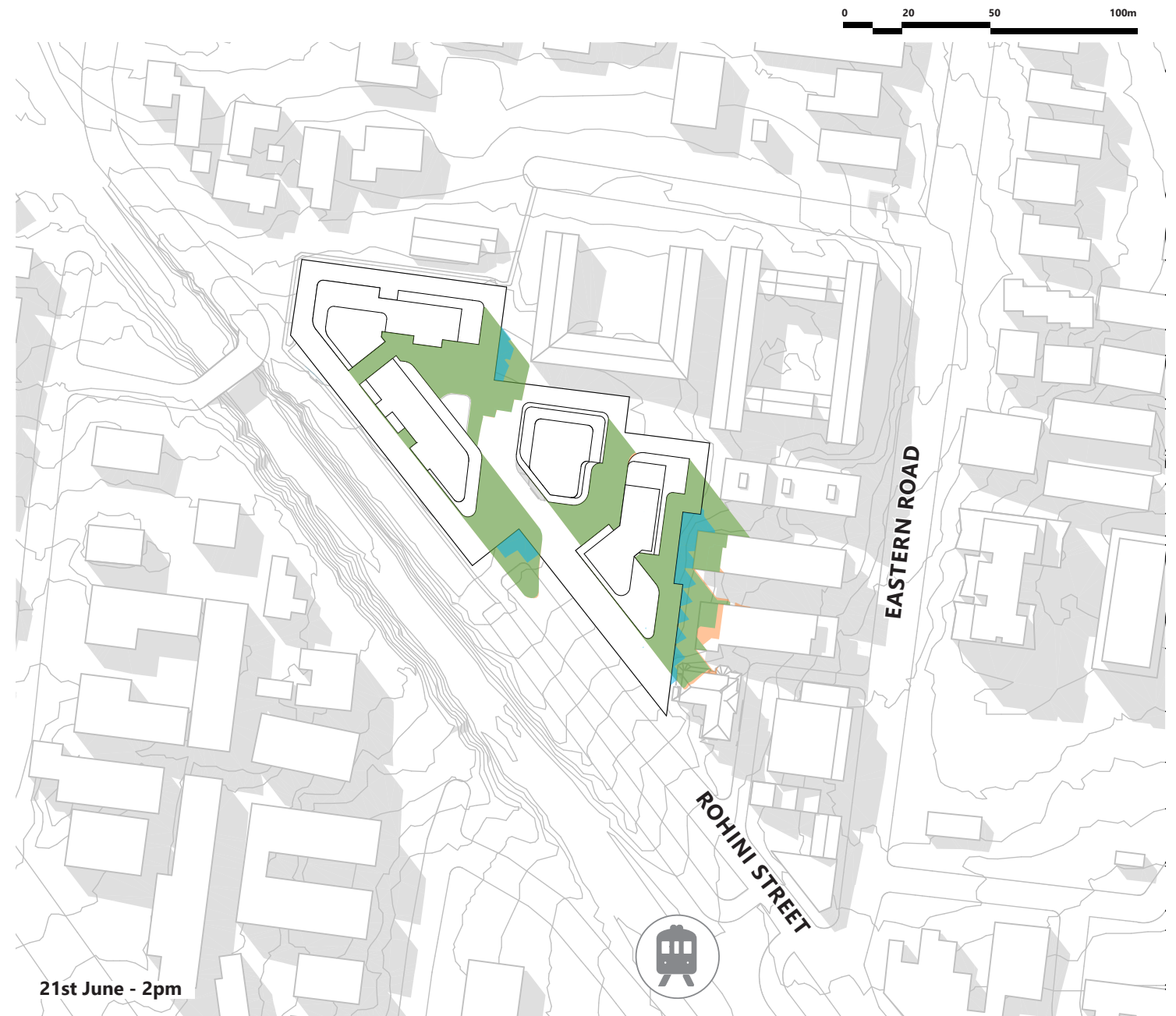
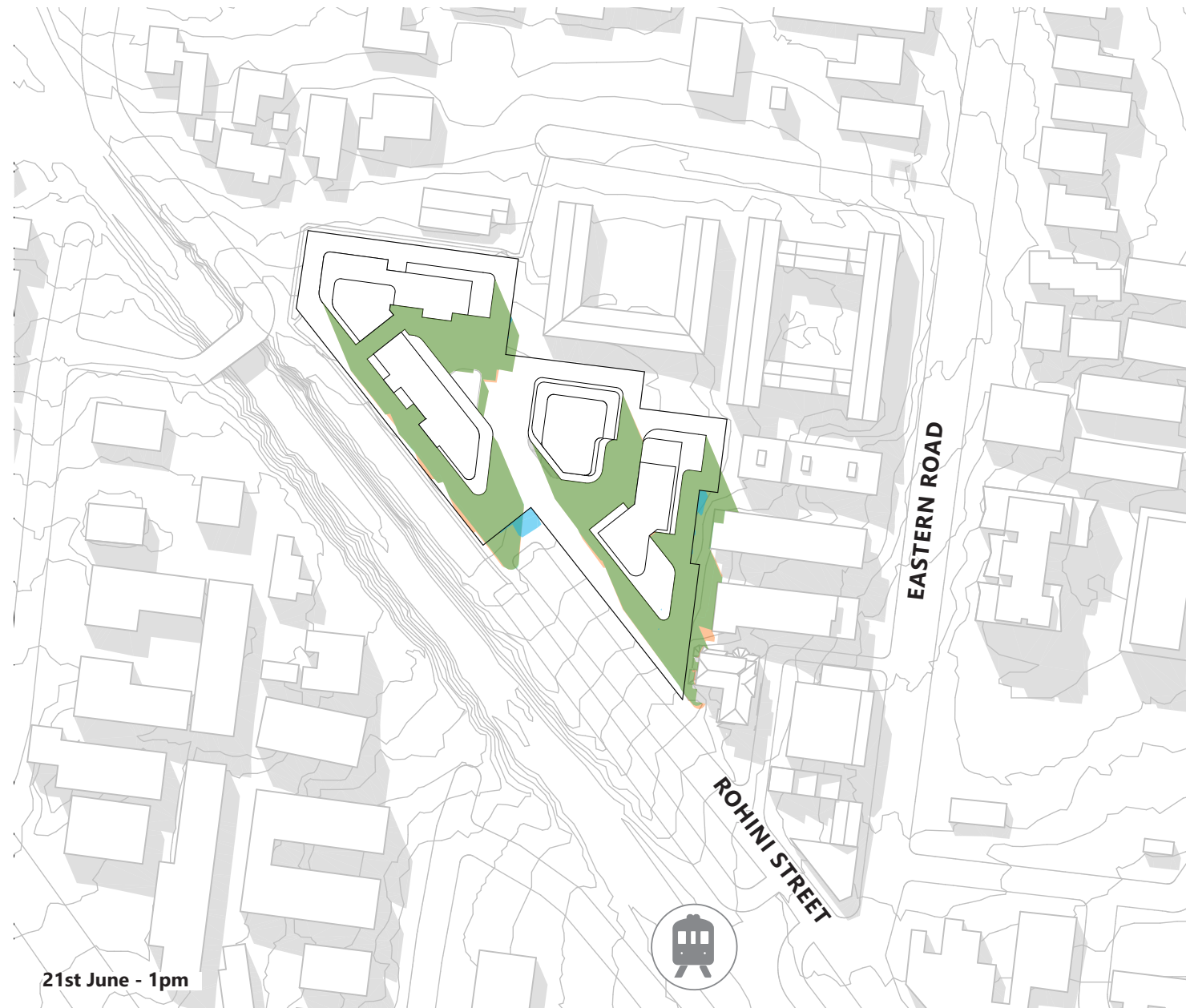
Between the hours of 9am and 12 noon, shadows cast from 21.3m height massing are limited to railway lands, thus has a nil impact to adjoining properties during these hours.





# 5 ASSESSMENT

## OVERSHADOWING ANALYSIS (3/4)



### Legend

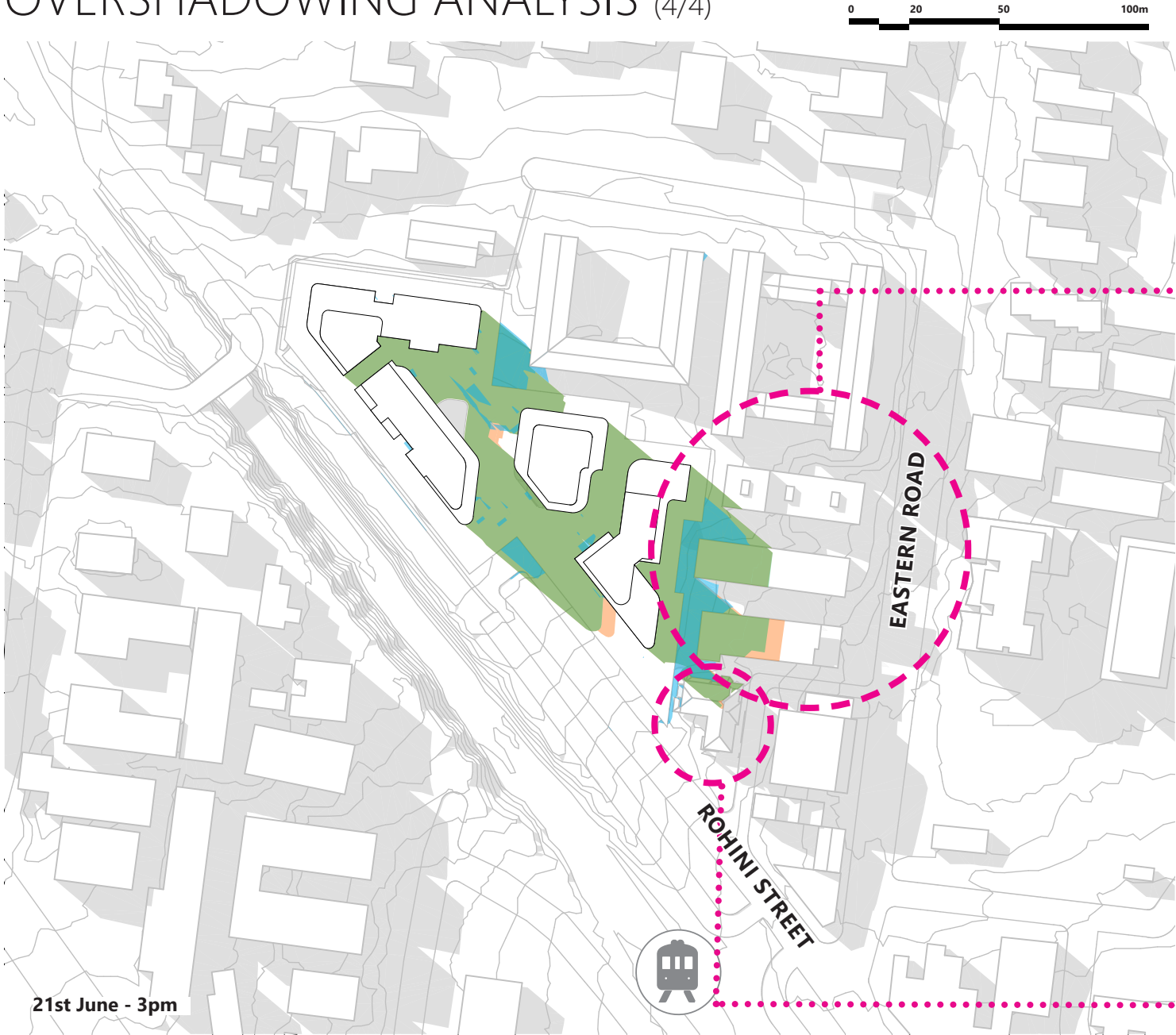
- SHADOW CAST FROM EXISTING STRUCTURES
- PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)
- PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)

Between hours of 1pm and 3pm, the diagrams indicate a minimal overshadowing impact from proposed massing to adjoining properties towards east. As shown, there is a marginal difference between the overshadowing impacts between the proposed built form at existing LEP height and the Planning Proposal height. Refer to 3D overshadowing analysis included in this report for a detailed shadow study of the properties to the east.





5 ASSESSMENT  
OVERSHADOWING ANALYSIS (4/4)



Legend

- 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)



All balconies to 22, 24 and 26 Eastern Road are orientated towards the north or to Eastern Road, thus have minimal impact from the proposed development. Refer to 3D overshadowing analysis included in this report for details.

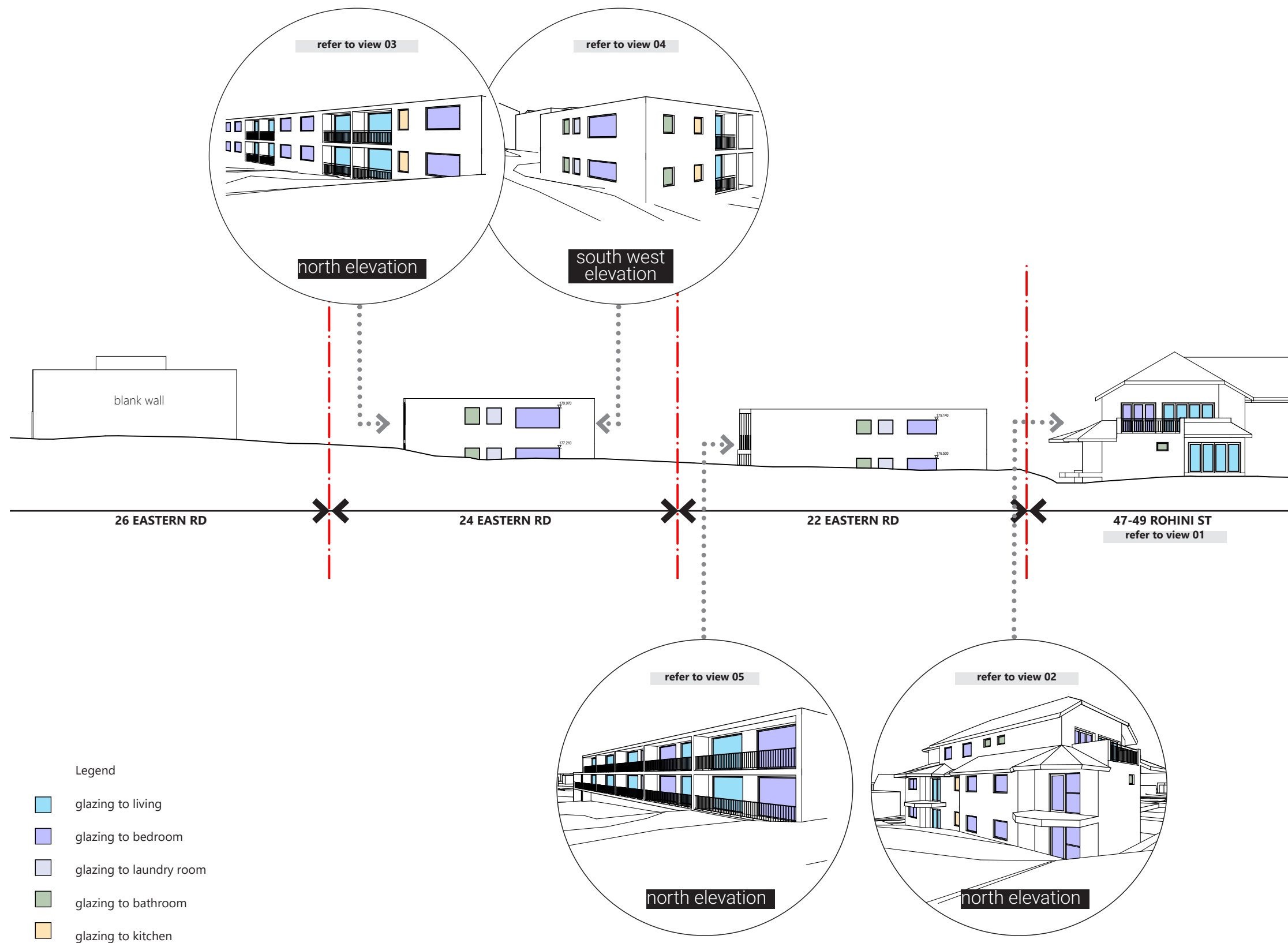


Private open space and living of 7/47 Rohini St are orientated towards west and will be most affected by the proposed development. However, it is noted that a 3d shadow study has been conducted with the proposal and this unit will still receive a minimum of 2 hours of sun between 1-3pm. Refer to 3d overshadowing analysis included in this report for details.





## 3D OVERSHADOWING ANALYSIS OVERVIEW



## 3d Overshadowing Analysis Overview

This elevation diagram identifies any glazing from neighbouring properties that are affected by the proposed development. A detailed 3d overshadowing analysis has been carried out during Planning Proposal production phase to ensure any existing habitable spaces are minimally affected. As shown in the diagram, 47-49 Rohini Street are affected to a greater degree by comparison given the west orientation of living in two townhouses. The following pages assess the above.

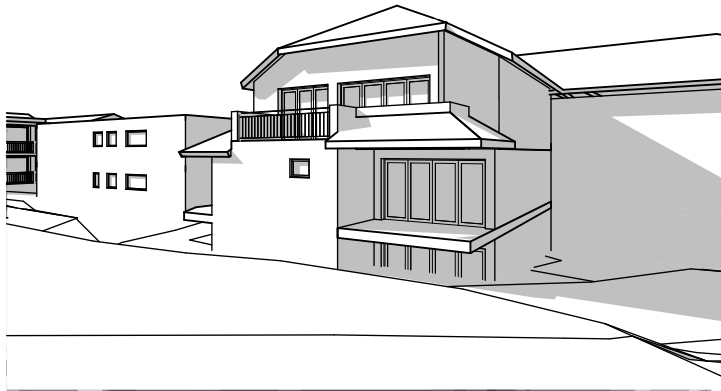




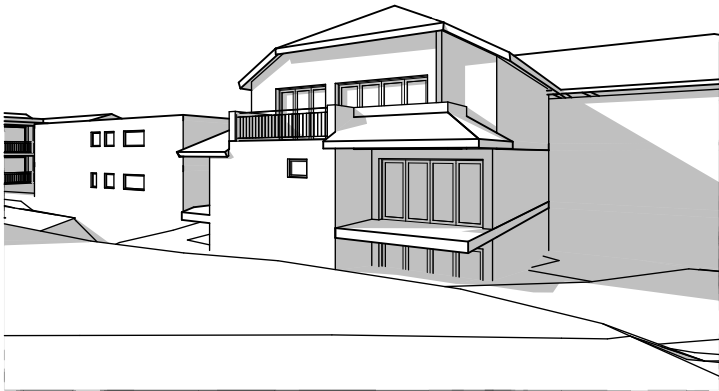
5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 1 OVERVIEW

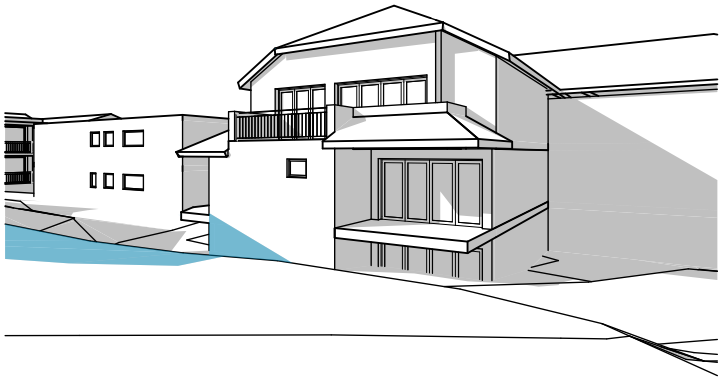
SHADOW CAST FROM EXISTING STRUCTURES



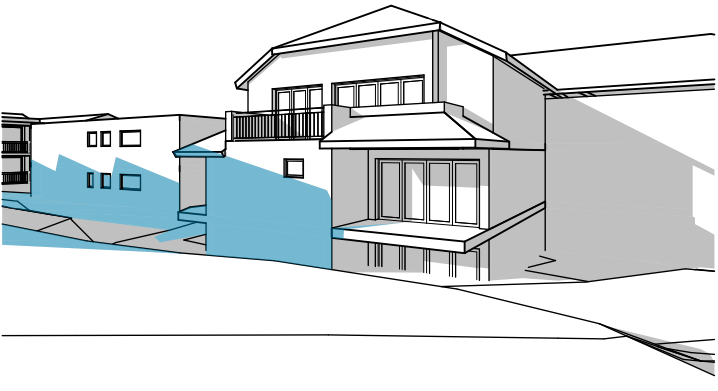
21 June - 12pm



21 June -1pm

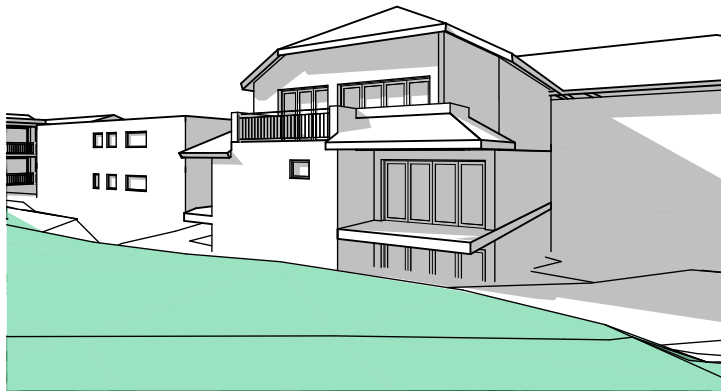


21 June - 2pm

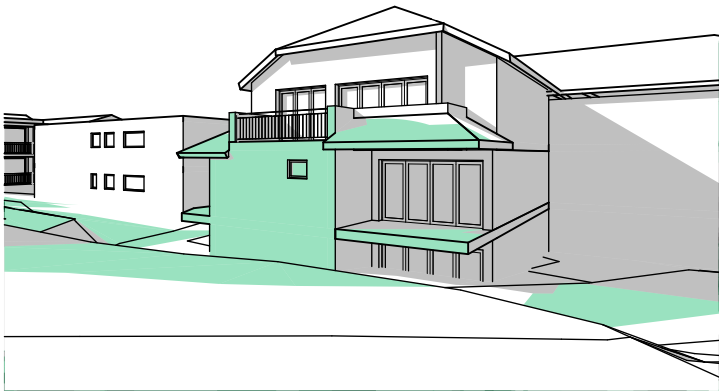


21 June - 3pm

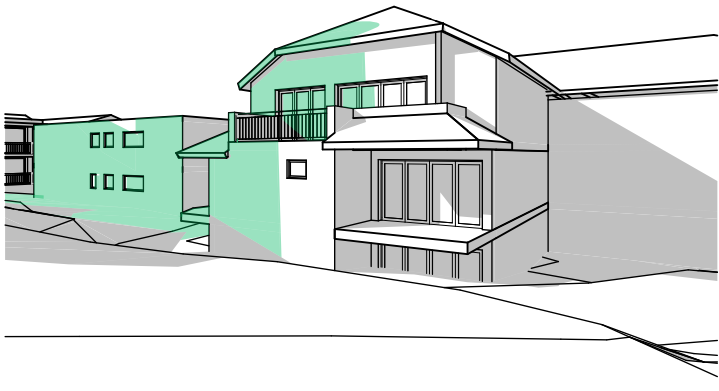
PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



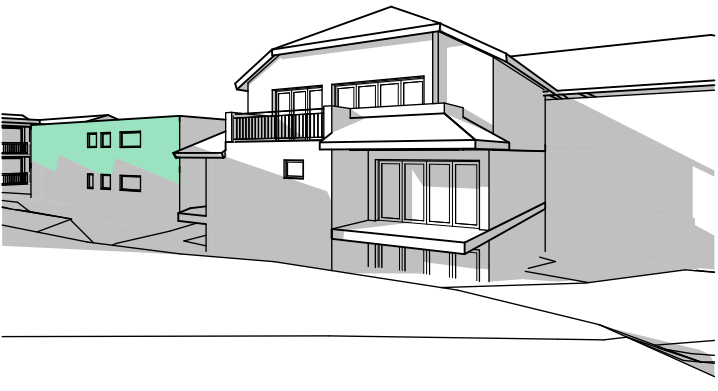
21 June - 12pm



21 June -1pm

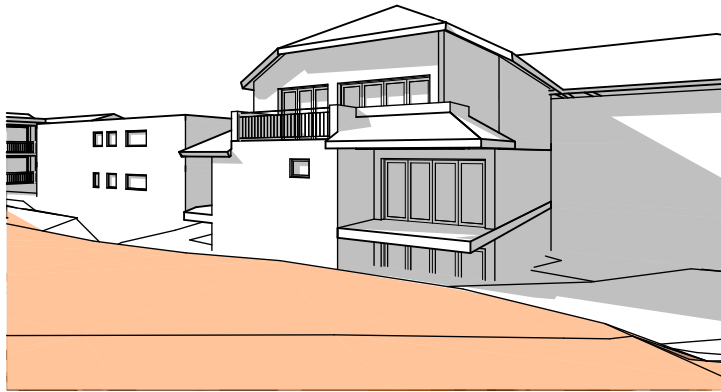


21 June - 2pm

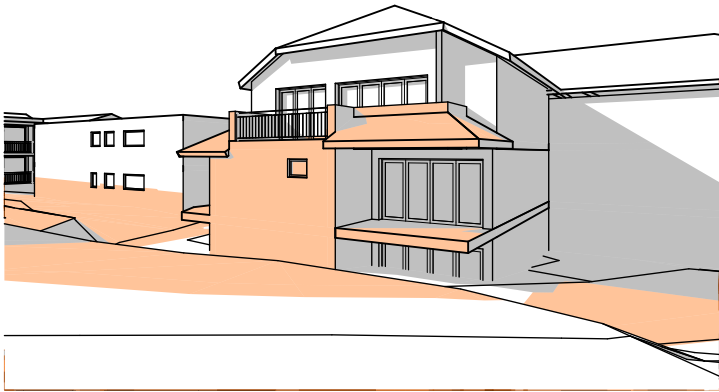


21 June - 3pm

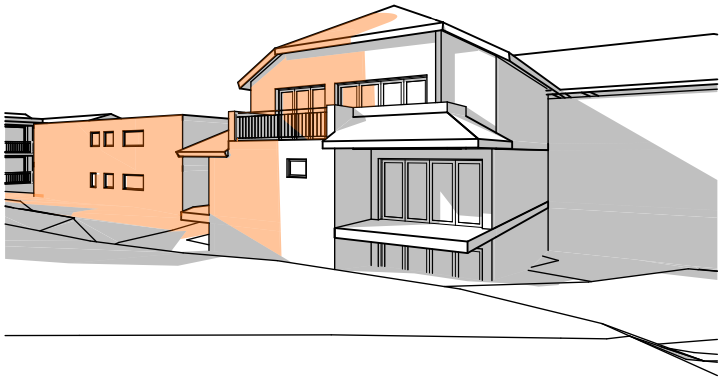
PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)



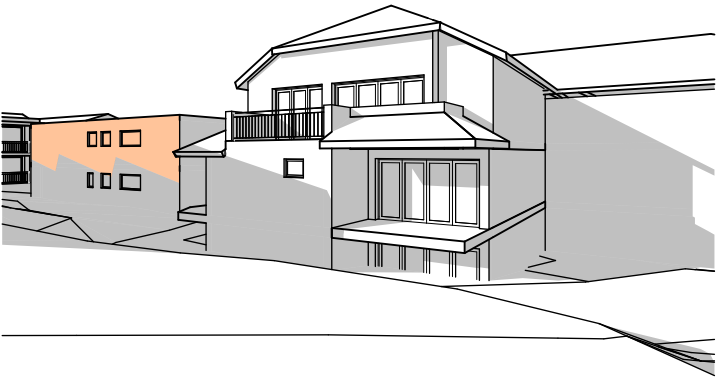
21 June - 12pm



21 June -1pm



21 June - 2pm

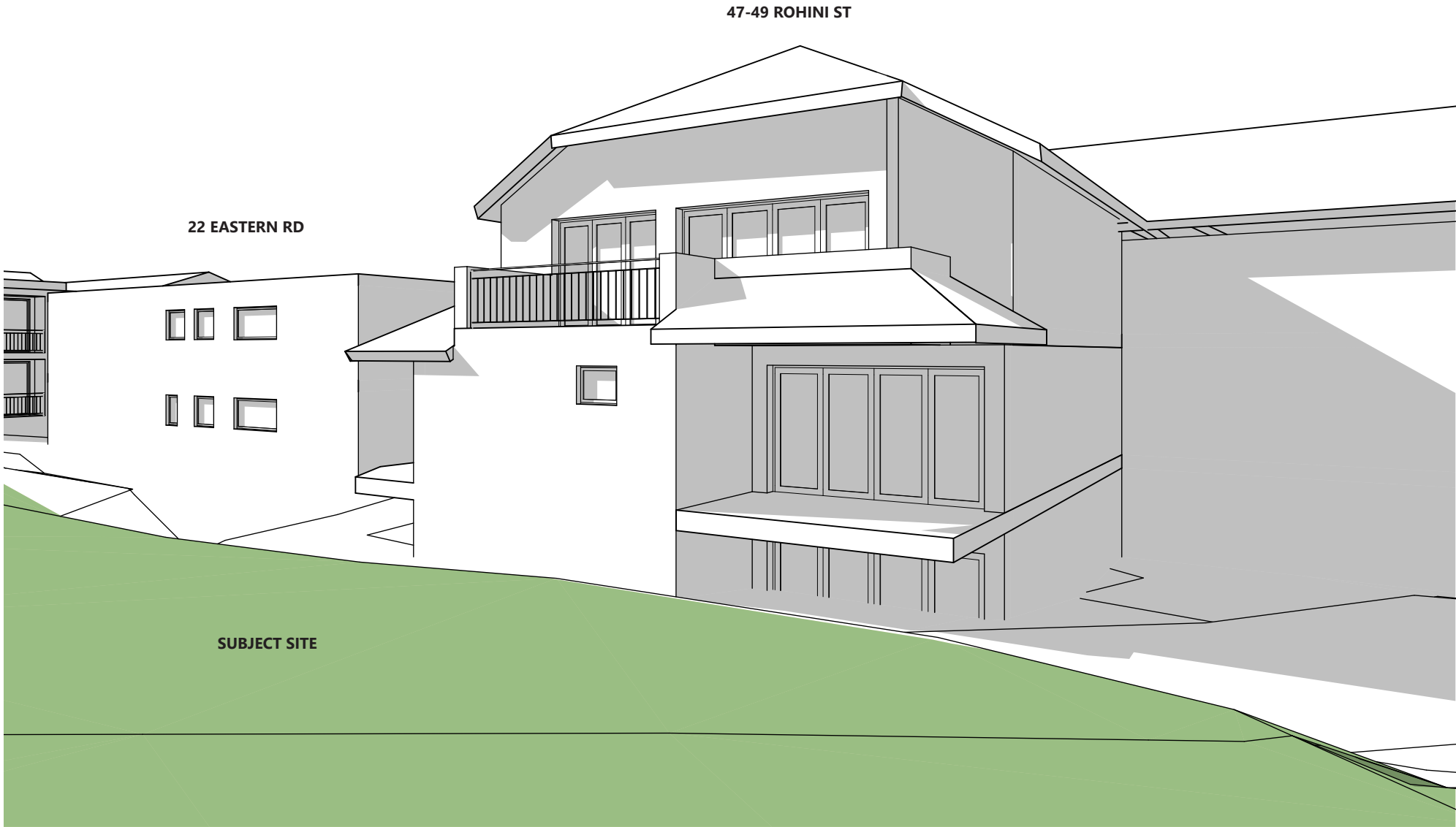


21 June - 3pm






5 ASSESSMENT

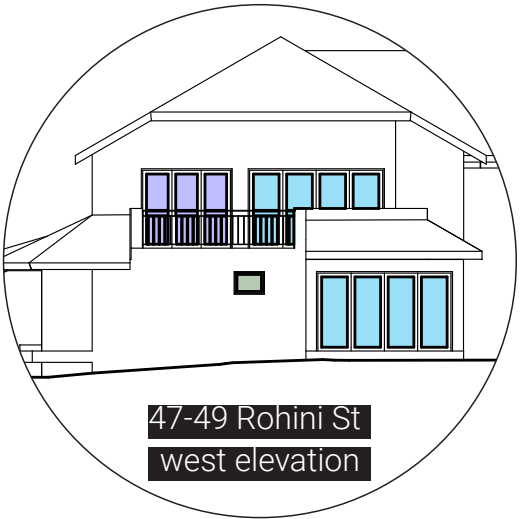
# 3D OVERSHADOWING ANALYSIS - VIEW 1 (1/4)



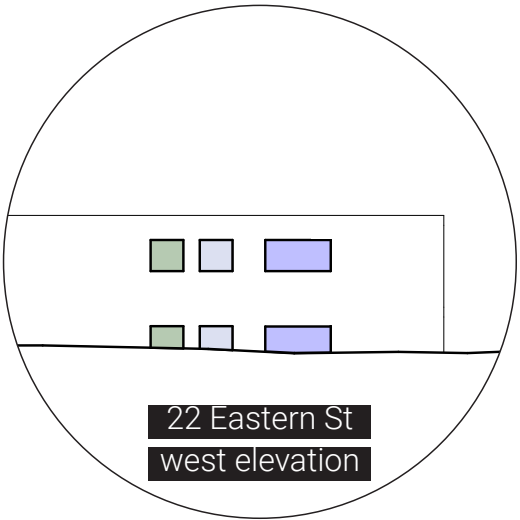
21st June - 12pm

Legend

-  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)



47-49 Rohini St  
west elevation



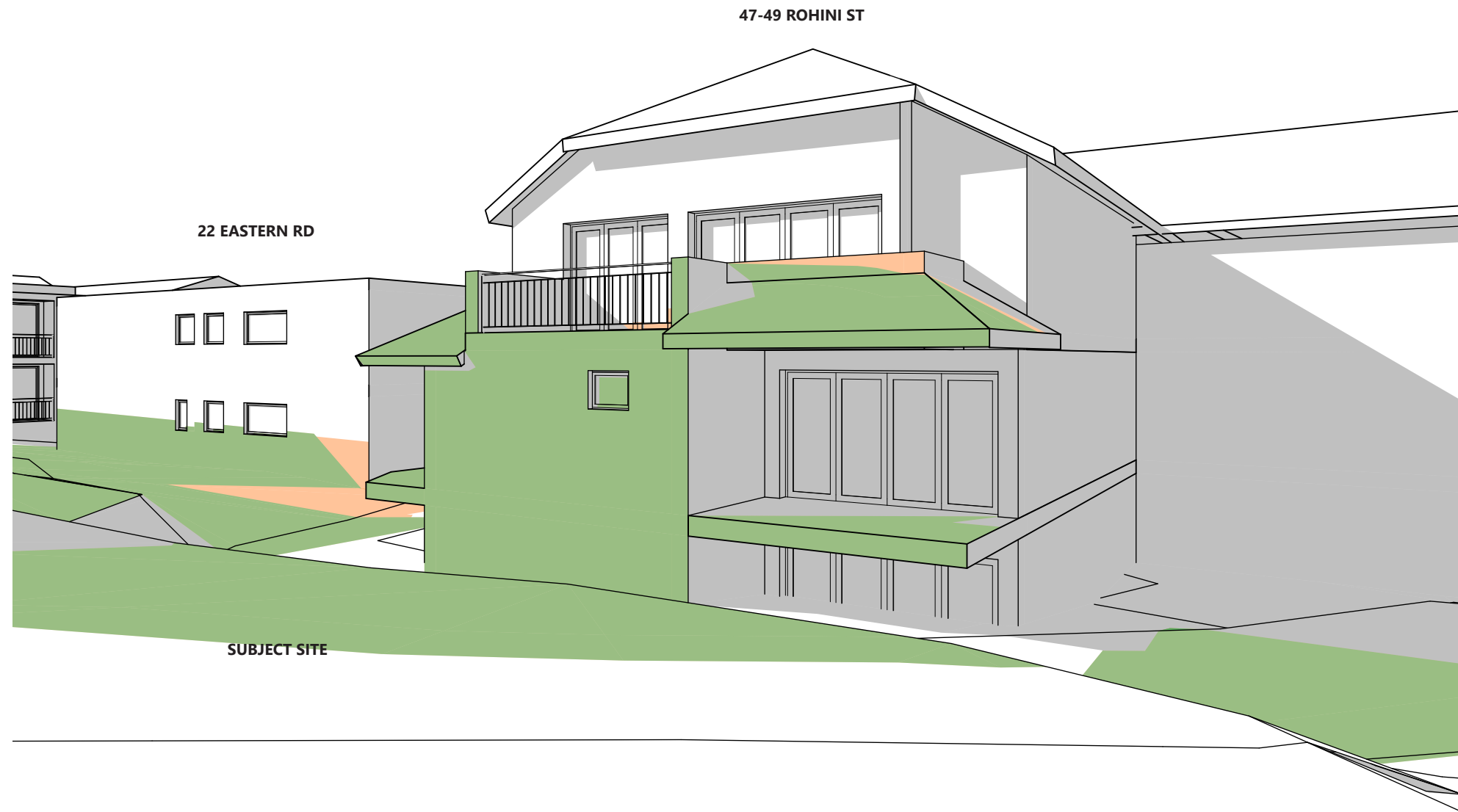
22 Eastern St  
west elevation

Legend

- glazing to living 
- glazing to bedroom 
- glazing to laundry room 
- glazing to bathroom 
- glazing to kitchen 



# 3D OVERSHADOWING ANALYSIS - VIEW 1 (2/4)



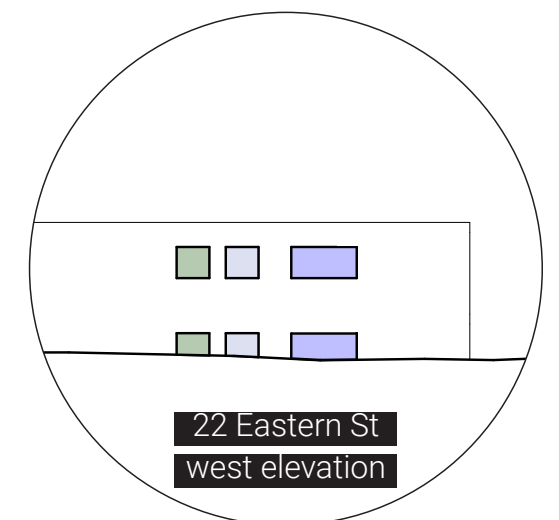
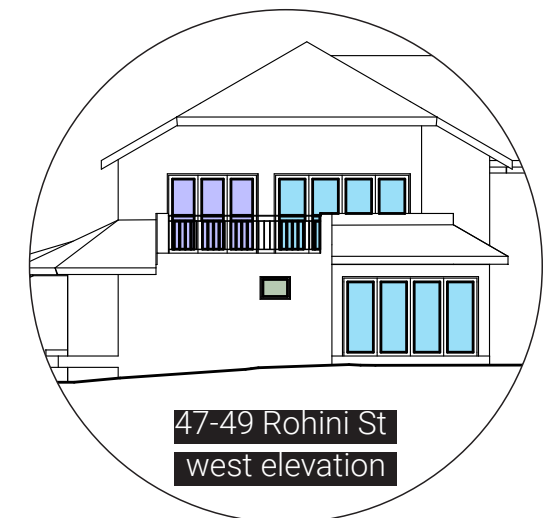
21st June - 1pm

Legend

- 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)

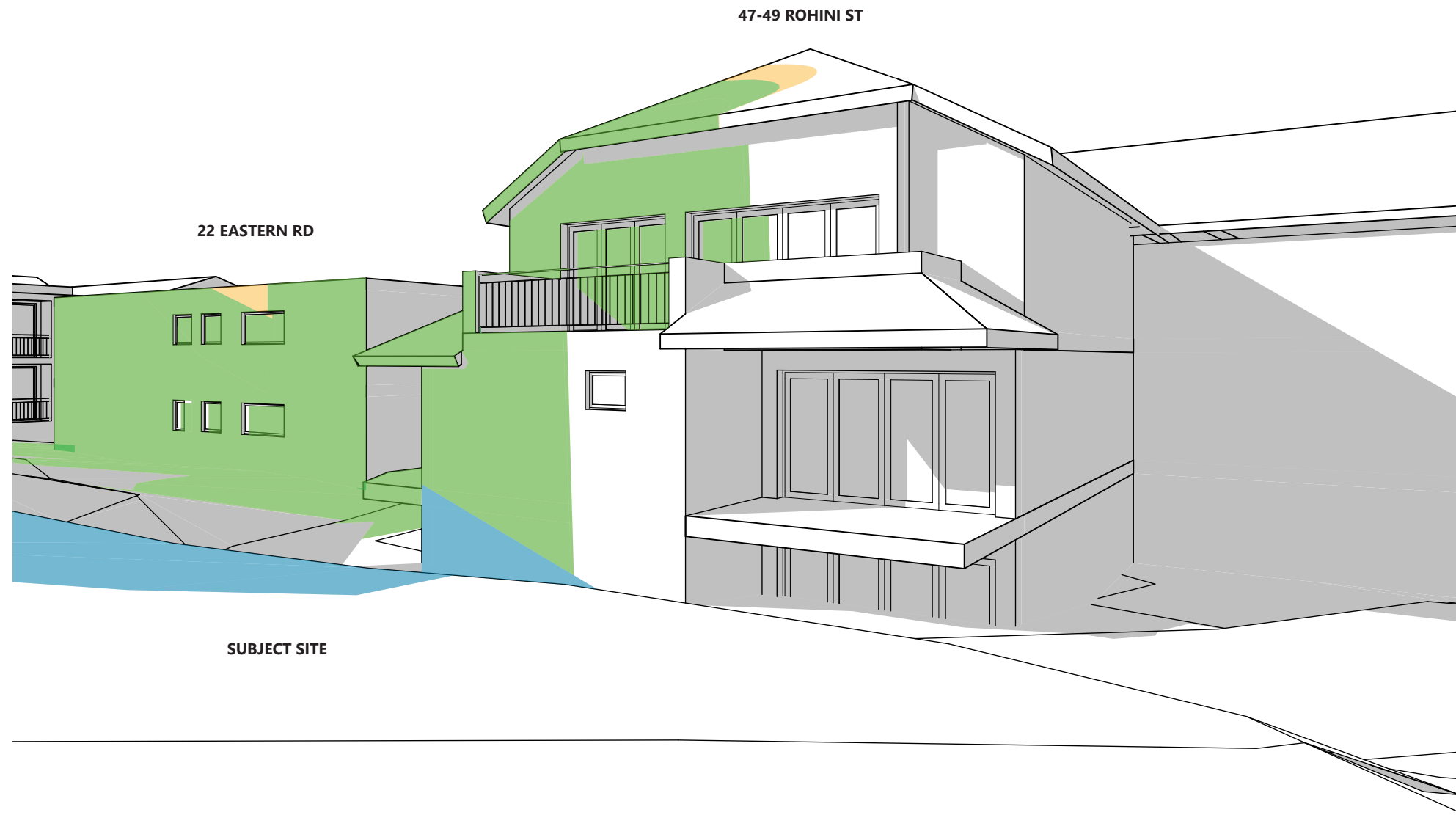
Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





# 3D OVERSHADOWING ANALYSIS - VIEW 1 (3/4)



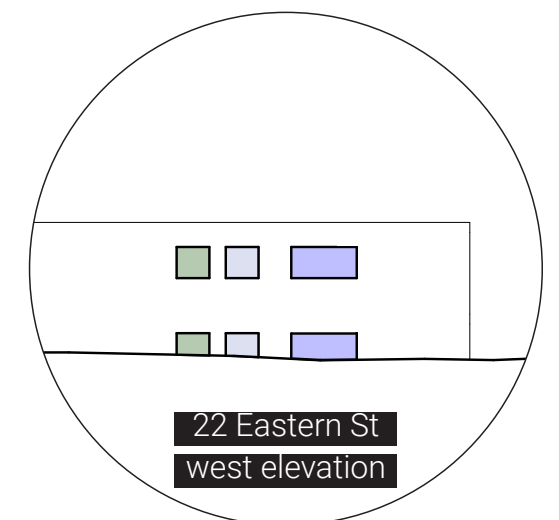
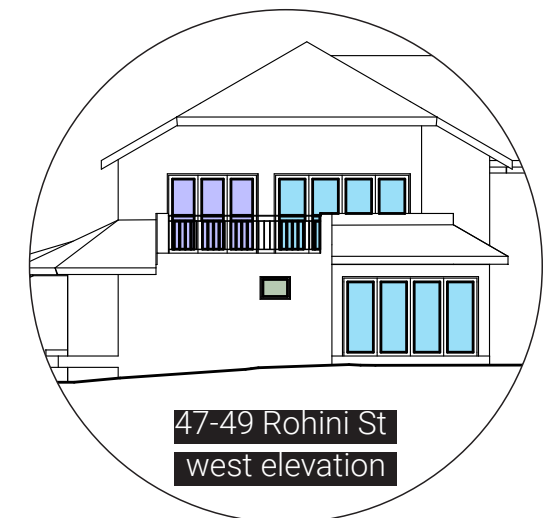
21st June - 2pm

Legend

- 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)

Legend

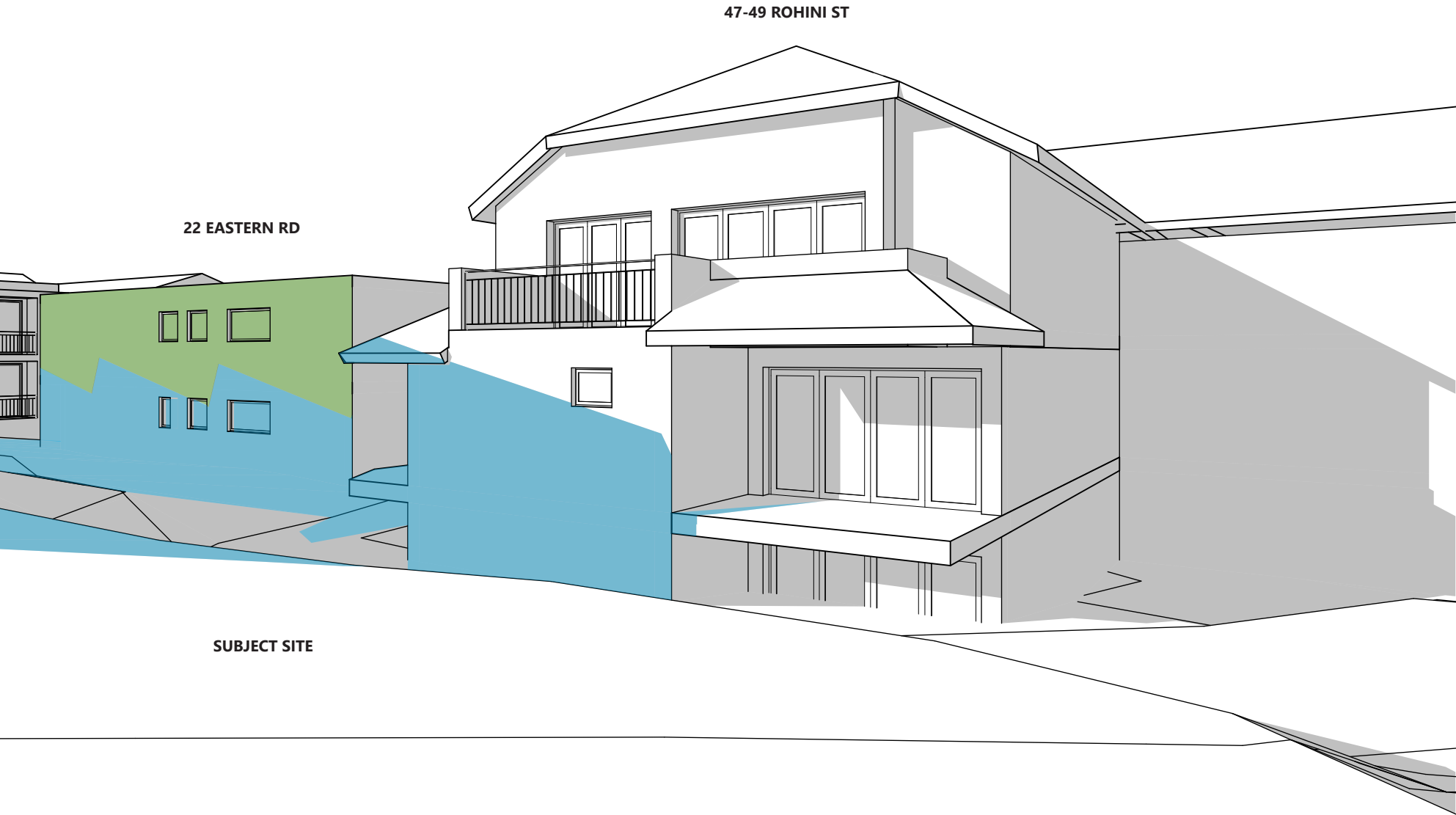
- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





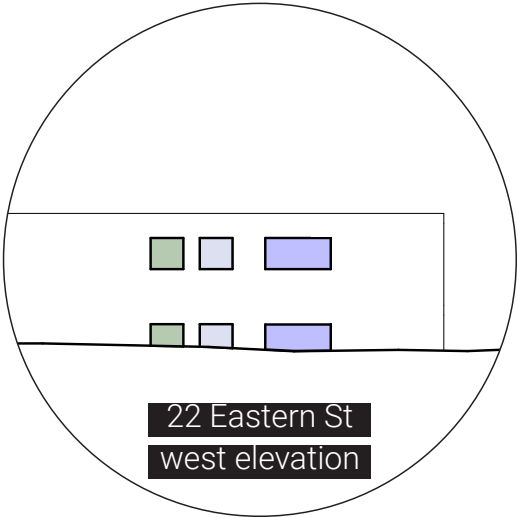
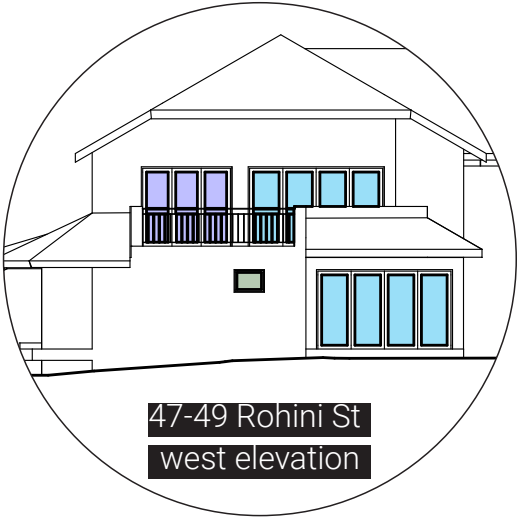
5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 1 (4/4)



21st June - 3pm

- Legend
- 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)



- Legend
- glazing to living
  - glazing to bedroom
  - glazing to laundry room
  - glazing to bathroom
  - glazing to kitchen



5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 2 OVERVIEW

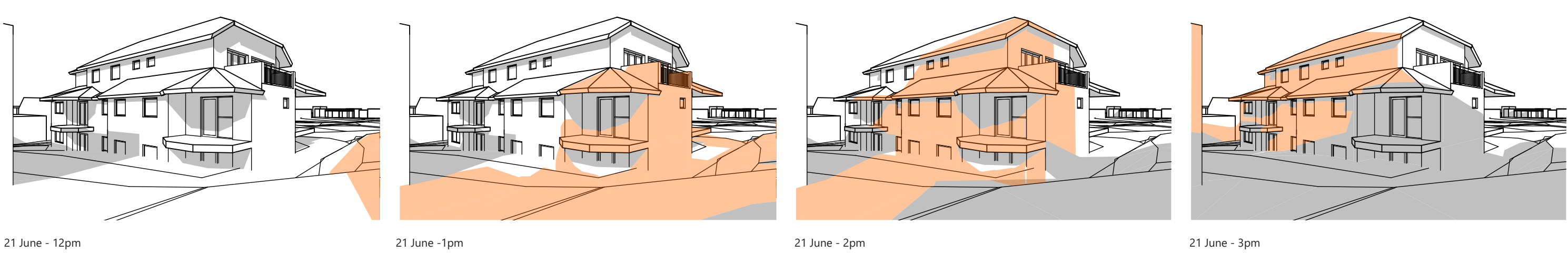
SHADOW CAST FROM EXISTING STRUCTURES



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



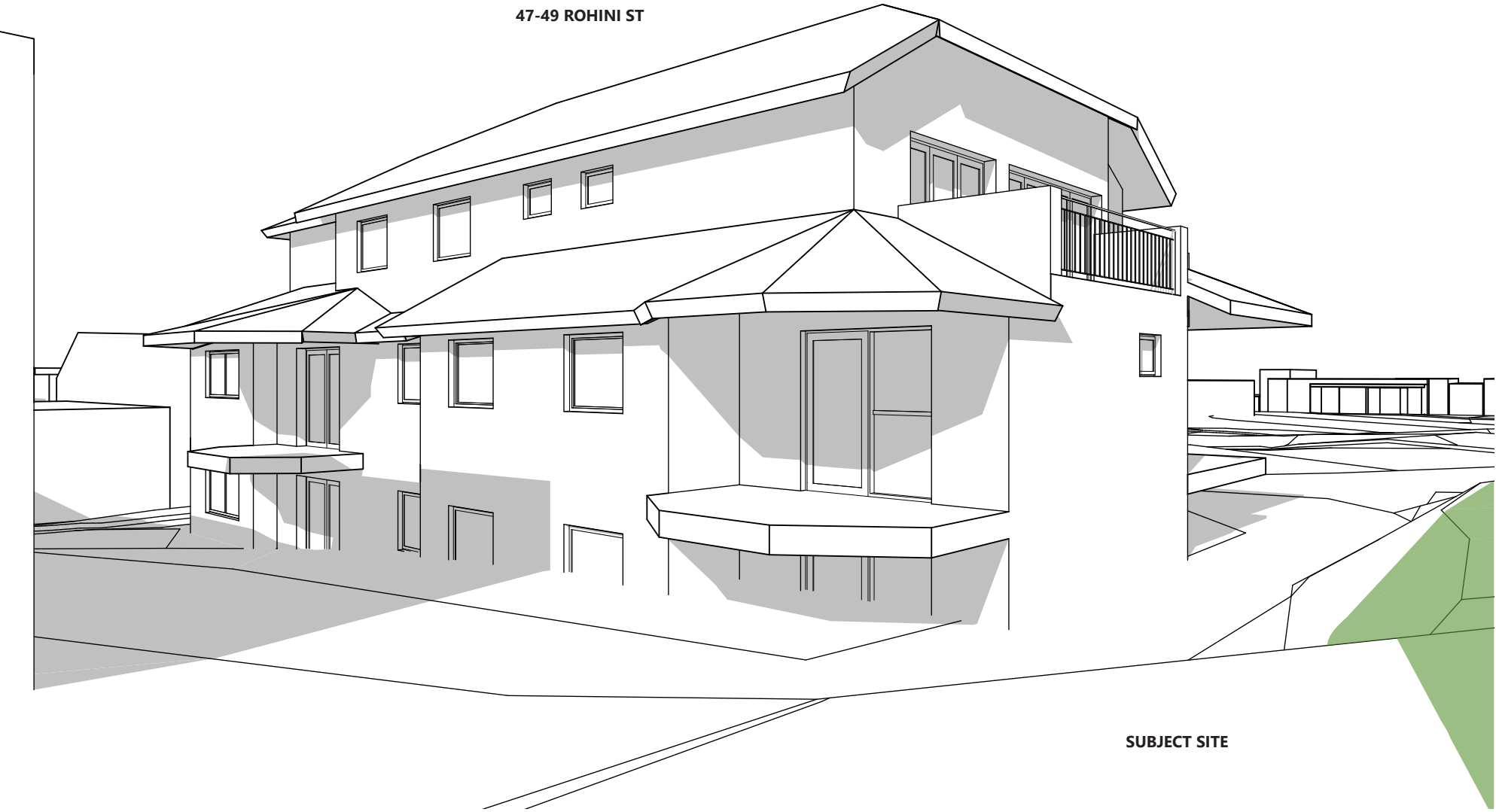
PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)





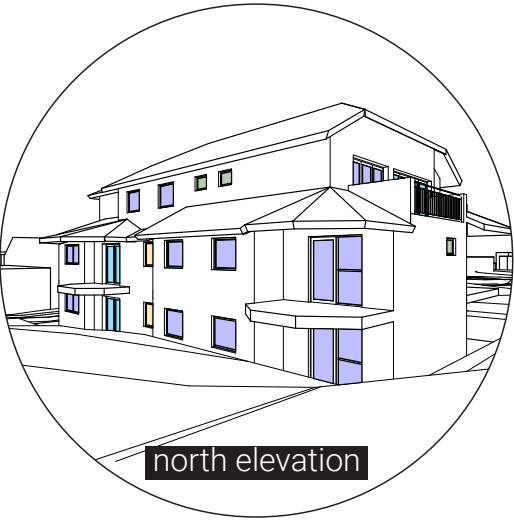
5 ASSESSMENT

# 3D OVERSHADOWING ANALYSIS - VIEW 2 (1/4)



21st June - 12pm

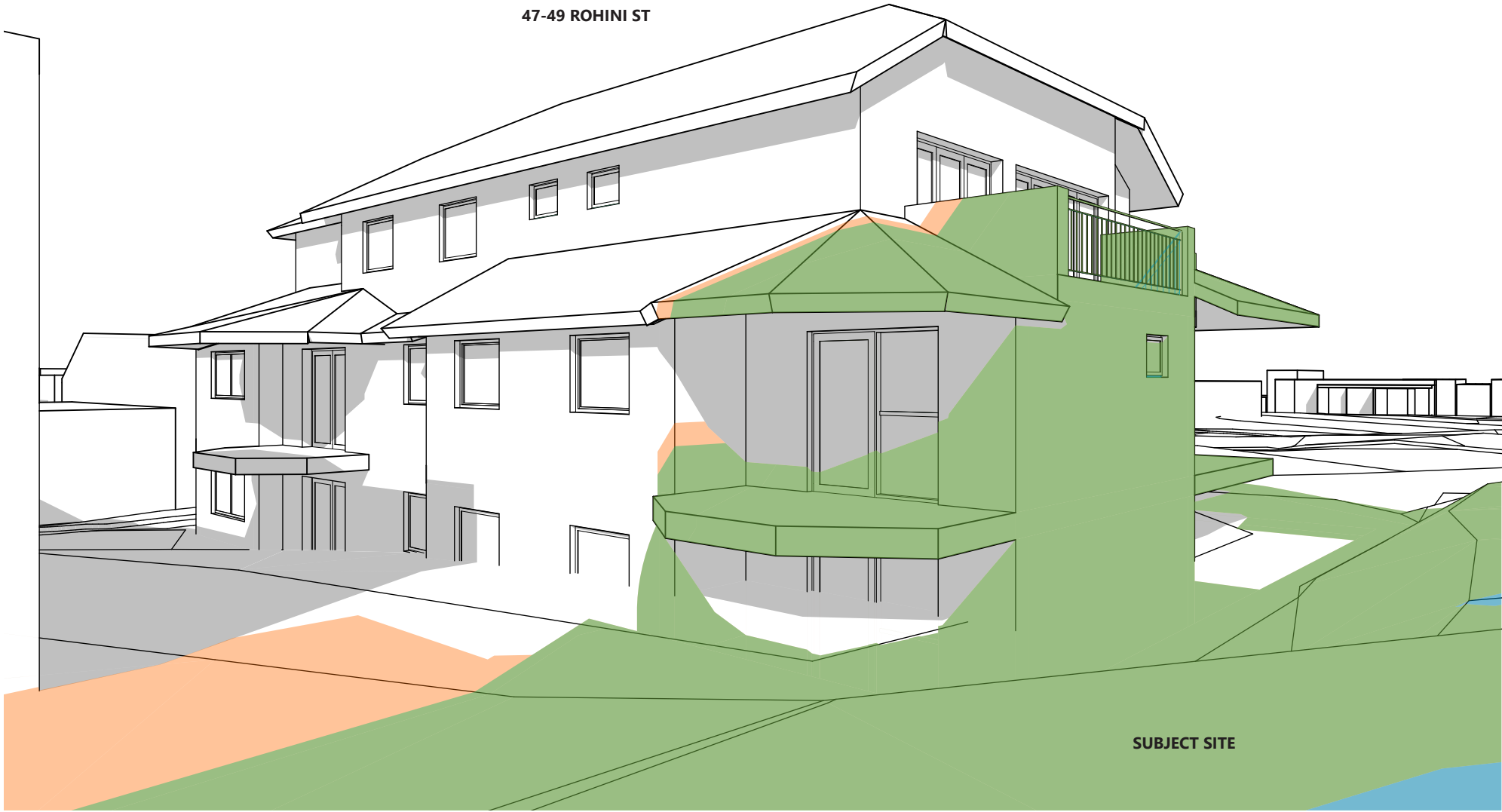
- Legend
- SHADOW CAST FROM EXISTING STRUCTURES
  - PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)
  - PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)



- Legend
- glazing to living
  - glazing to bedroom
  - glazing to laundry room
  - glazing to bathroom
  - glazing to kitchen



5 ASSESSMENT  
3D OVERSHADOWING ANALYSIS - VIEW 2 (2/4)



21st June - 1pm

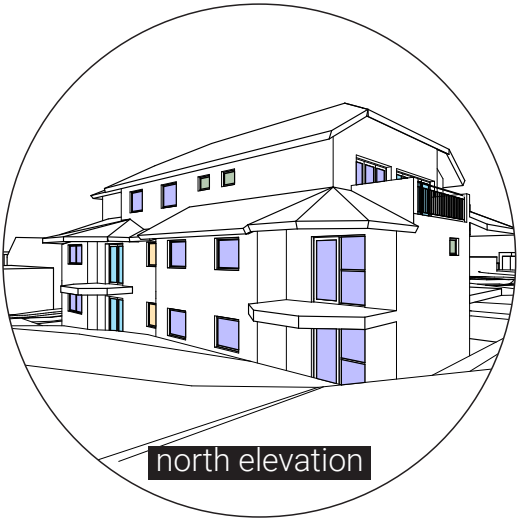
Legend

- 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)



Legend

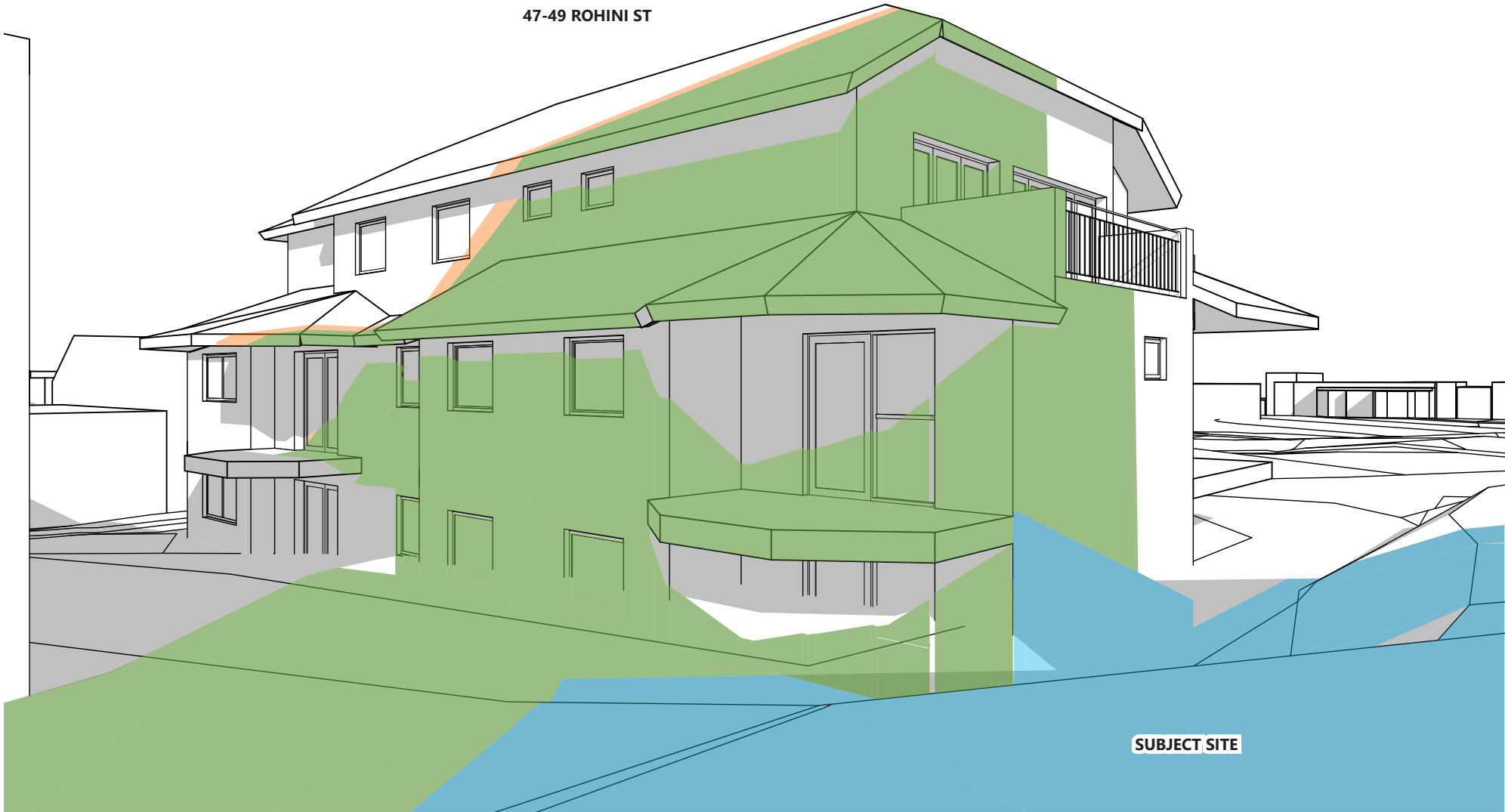
- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





5 ASSESSMENT

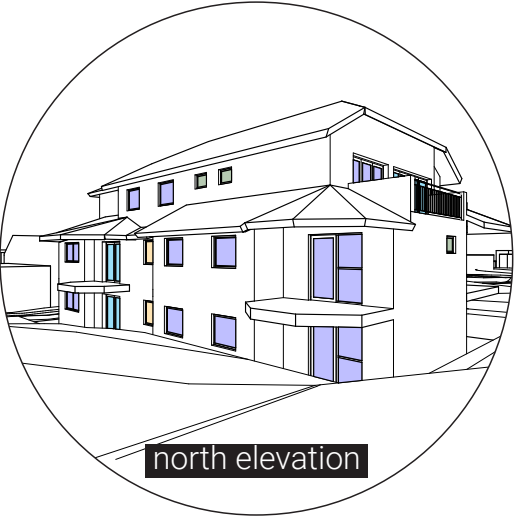
# 3D OVERSHADOWING ANALYSIS - VIEW 2 (3/4)



- Legend
- 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)

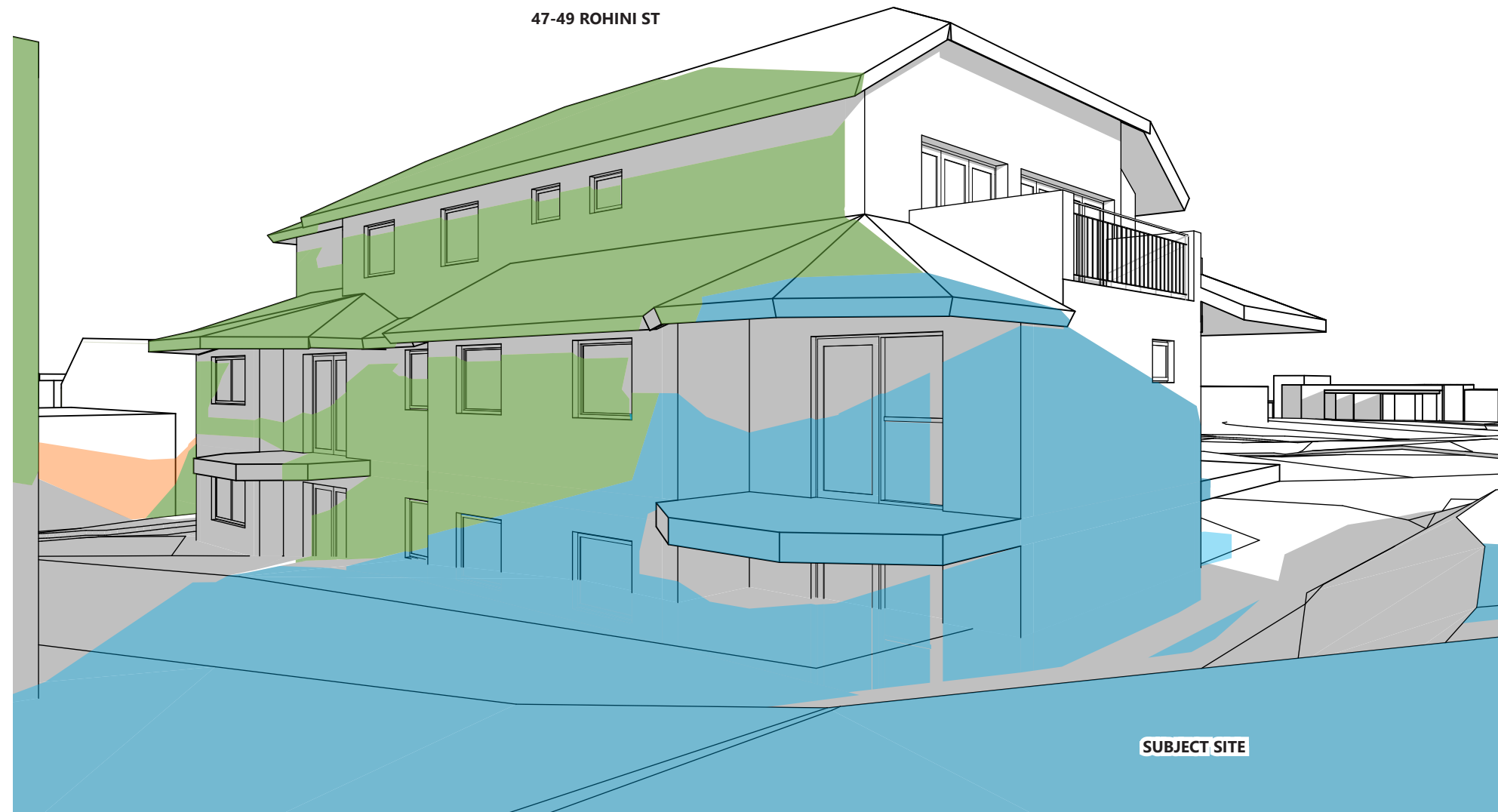


- Legend
- glazing to living
  - glazing to bedroom
  - glazing to laundry room
  - glazing to bathroom
  - glazing to kitchen





# 3D OVERSHADOWING ANALYSIS - VIEW 2 (4/4)



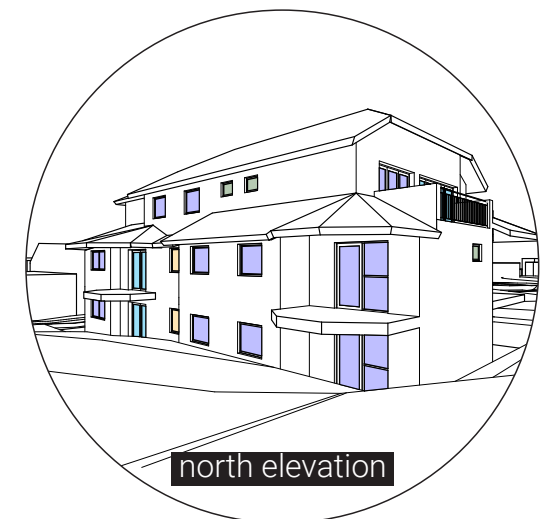
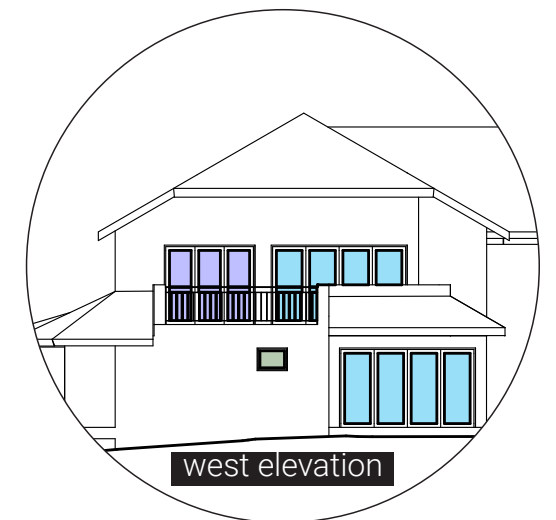
21st June - 3pm

Legend

- 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)

Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen

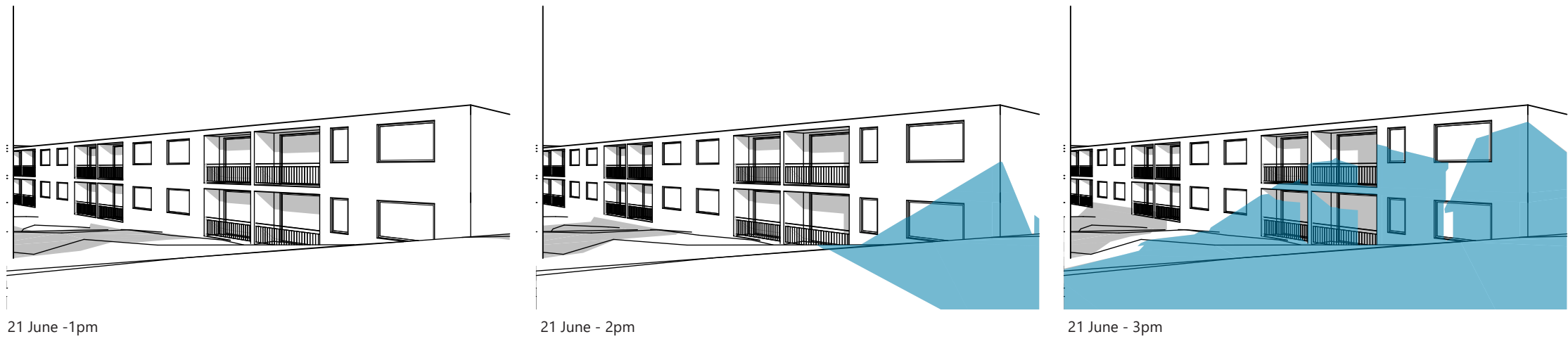




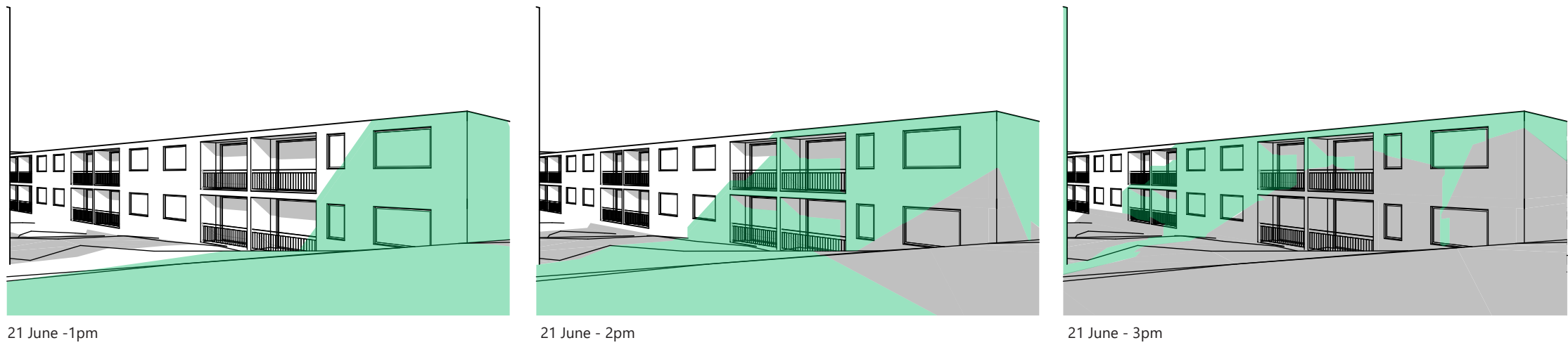
5 ASSESSMENT

# 3D OVERSHADOWING ANALYSIS - VIEW 3 OVERVIEW

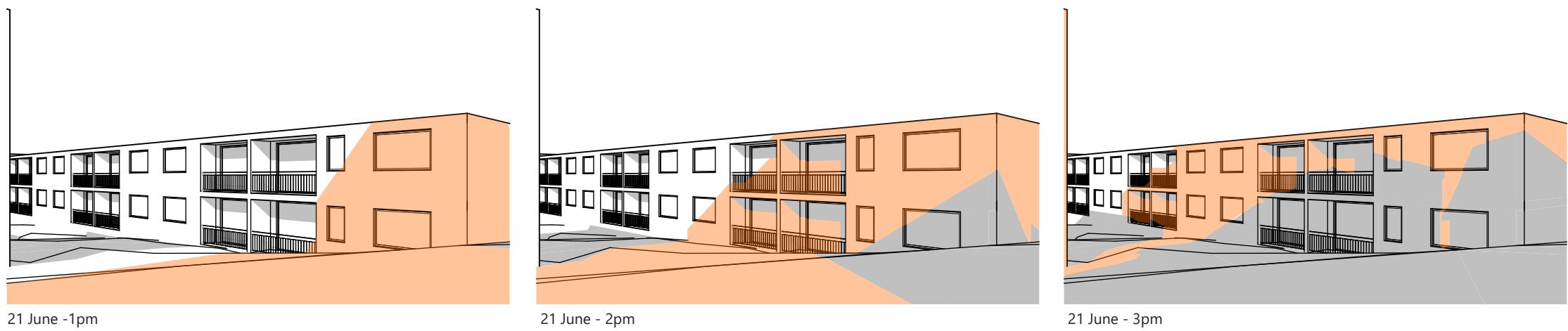
SHADOW CAST FROM EXISTING STRUCTURES



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)





5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 3 (1/3)



21st June - 1pm

Legend

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)

Legend

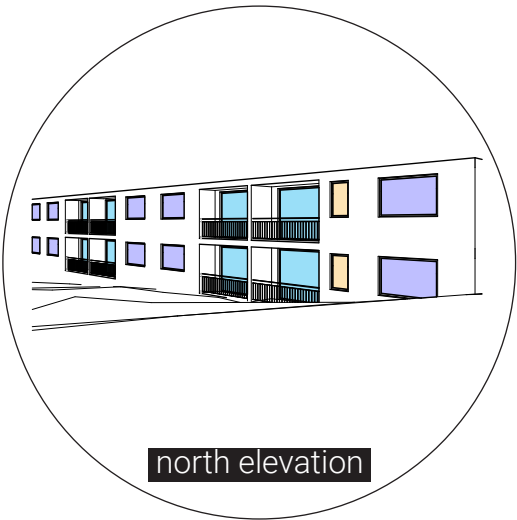
glazing to living

glazing to bedroom

glazing to laundry room

glazing to bathroom

glazing to kitchen





# 3D OVERSHADOWING ANALYSIS - VIEW 3 (2/3)



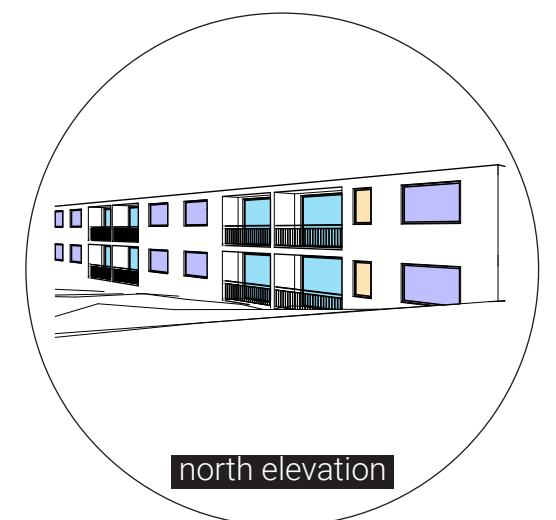
21st June - 2pm

## Legend

- 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)

## Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen



north elevation



5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 3 (3/3)



21st June - 3pm

Legend

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)

Legend

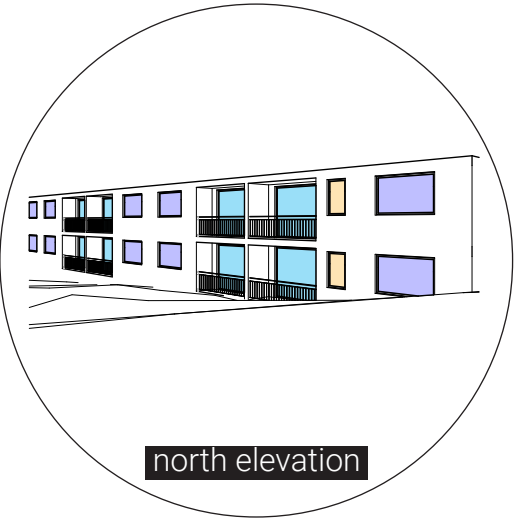
glazing to living

glazing to bedroom

glazing to laundry room

glazing to bathroom

glazing to kitchen

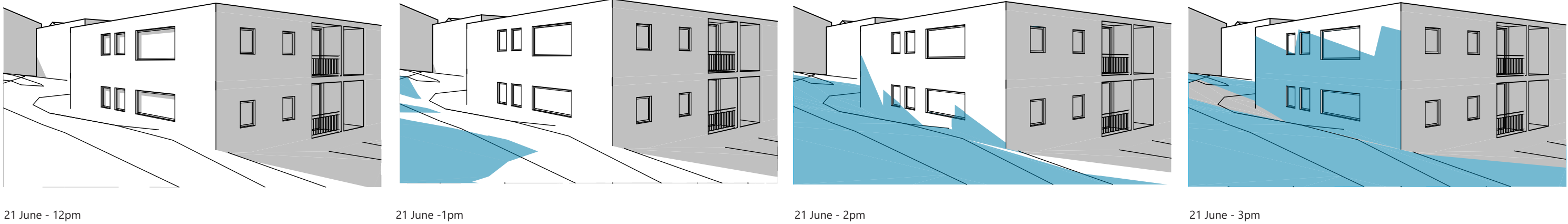




5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 4 OVERVIEW

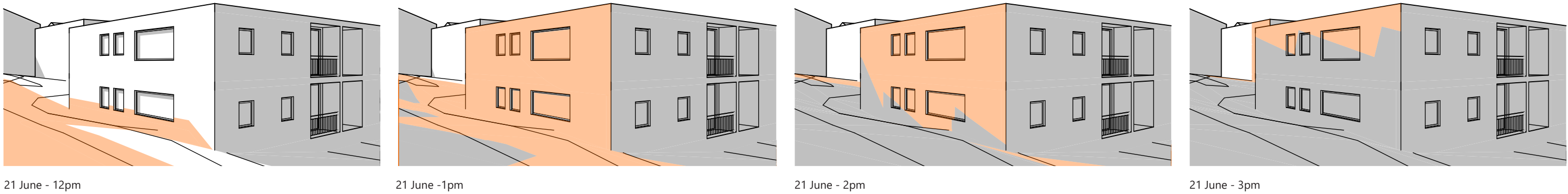
SHADOW CAST FROM EXISTING STRUCTURES



PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



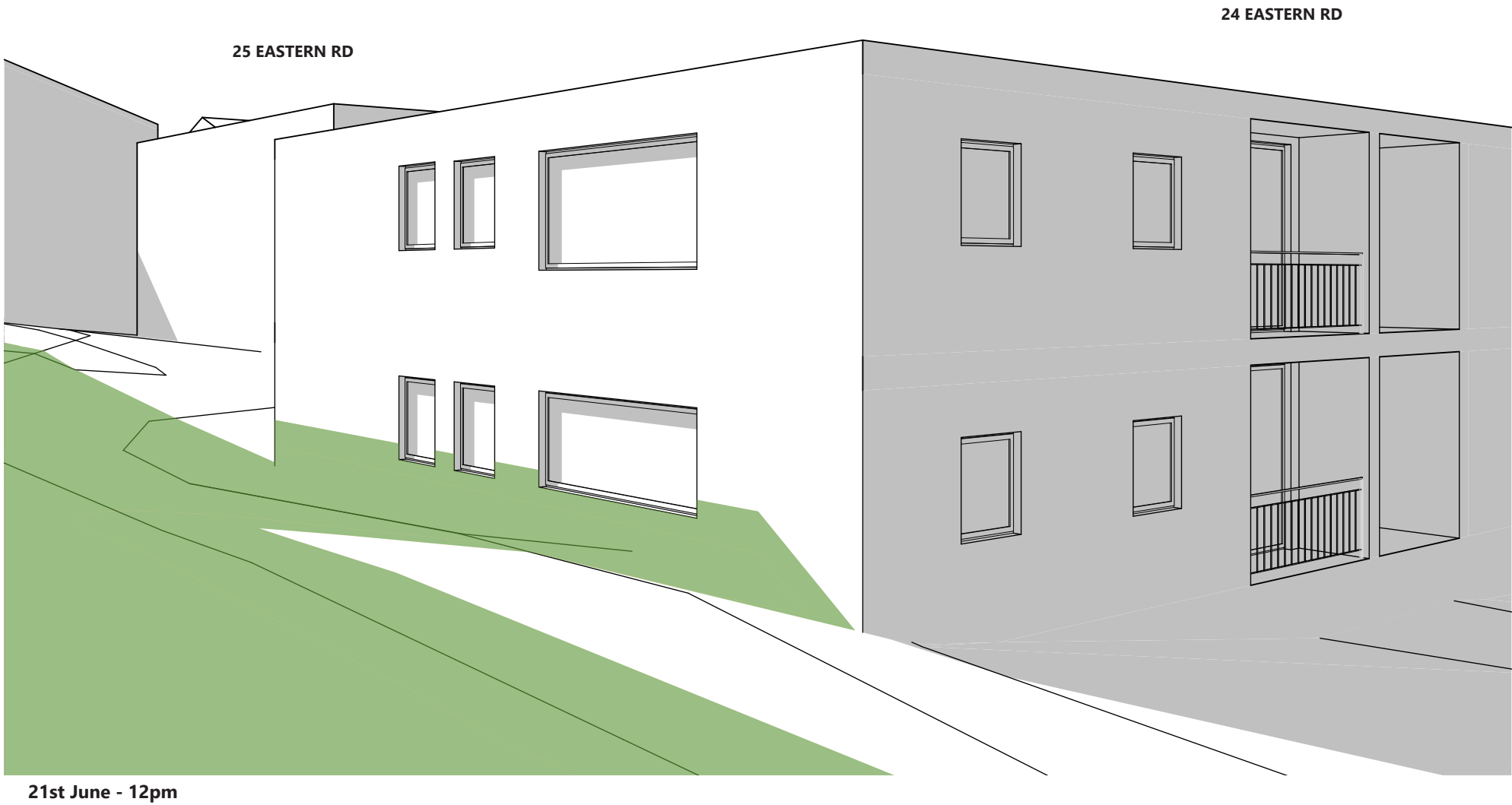
PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)





5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 4 (1/4)



Legend

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)

Legend

glazing to living

glazing to bedroom

glazing to laundry room

glazing to bathroom

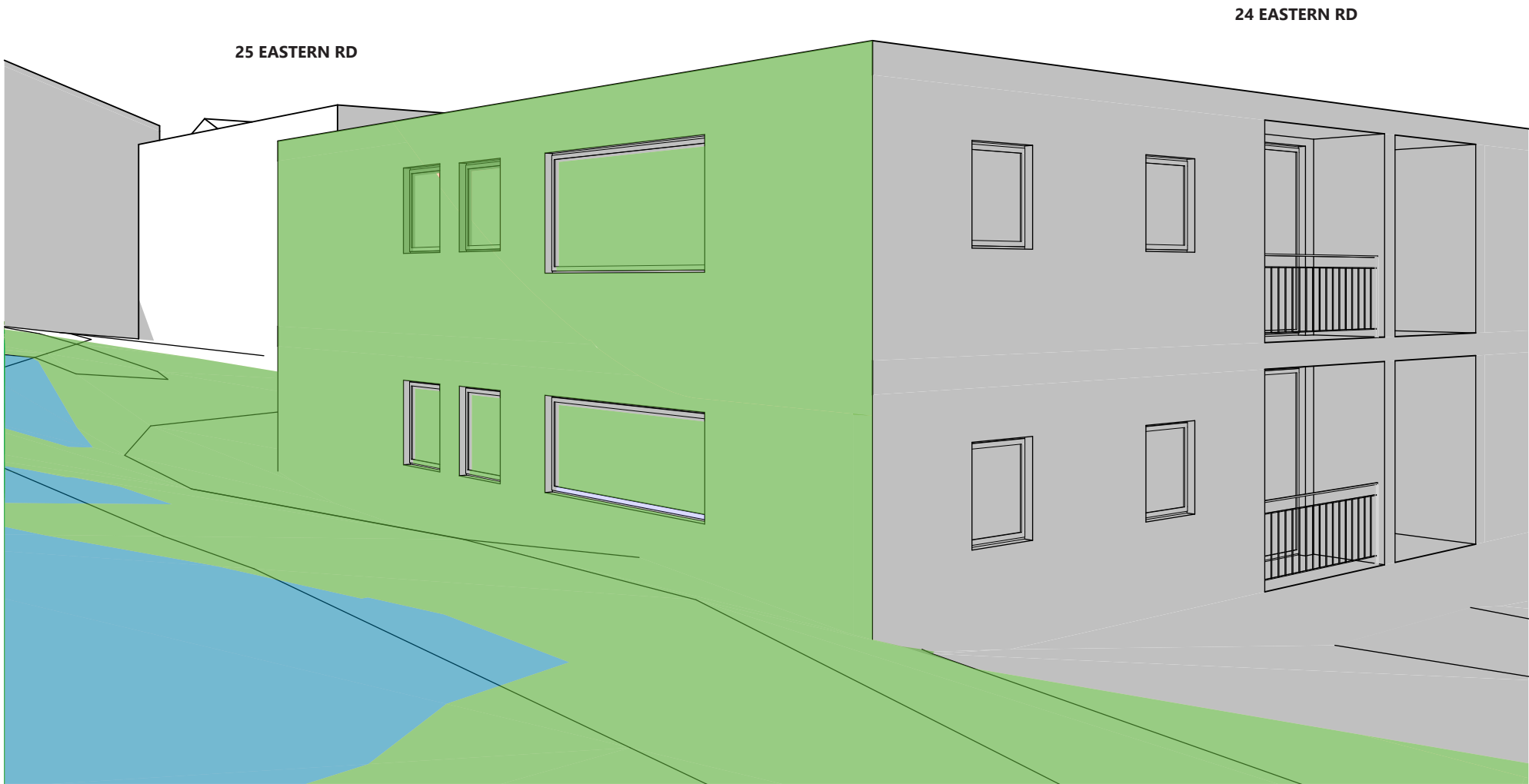
glazing to kitchen





5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 4 (2/4)



21st June - 1pm

Legend

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)

Legend

glazing to living

glazing to bedroom

glazing to laundry room

glazing to bathroom

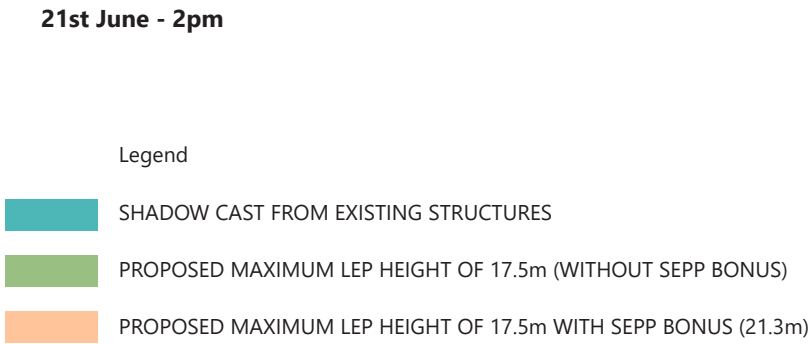
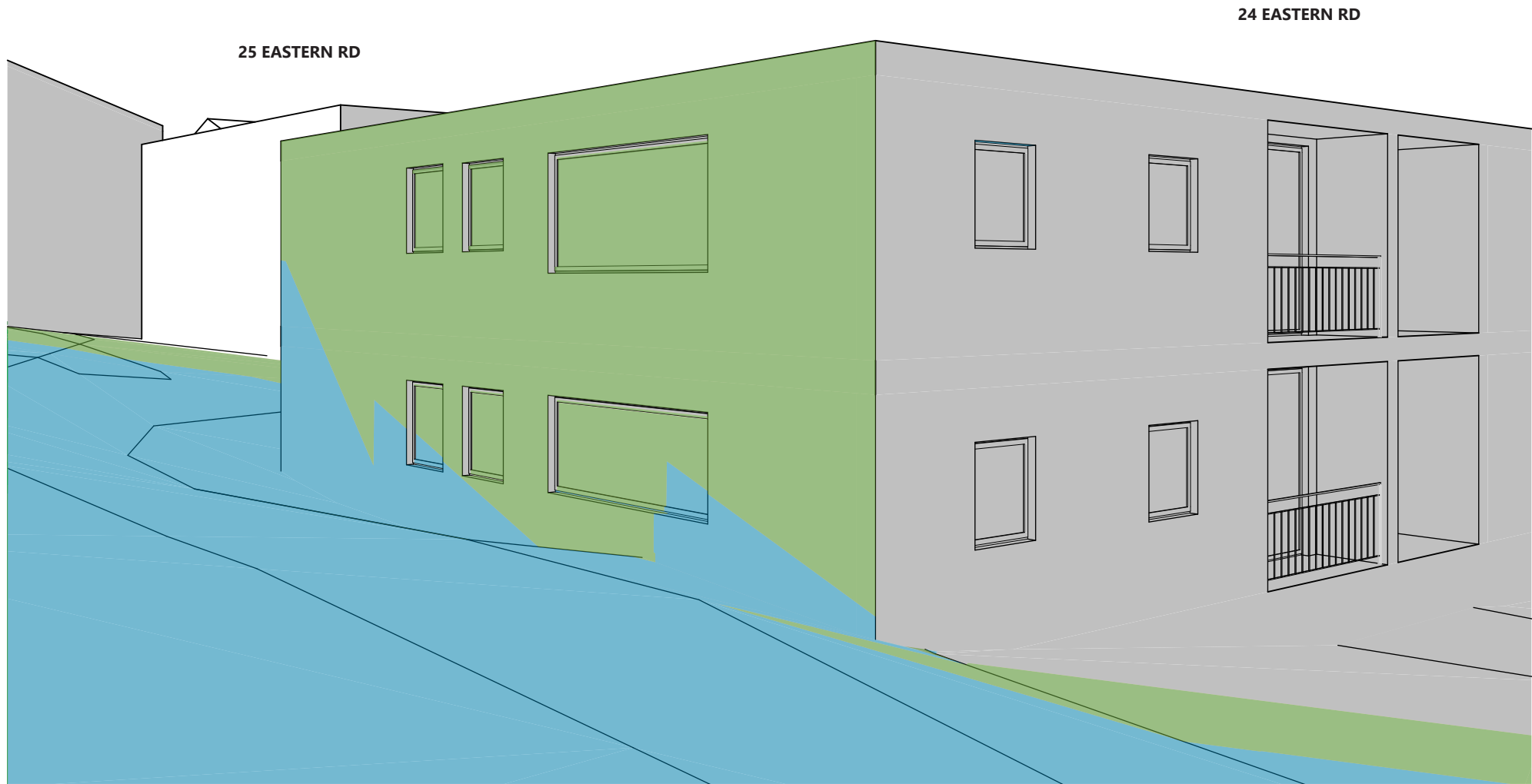
glazing to kitchen





5 ASSESSMENT

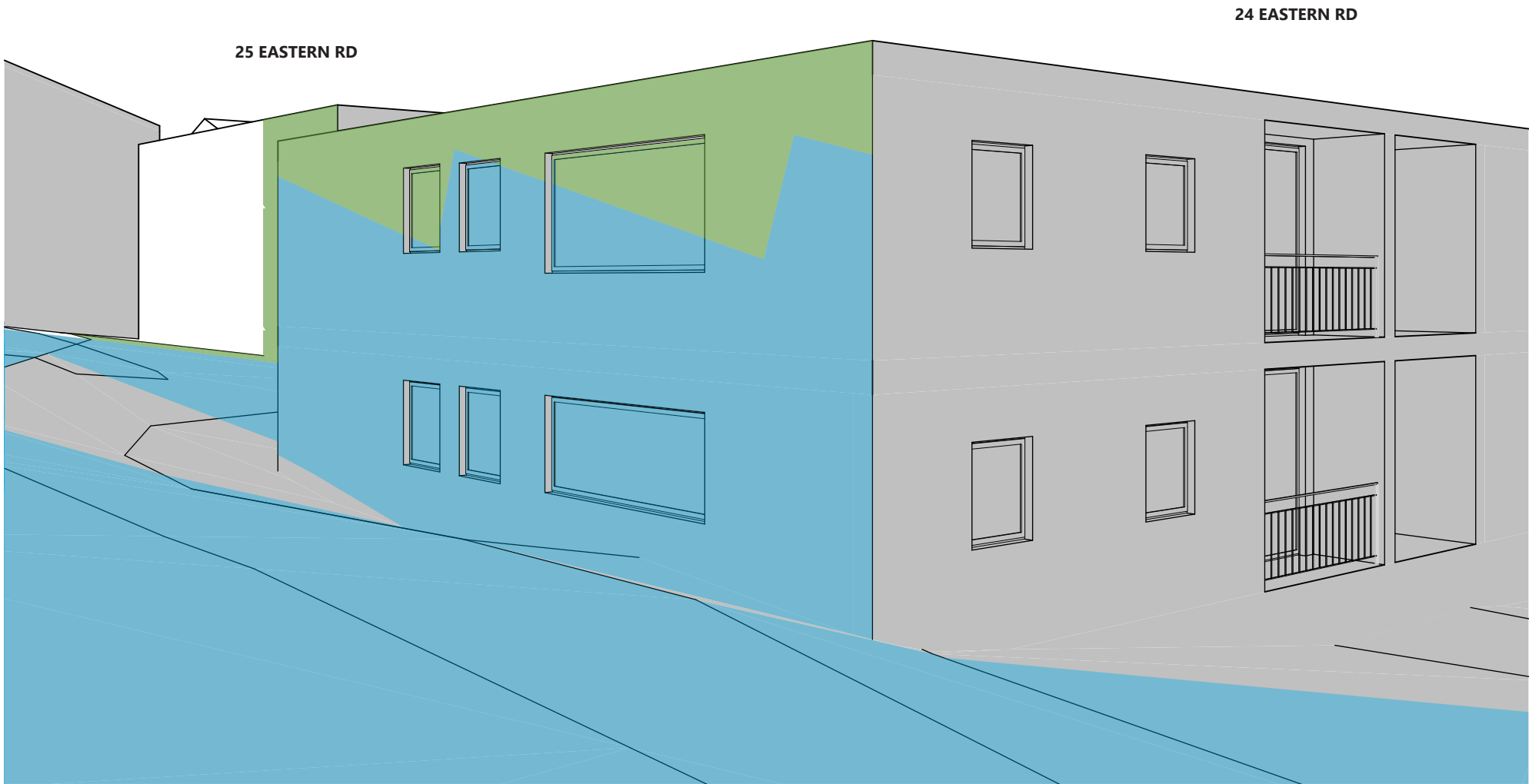
3D OVERSHADOWING ANALYSIS - VIEW 4 (3/4)





5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 4 (4/4)



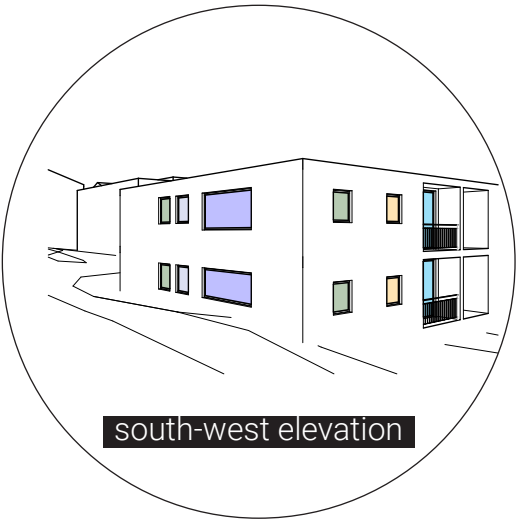
21st June - 3pm

Legend

- 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)

Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen

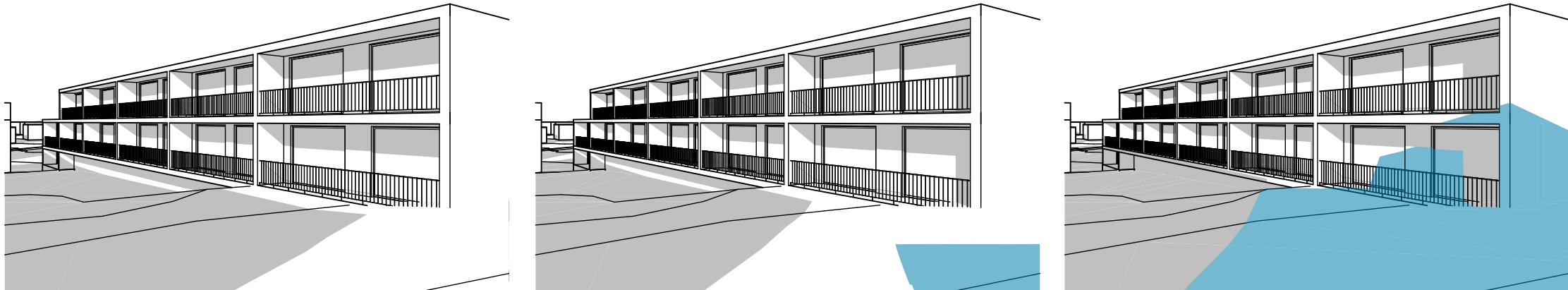




5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 5 OVERVIEW

SHADOW CAST FROM EXISTING STRUCTURES

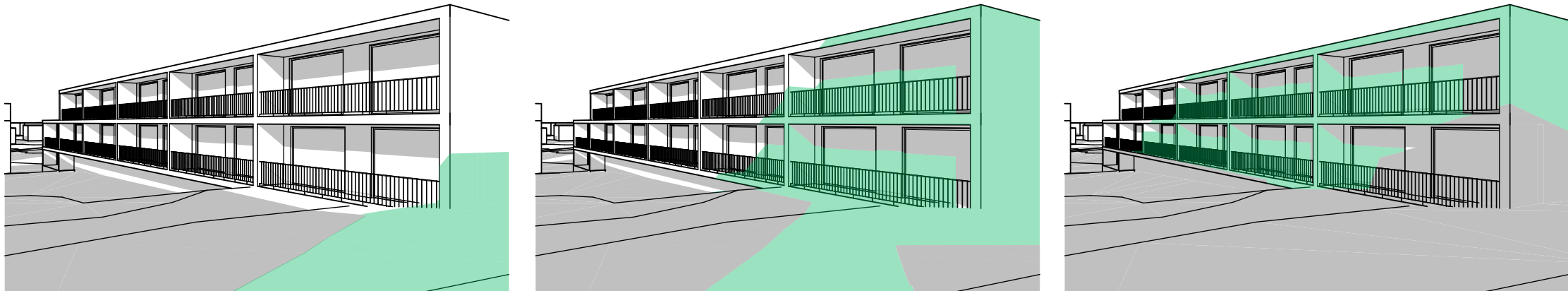


21 June - 1pm

21 June - 2pm

21 June - 3pm

PROPOSED MAXIMUM LEP HEIGHT OF 17.5m (WITHOUT SEPP BONUS)



21 June - 1pm

21 June - 2pm

21 June - 3pm

PROPOSED MAXIMUM LEP HEIGHT OF 17.5m WITH SEPP BONUS (21.3m)



21 June - 1pm

21 June - 2pm

21 June - 3pm



# 3D OVERSHADOWING ANALYSIS - VIEW 5 (1/3)



21st June - 1pm

## Legend

- 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)

## Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





5 ASSESSMENT

3D OVERSHADOWING ANALYSIS - VIEW 5 (2/3)



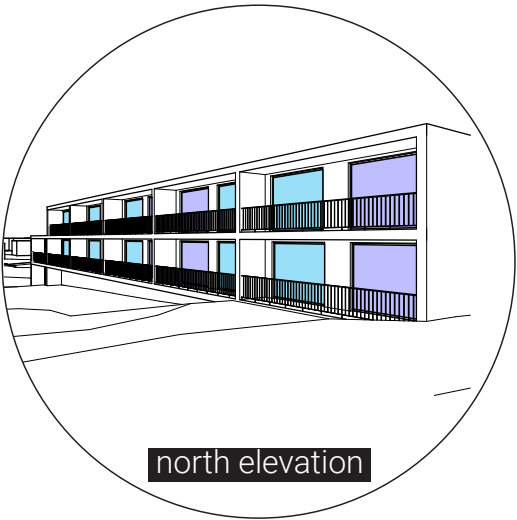
21st June - 2pm

Legend

- 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)

Legend

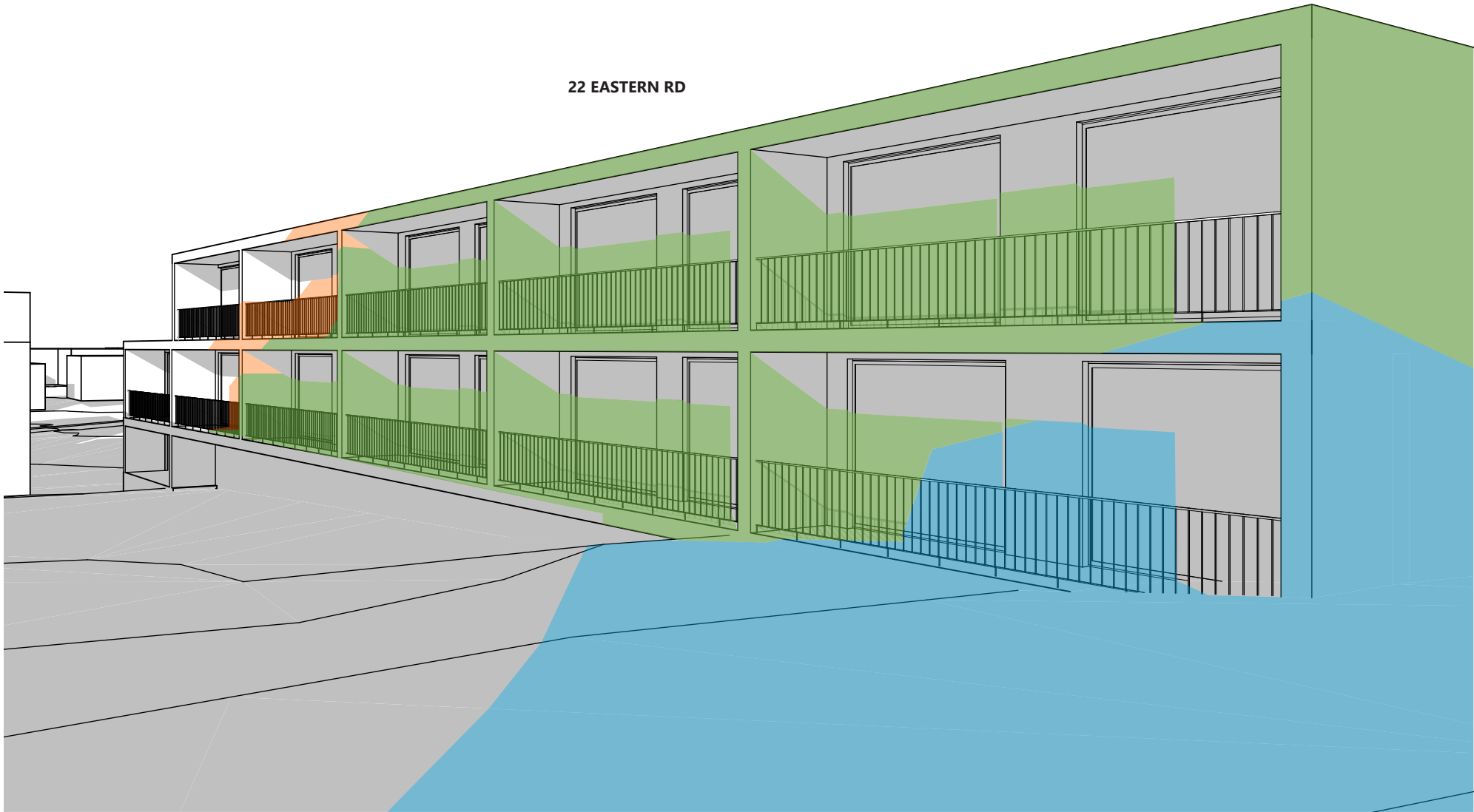
- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





5 ASSESSMENT

# 3D OVERSHADOWING ANALYSIS - VIEW 5 (3/3)



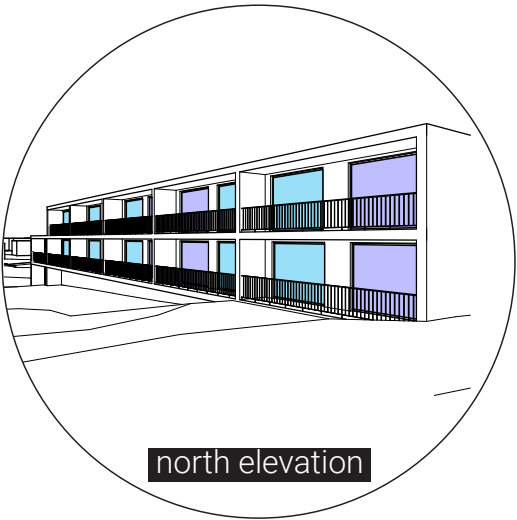
21st June - 3pm

Legend

- 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)

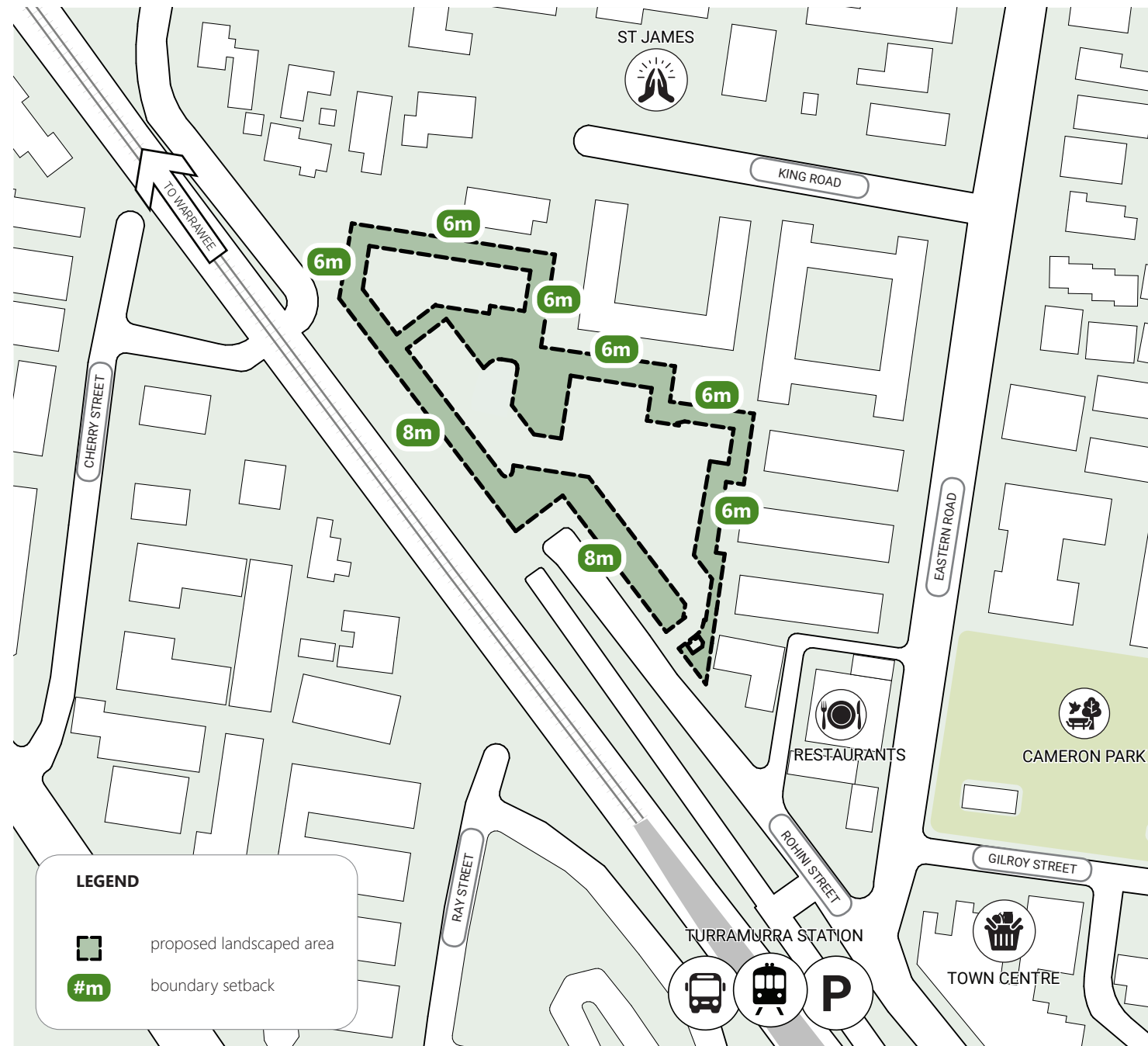
Legend

- glazing to living
- glazing to bedroom
- glazing to laundry room
- glazing to bathroom
- glazing to kitchen





## 5 ASSESSMENT LANDSCAPED AREA (SEPP)

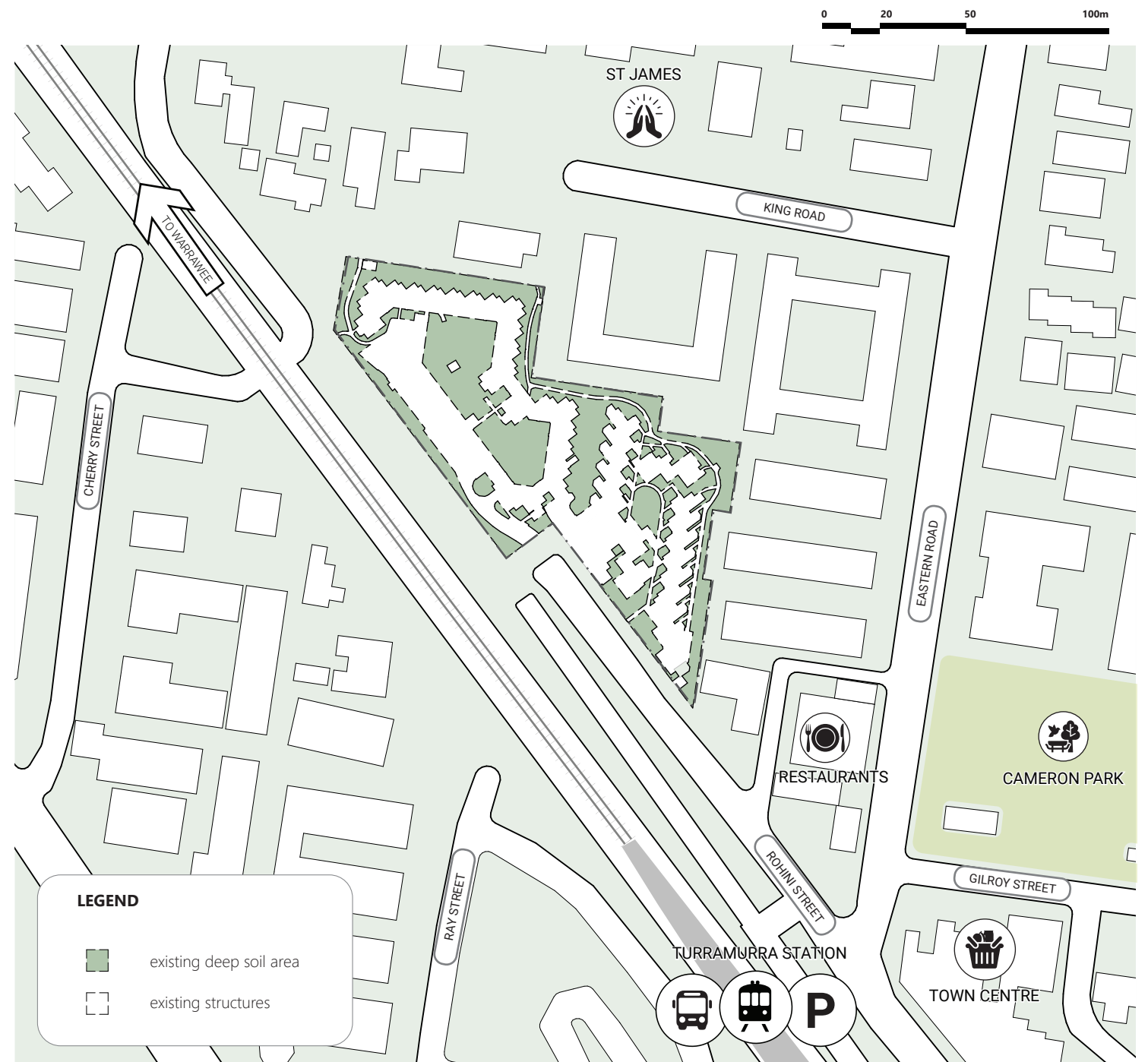


### Landscaped area

The SEPP (Housing) 2021 specifies the following landscaping requirements for senior housing development applications:

- 108 Non-discretionary development standards for independent living units—the Act, s 4.15
- (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units
- (d) a minimum landscaped area that is the lesser of—
- (i) 35m<sup>2</sup> per dwelling, or
  - (ii) 30% of the site area,

For this site, 30% of the site area equals 2758m<sup>2</sup>, while 35m<sup>2</sup> per dwelling equals 3,850m<sup>2</sup>. Therefore, the minimum landscaped area required is 2758m<sup>2</sup>. The proposed development exceeds this requirement, providing a landscaped area of 4534m<sup>2</sup>.



### Existing landscaped area

The existing site currently has a landscaped area of approximately 4240m<sup>2</sup>, and is approximately 46% of site area. This excludes parking areas. Definition of landscaped area in SEPP (Housing) 2021 is as follows:

**landscaped 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.





5 ASSESSMENT

SITE COVERAGE AND DEEP SOIL (DCP)

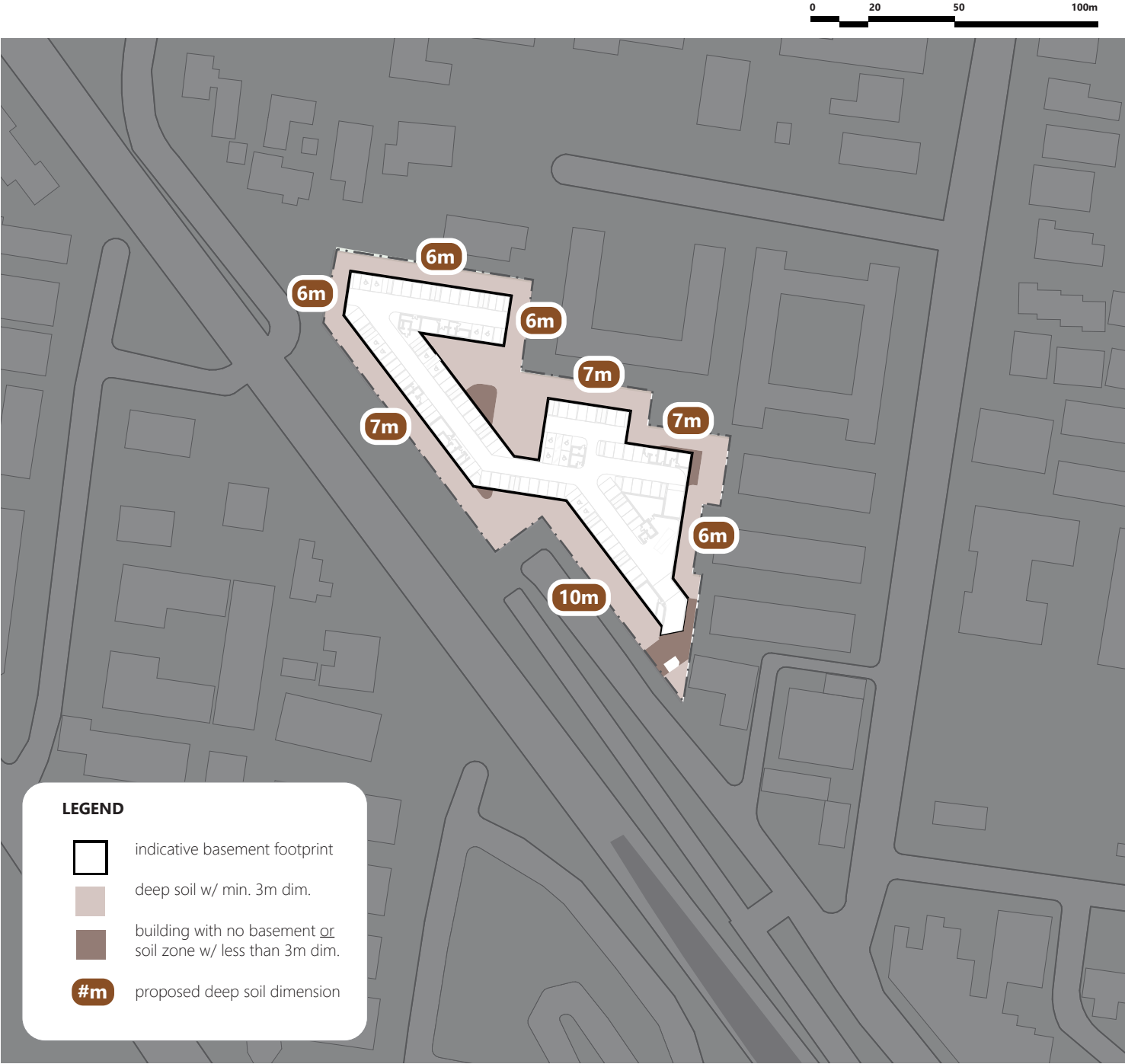


Site Coverage

For the purpose of this Planning Proposal, similar controls in Ku-ring-gai DCP have been tested.

The site coverage may be up to maximum of 30% of the site area (Ku-ring-gai DCP Part 7A). Based on massing studies, the proposed development achieves 35.6% site coverage, therefore is 5.6% over the area required by KDCP.

However the proposal with 4534m<sup>2</sup> landscaped area readily meets the SEPP Housing controls for landscaped area (2758m<sup>2</sup>), which would prevail over any inconsistency with the DCP.



Deep Soil

Ku-ring-gai DCP Part 7A stipulates a minimum deep soil planting of 50% of the site for sites with an area of over 1800m<sup>2</sup>. Based on massing studies, the proposed development achieves 44.0% deep soil over the site, therefore is 6% under the area required by KDCP, but fully complies with the 15% SEPP Housing controls, which would prevail over any inconsistencies with the DCP.

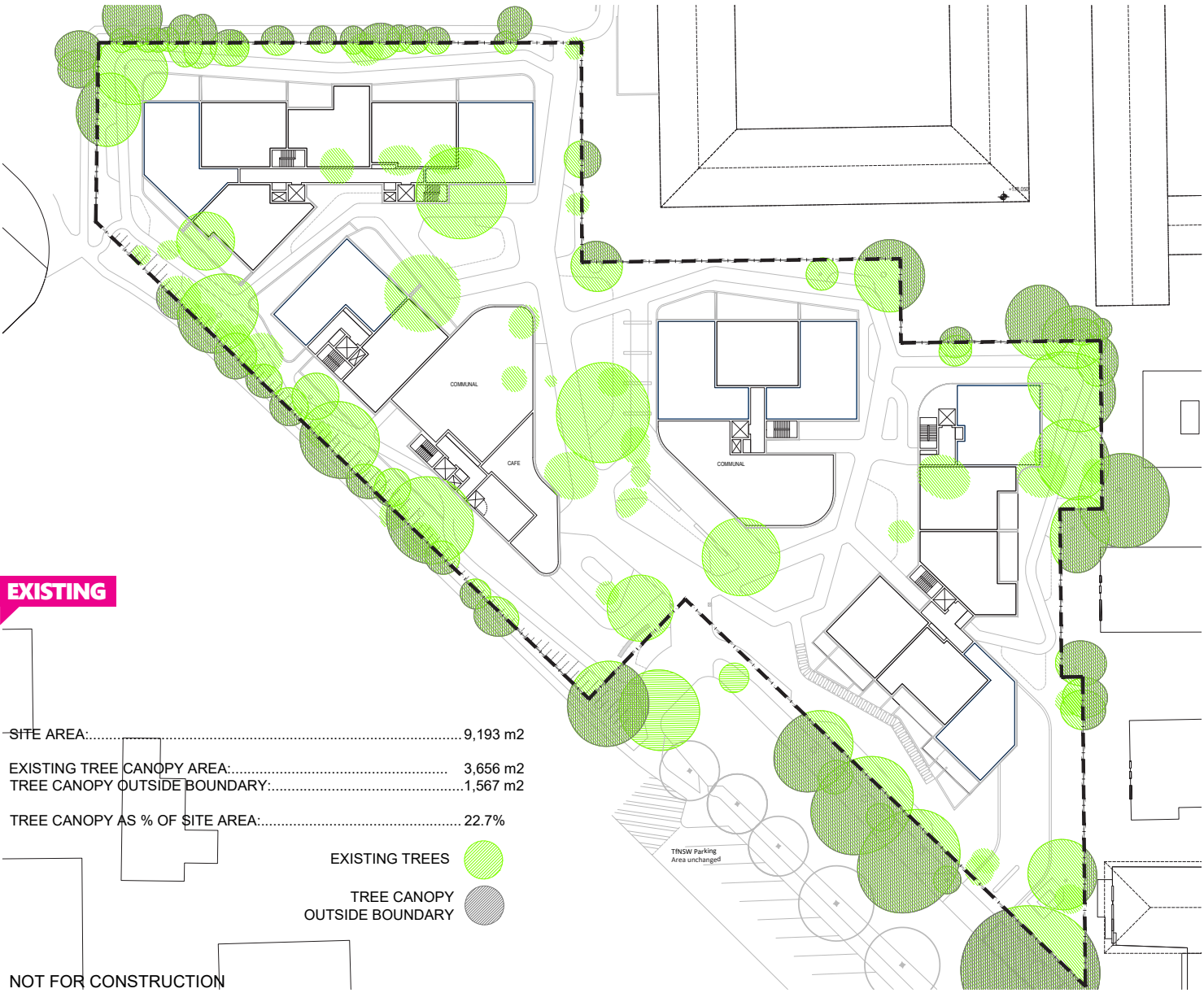
SEPP requires a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m, which the sketch concept design achieves. Any footpaths or pavers above the deep soil zone will be of permeable pavers.





5 ASSESSMENT

# TREE CANOPY COVERAGE



### Tree Canopy Coverage

Landscape calculations are prepared in close cooperation with the Architects and team, and include Landscape and Deep Soil areas, and Tree Canopy Cover outcomes. Tree Canopy Cover is valued for general site greening and connective ecology corridors, as well as assisting in reducing 'Heat Island Effect' urban warming. Calculations demonstrate that proposals are on track to meet or exceed Government Architect guidelines.





# 6

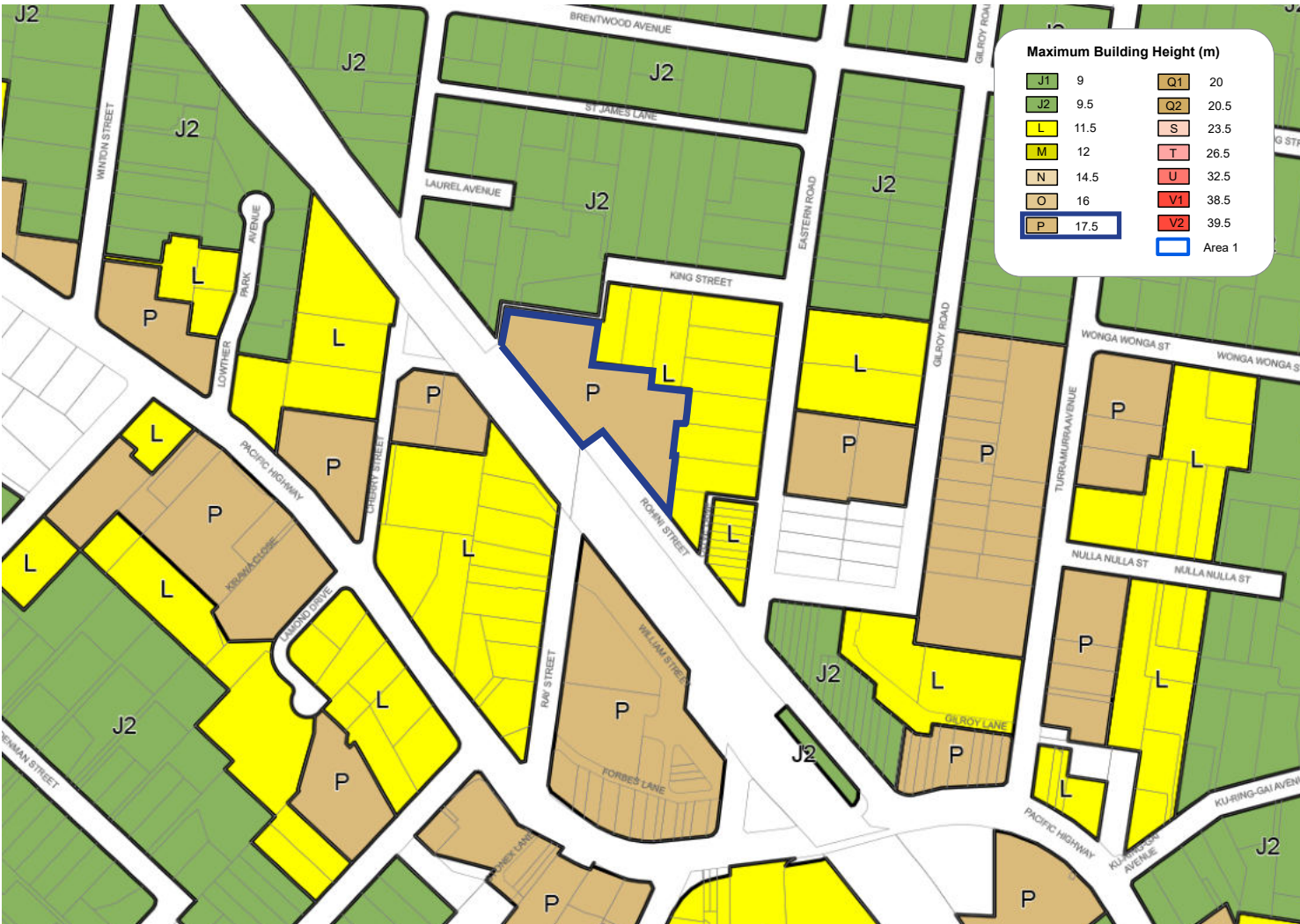
## RECOMMENDATIONS

Proposed Planning Controls	93
Conclusion	95



6 RECOMMENDATIONS

# PROPOSED PLANNING CONTROLS



### Proposed Planning Controls - Heights of Buildings

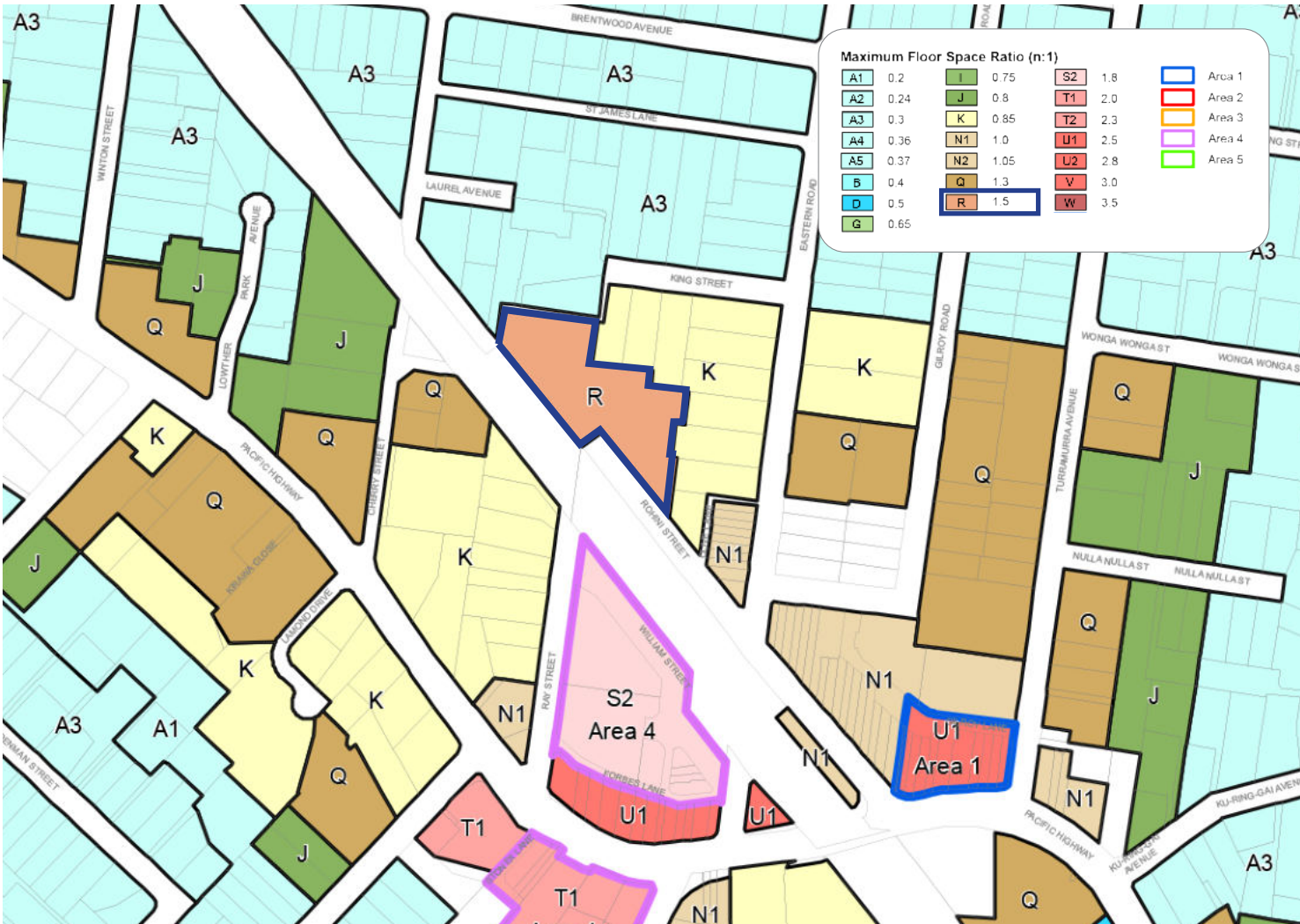
The proposed height of the buildings will range from 4 to 6 storeys. It is proposed to amend the Ku-ring-gai LEP 2015 through an amendment to the Clause 4.3 - Height of Building Map and Clause 4.4 - Floor Space Ration Maps. The permissibility for Recreation Facility (indoor) and Commercial premises will be established through the use of Schedule 1 - Additional Permitted Uses. Independent Living Units are permissible in R4. High Density Residential Zones pursuant to State Environmental Planing Policy (Housing) 2021. The proposal will result in a maximum building height of 17.5m. The Masterplan however also takes into consideration the 3.8m additional building height that is permitted for Senior Housing (ILUs) under the Housing SEPP.

It should be noted that the proposed heights respond to the existing topography and do not have any significant visual impact on surrounding areas. The maximum development potential on the site will also be limited through the application of the FSR control.

- Independent Living with a floor-to-floor height of 3.1 metres (3.2 metres if below a roof terrace)
- Plant and lift overrun: 1.5 metres
- Commercial premise with a floor-to-floor height of 4 metres and communal facilities with floor-to-floor height of 3.5 metres

This also allows for tolerance to respond to topography. It is noted that tolerance is provided in the proposed building height for the design resolution of the proposed roof form of the six storey building.

The maximum height amendments reflect buildings sited in such a way to create transitions between the surrounding area and taller development on the subject site.



### Proposed Planning Controls - Floor Space Ratio (FSR)

The total gross floor area proposed under the Masterplan is:

- 15,150 sqm for the independent living units, including lobby spaces
- 700 sqm of commercial premises and recreational facility (indoor)

The abpve equates to a floor space ratio of 1.725:1. This takes into consideration the 15% FSR bonus that applies to senior housing (ILUs) under the with Housing SEPP.

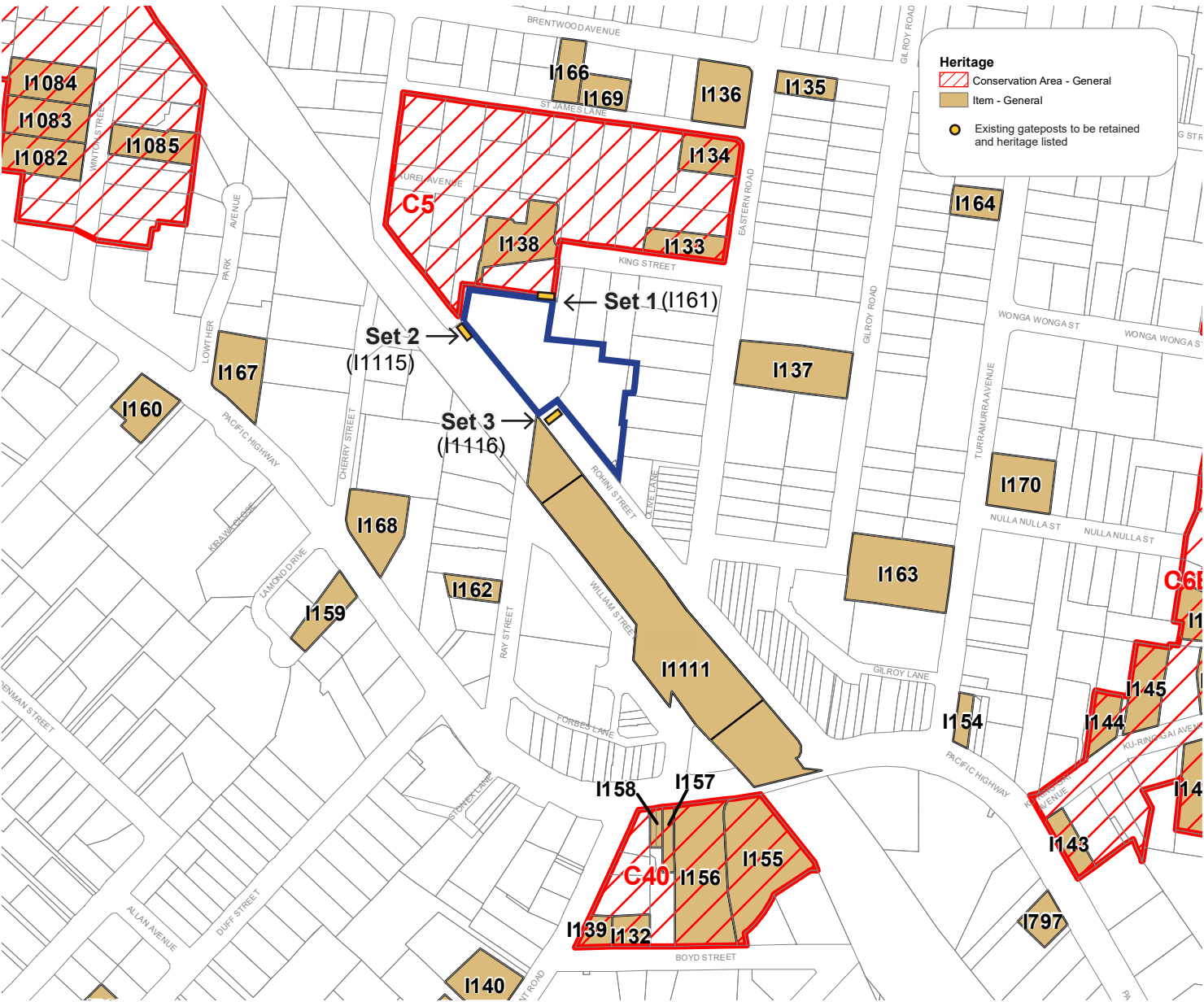
A maximum floor space ratio of 1.5:1 is proposed to be applied to this site through amended LEP maps. The masterplan concept also takes into consideration the additional 15% FST bonus that applies to senior housing (ILUs) under SEPP Housing 2021.





6 RECOMMENDATIONS

# PROPOSED PLANNING CONTROLS



**Proposed Planning Controls - Heritage**

The two gate pillars and the gate labeled as “Set 1” require corrections to the LEP map and Schedule 5 in KLEP2015.

The sandstone gate pillars labeled as “Set 2” and “Set 3” will be heritage-listed through Schedule 5 and heritage mapping in the KLEP 2015.

**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 m<sup>2</sup>.

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

**KLEP2015 Proposed Amendments**

The above Additional Permitted Use clause is proposed.







**Summary**

The Masterplan concept represents an opportunity for the sorely needed renewal and reinvigoration of the site, allowing Anglicare to fulfill its social mission of providing housing options and support for seniors for current and future generations.

It is underpinned by a careful analysis of the current and projected future character of its context and builds upon principles that promote a design that is contextual and contributes positively to the urban and social fabric within which it sits



# 7

## APPENDIX

Proposed Masterplan	97
Option A	115
MRV Swept Path	122



# PROPOSED MASTERPLAN - OVERVIEW



## Overview

The following pages include a detailed information of the proposed masterplan to enable determination proposed amendment.

Based on our massing studies, the proposal can be summarised as follows :



MAX. **6** STOREYS

MAX. **21.3m** BUILDING HEIGHT

**6m** SETBACK AT ZONE INTERFACE

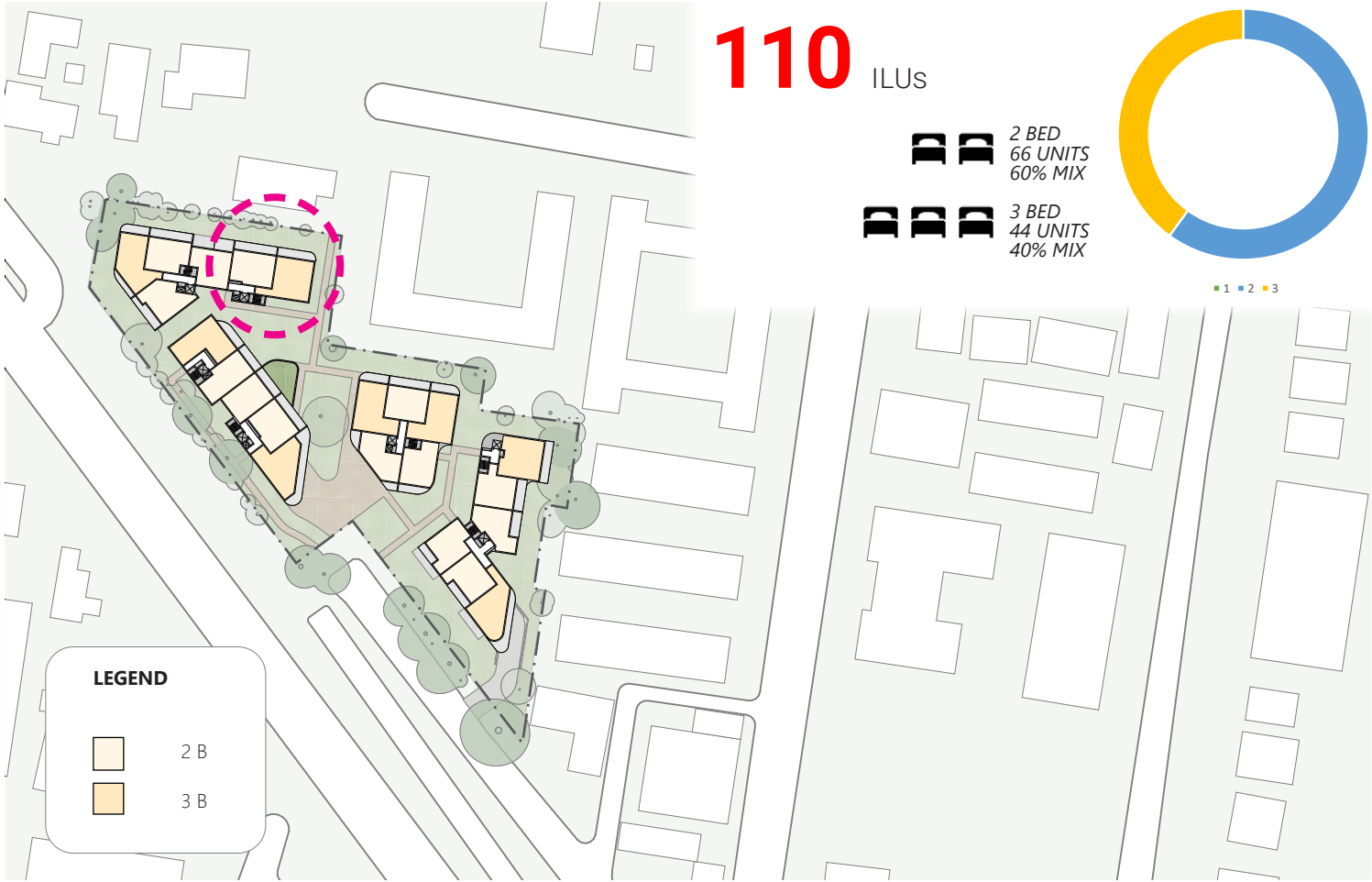


**44%** DEEP SOIL

**1.5:1** FSR (EXCL. SEPP BONUS)



# PROPOSED MASTERPLAN - INDEPENDENT LIVING UNIT



### ADG/SEPP/LHA Compliance

Indicative apartment plan layouts are shown to illustrate how the building depth has been considered such that ADG objectives relating to amenity, size and layout are met for each unit.

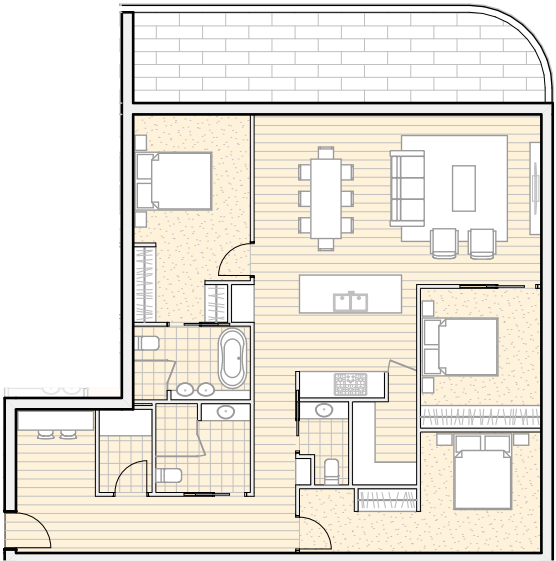
The building massing has been articulated such that each building reads as a series of elevations no longer than 36m in length.

The size, configuration and mix of the Independent Living Units provide an appropriate response to the market demand of future occupants, as well as to meet the requirements in SEPP and LHA.

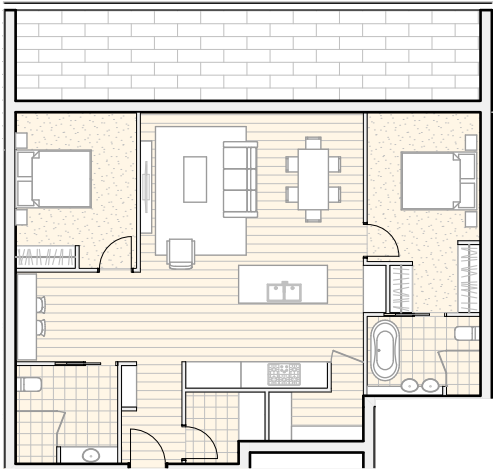
Senior Housing Design Guide 2023 include examples of ILU layouts that are greater in area than the minimum ADG sizes as ILUs require to be accessible or able to be adapted for accessibility, if required. Proposed ILU layouts included in this report satisfy these key requirements:

- 100% Livable Housing Design**
- min. 1.0 corridor width ✓
  - min. clear opening width of 820mm ✓
  - min. 1.2m clear circulation space forward of the toilet pan ✓
- NSW GOVERNMENT SEPP (Housing) 2021**
- 1.2m clear area at the foot of a queen bed ✓
  - 1m beside a queen bed and the wall, wardrobe or any other obstruction ✓
  - one bathroom provide circulation space for sanitary facilities in accordance with AS1428.1 ✓
  - (laundry) requires a clear space in front of each appliance of at least 1550mm ✓

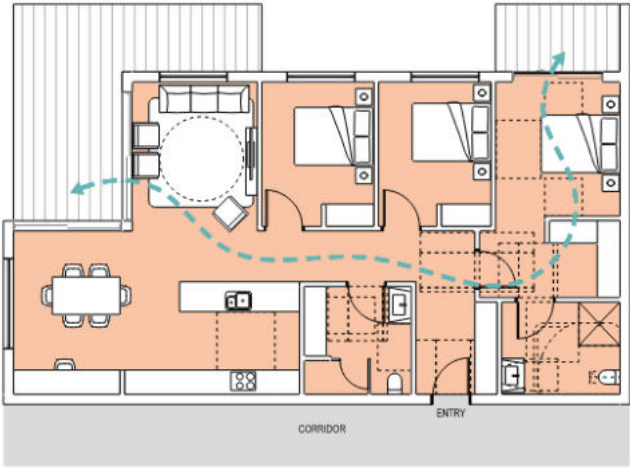
## PROPOSED SENIOR HOUSING DESIGN GUIDE 2023



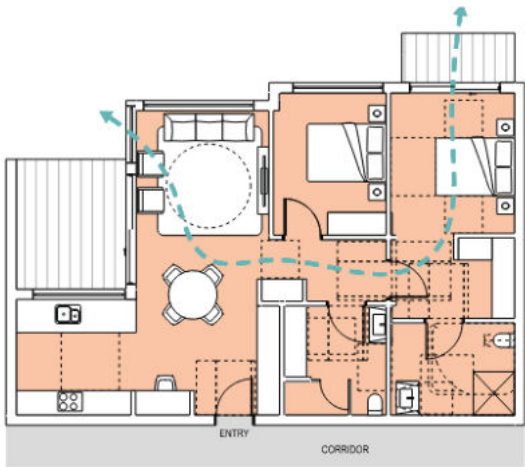
proposed 3 bed independent living unit  
135 sqm internal



proposed 2 bed independent living unit  
110 sqm internal



example of a 3 bed independent living unit  
125 sqm internal apprx.

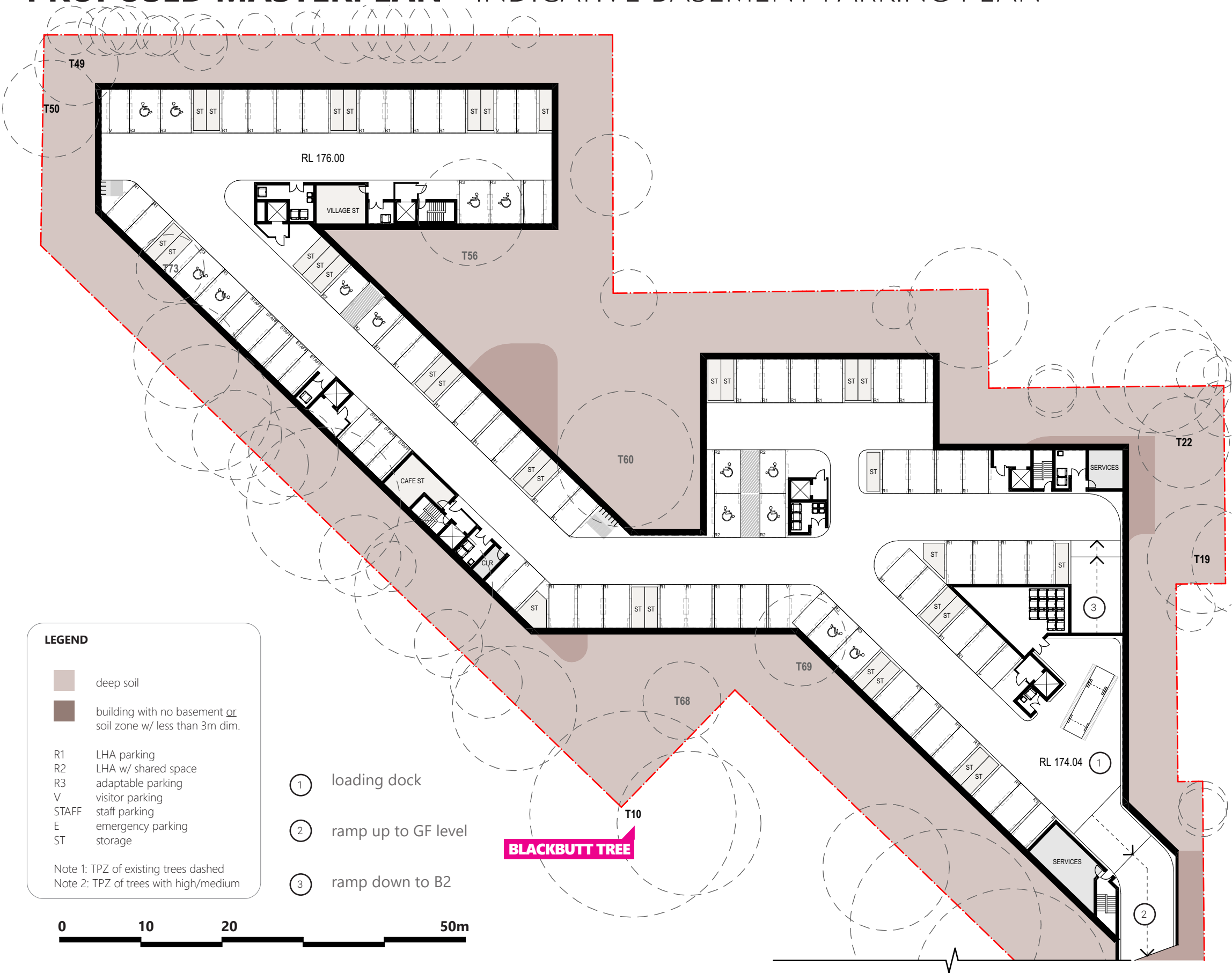


example of a 2 bed independent living unit  
95 sqm internal apprx.





# PROPOSED MASTERPLAN - INDICATIVE BASEMENT PARKING PLAN



## Basement parking Layout

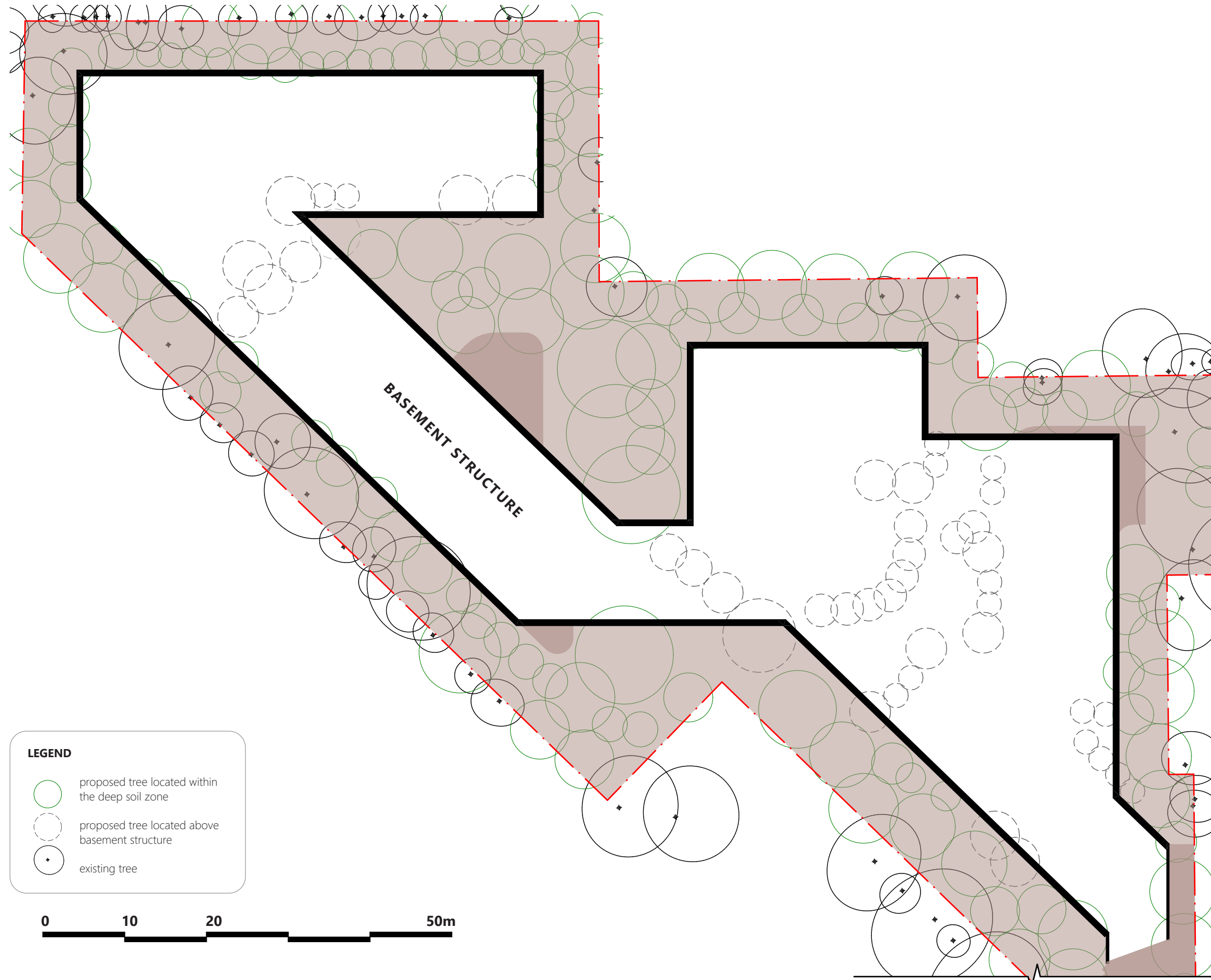
The plan shows an indicative basement carpark layout to accommodate parking required by various controls . Final design is anticipated to have basement of 2.5 to 3 levels. The shown basement layout achieves the following:

- 44% deep soil with a minimum of 6m dimension
- minimal impact to any existing significant trees
- parking to satisfy to SEPP and DCP requirements
- parking provided to 100% Livable Housing Design
- total storage area below 10% of basement area
- loading dock designed to accomodate MRV





# PROPOSED MASTERPLAN - DEEP SOIL CALCULATION



## Deep Soil Calculation

The Concept Plan achieves 44% deep soil zone with a minimum of 3m dimension from the site boundaries.

The deep soil zone includes a landscaped area with no buildings or structures above or below the ground and includes minor structures such as:

- pathways
- lightweight fences
- bench seats
- stormwater pipes and pits (which will be identified in the future during Development Application stage)

To support tree growth, any trees positioned above basement structures will require planter walls of appropriate heights.



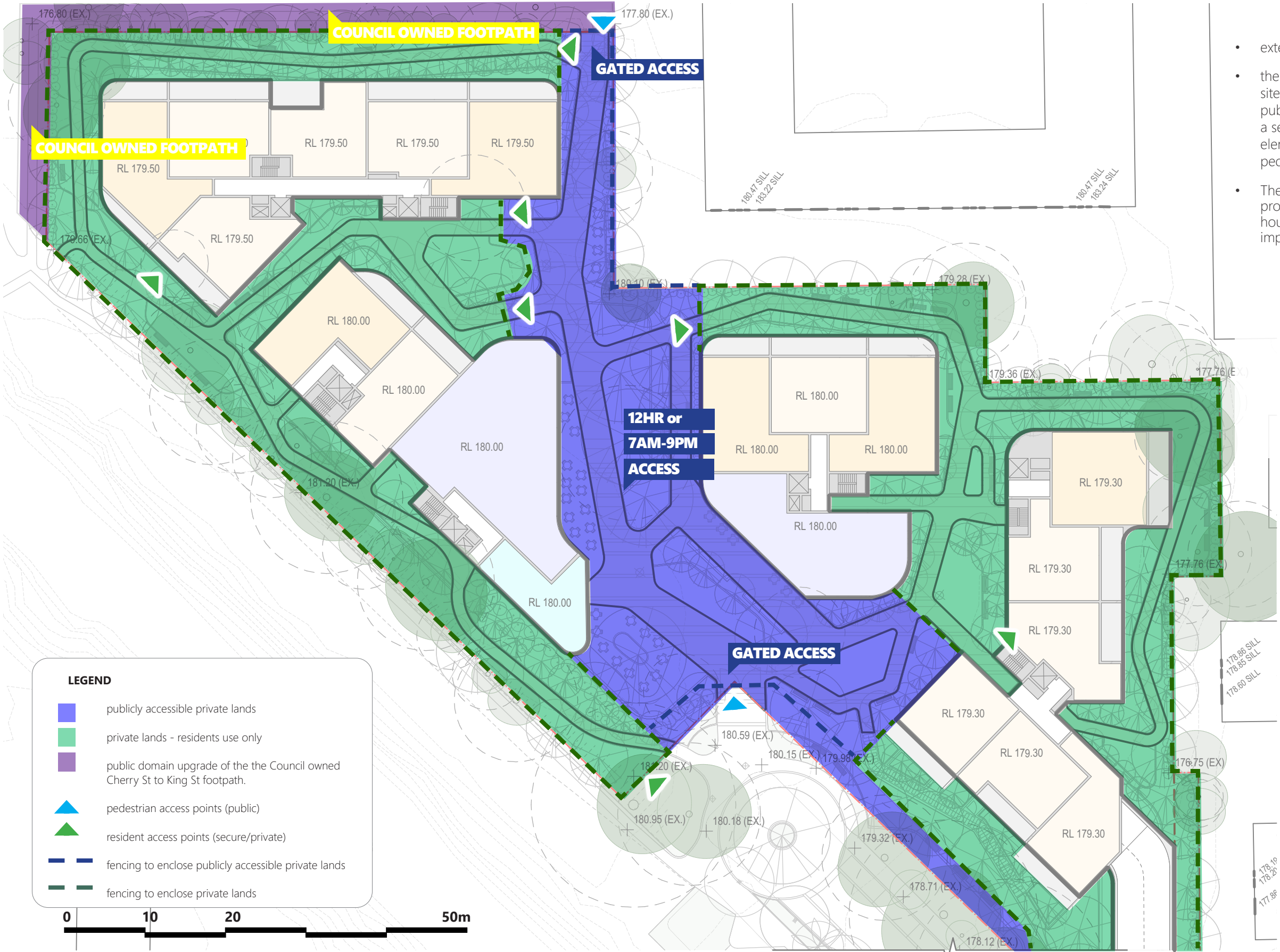


PROPOSED MASTERPLAN - INDICATIVE GROUND FLOOR PLAN





# PROPOSED MASTERPLAN - PUBLIC AND PRIVATE ZONES

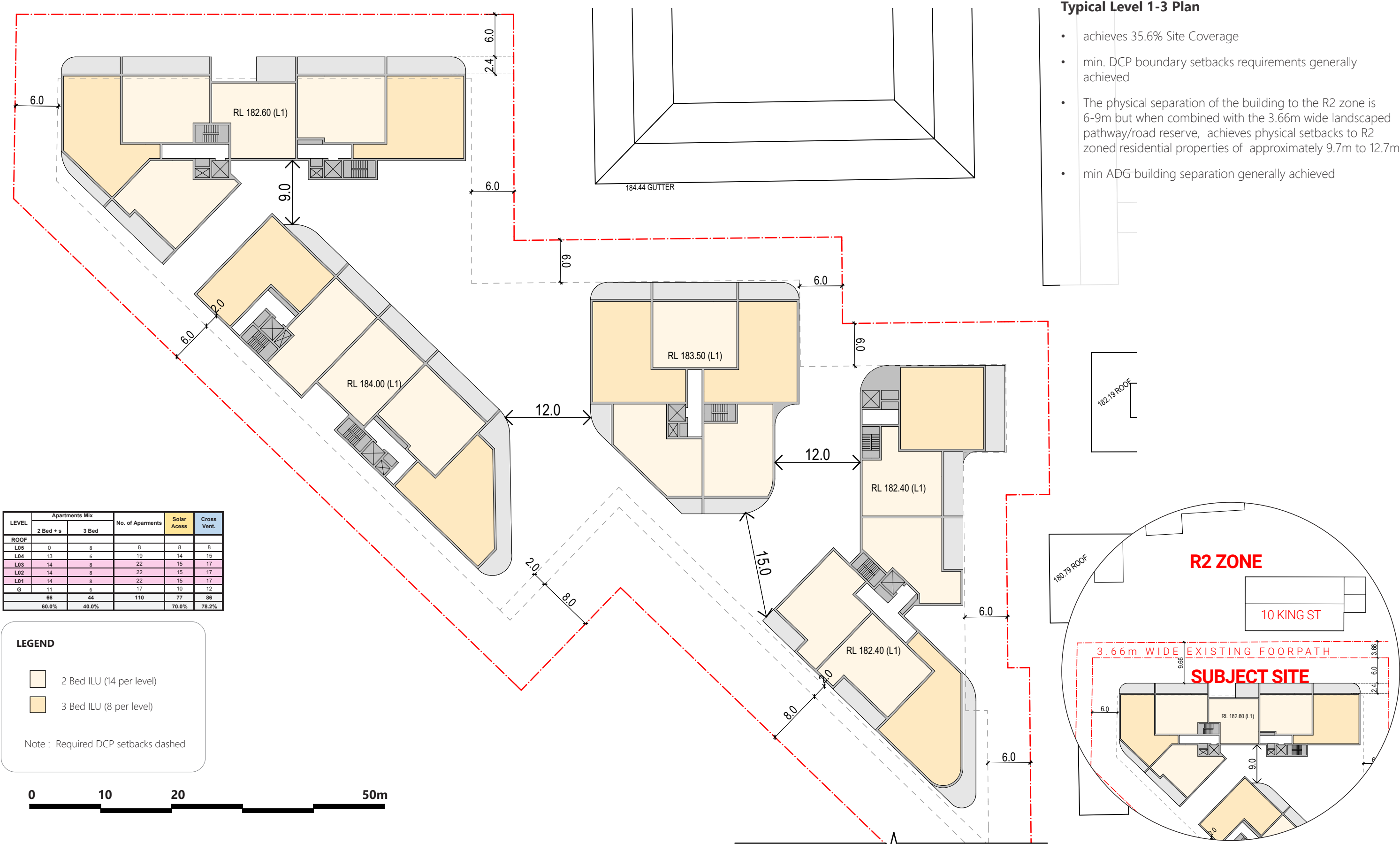


- extent of publicly accessible private lands as shown
- the subject site is to be accessible via various points of the site perimeter. Gated access points clearly distinguish the public access points and are part of a coordinated design of a series of wayfinding landscape and civic / landscape detail elements that create clear and legible, safe and desirable pedestrian walkway.
- The publicly accessible private open space is intended to provide 24-hour access. However, there may be restricted hours (between 9pm and 7am) if residents are unreasonably impacted.



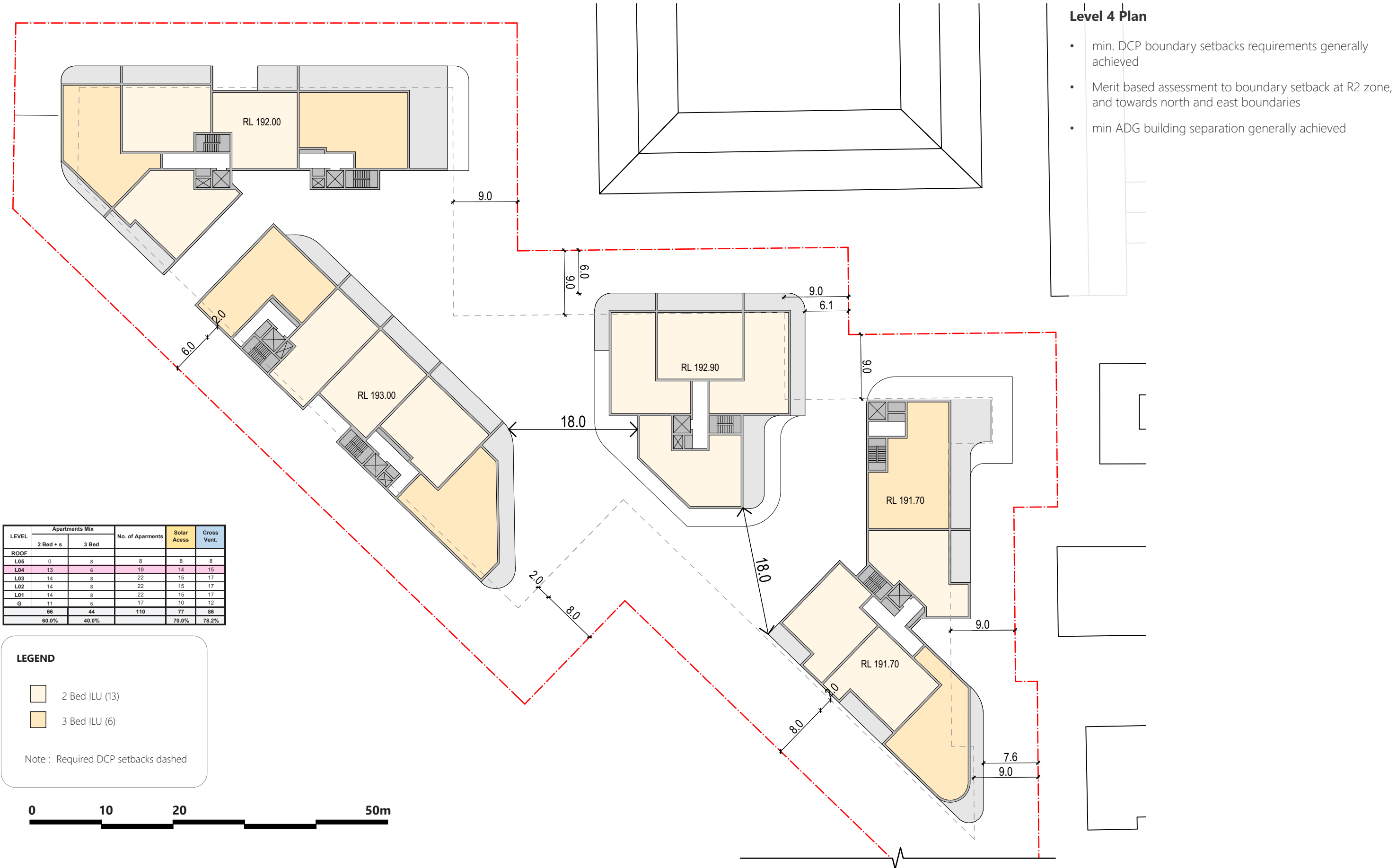


PROPOSED MASTERPLAN - INDICATIVE TYPICAL LEVEL 1-3 PLAN





PROPOSED MASTERPLAN - - INDICATIVE LEVEL 4 PLAN



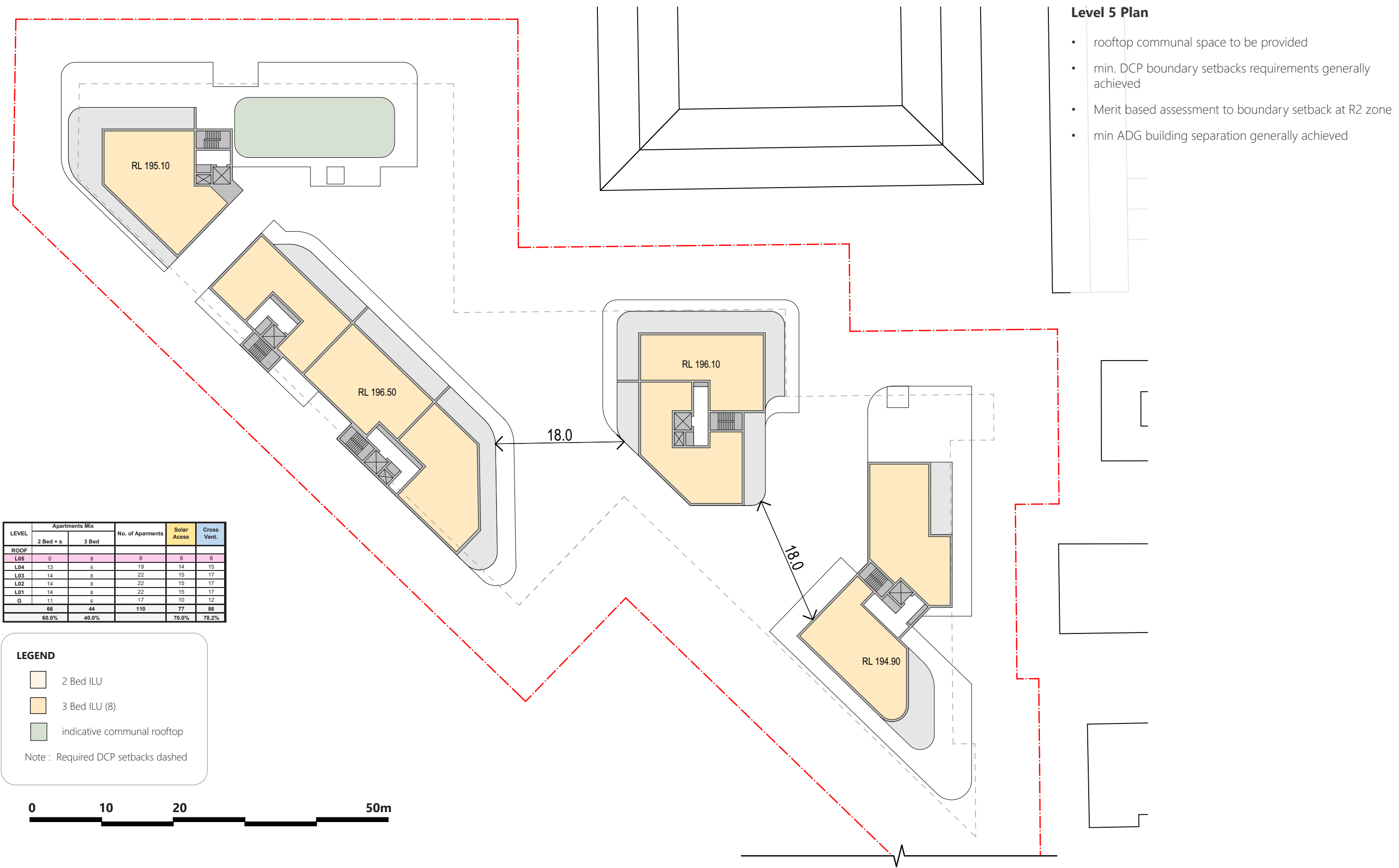
Level 4 Plan

- min. DCP boundary setbacks requirements generally achieved
- Merit based assessment to boundary setback at R2 zone, and towards north and east boundaries
- min ADG building separation generally achieved



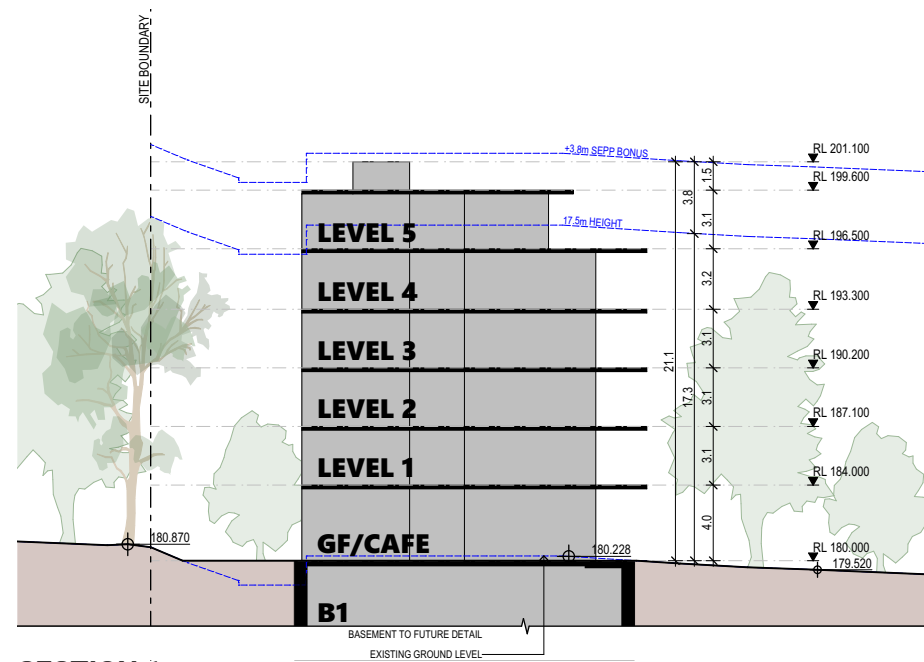


PROPOSED MASTERPLAN - INDICATIVE LEVEL 5 PLAN

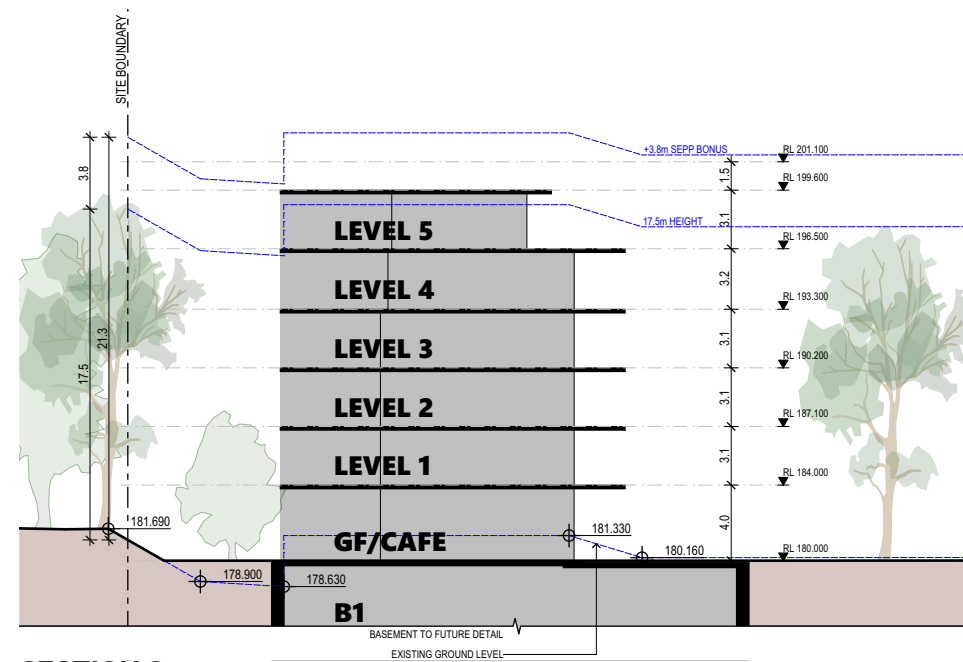




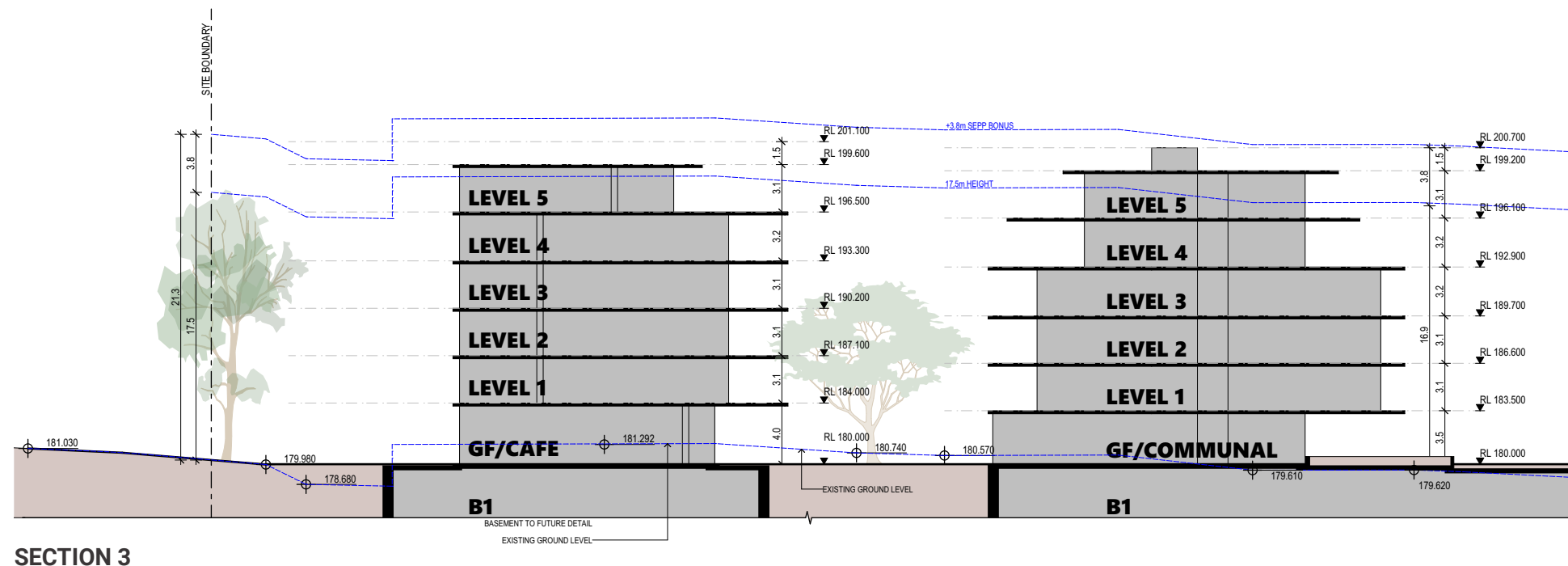
# PROPOSED MASTERPLAN - SECTIONS



SECTION 1

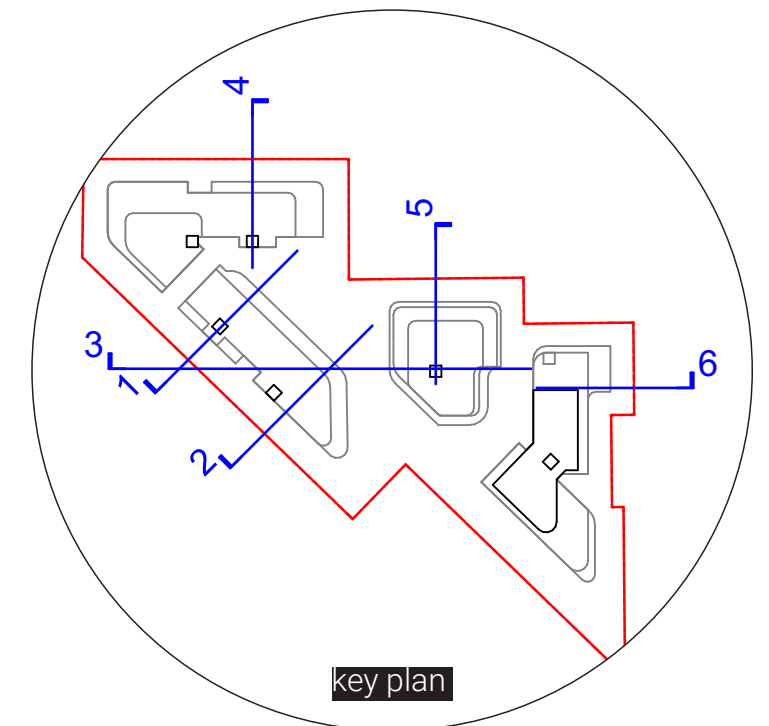


SECTION 2



SECTION 3

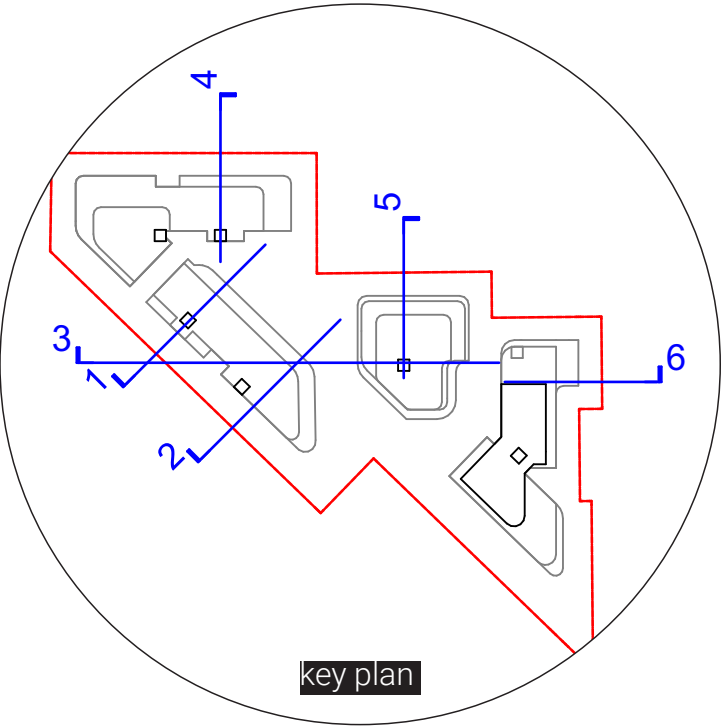
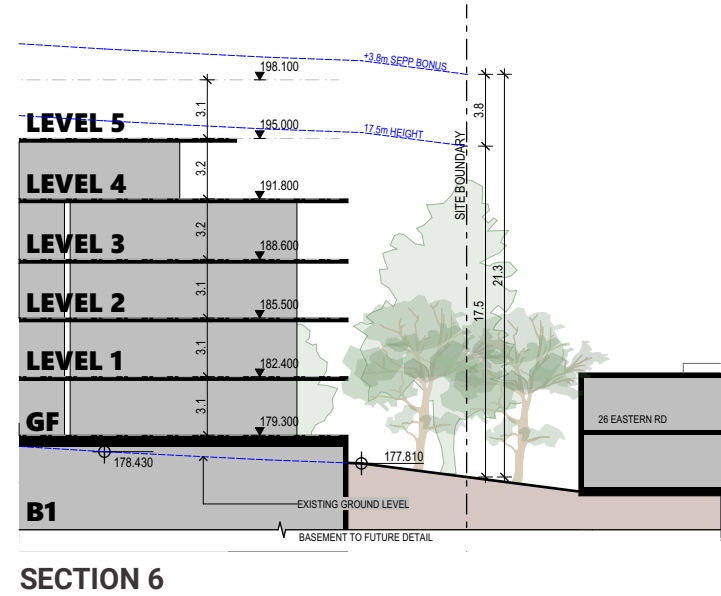
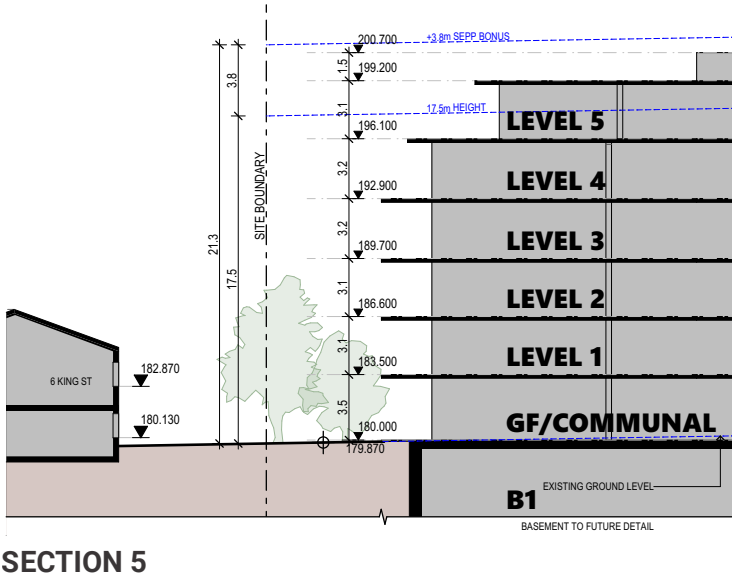
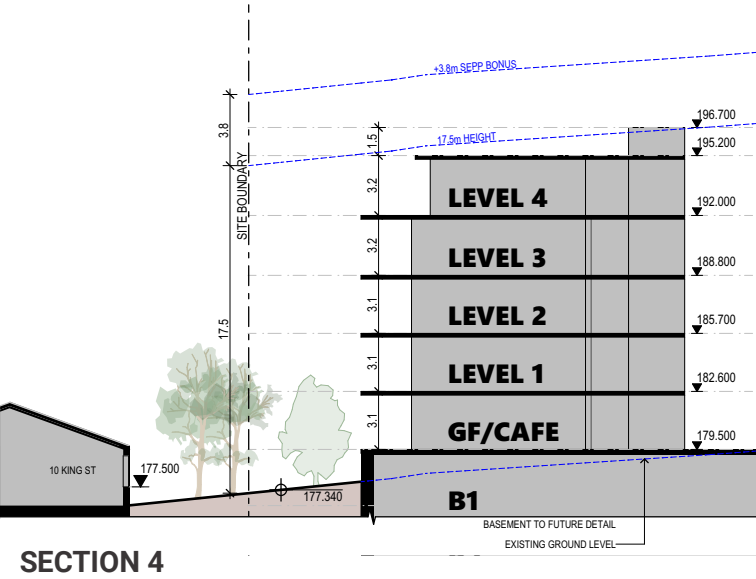
2.5 10 20m





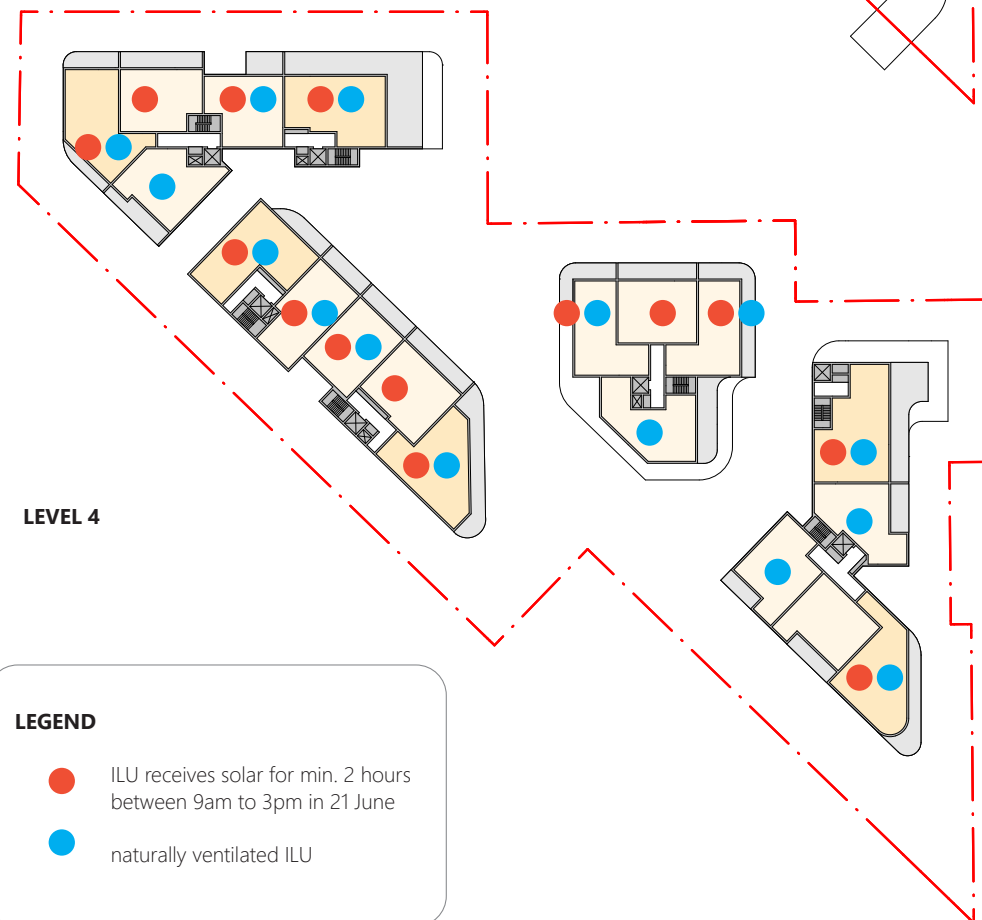
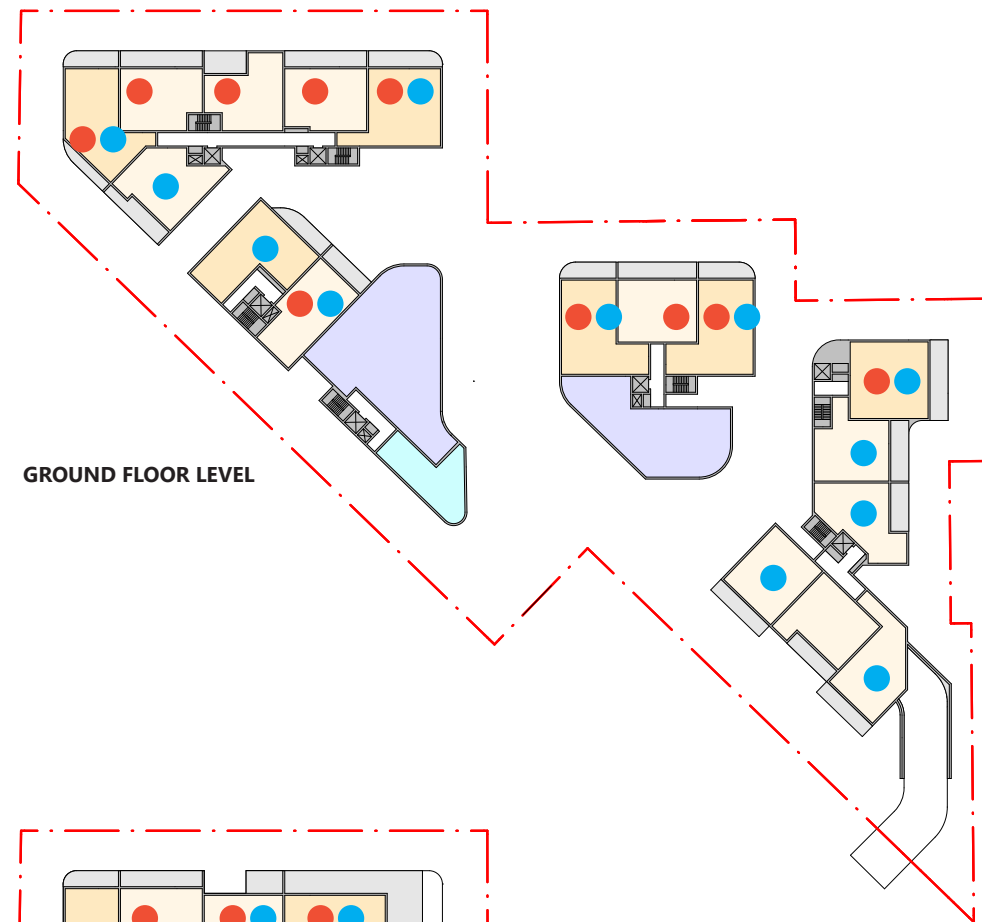
7 APPENDIX

PROPOSED MASTERPLAN - SECTIONS



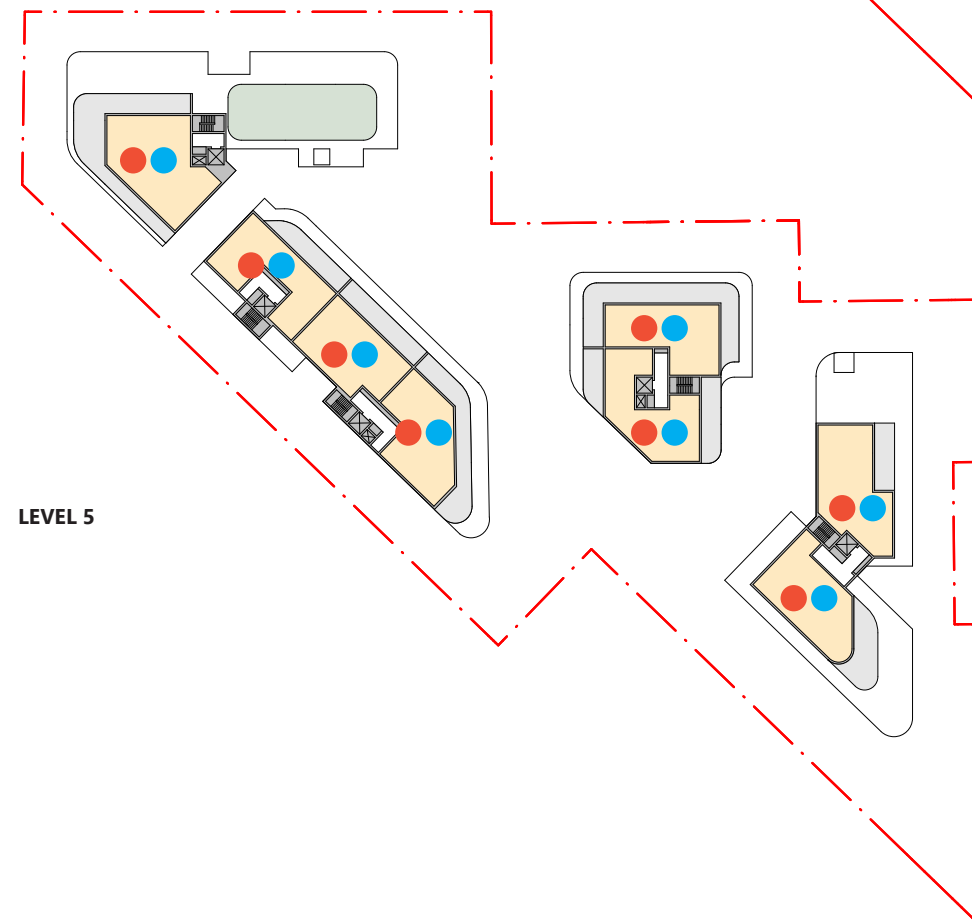
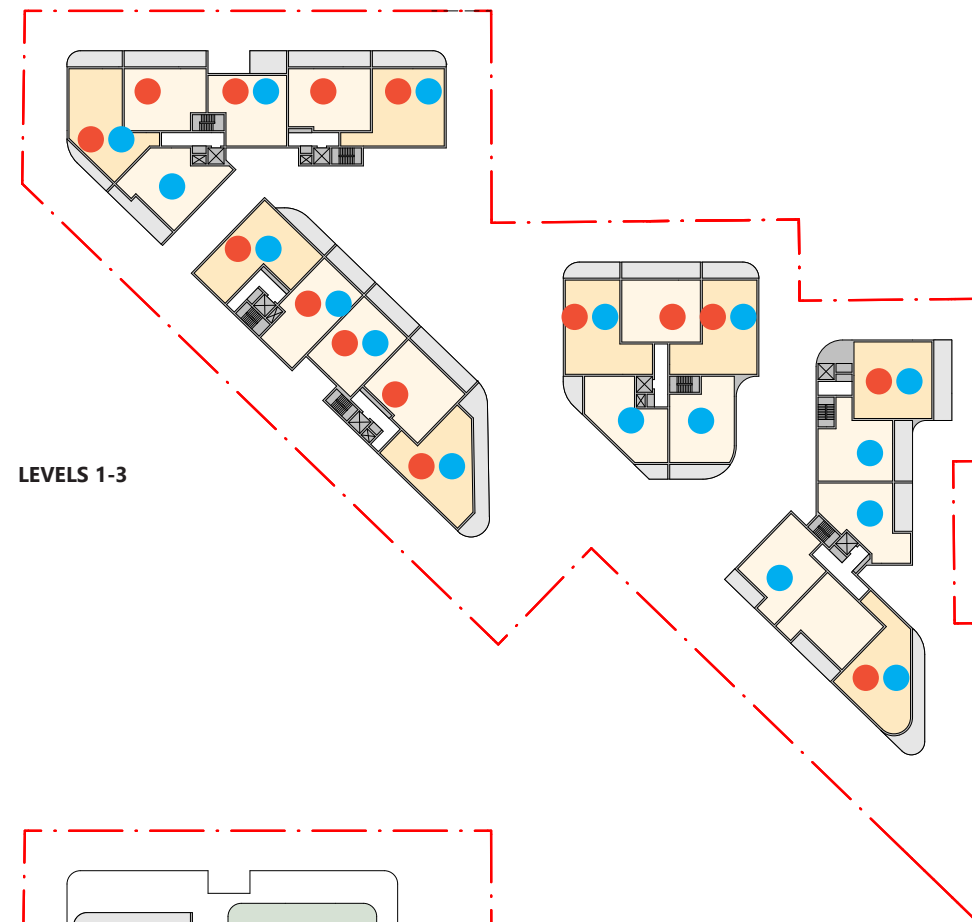


# PROPOSED MASTERPLAN - SOLAR ACCESS AND NATURAL VENTILATION



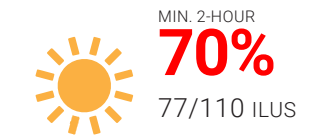
## LEGEND

- ILU receives solar for min. 2 hours between 9am to 3pm in 21 June
- naturally ventilated ILU

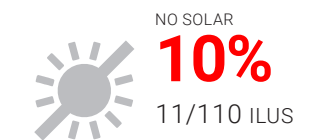


## Solar Access and Natural Ventilation

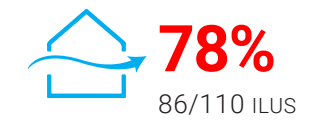
ADG Solar Compliance:



Complies with ADG - at least 70% of apartments (equals to 77 ILUs) in a building to receive min. of 2 hours of direct sunlight between 9am and 3pm at mid winter



Complies with ADG - a maximum of 15% of apartments (equals to 17 ILUs) in a building to receive no direct sunlight between 9am and 3pm at mid winter



Complies with ADG - At least 60% of apartments (equals to 66 ILUs) are naturally cross ventilated in the first nine storeys of the building





7 APPENDIX

# PROPOSED MASTERPLAN - OPEN SPACE



**Private Open Space**

SEPP Housing (2021) Compliance:

- 108 Non-discretionary development standards for independent living units—the Act, s 4.15
- (h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—
- (i) at least 15m<sup>2</sup> of private open space per dwelling, and
  - (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor

✓ Complies with SEPP - required minimum area and depth has been provided to ground floor ILUs

ADG Compliance:

Dwelling type	Minimum area	Minimum depth
2 bedroom apartments	10m <sup>2</sup>	2m
3+ bedroom apartments	12m <sup>2</sup>	2.4m

✓ Complies with ADG - required minimum area and depth has been provided

**Communal Open Space**

ADG Communal Open Space Compliance:

Communal open space has a minimum area equal to 25% of the site

- Roof terrace COS of 180m<sup>2</sup> provided
- Ground floor outdoor COS of 2450m<sup>2</sup> provided
- Ground floor internal COS of 600m<sup>2</sup> provided
- A total area of 3230m<sup>2</sup> provided

✓ Complies with ADG - achieves 35% of the site





PROPOSED MASTERPLAN - DEVELOPMENT SCHEDULE & COMPLIANCE SUMMARY

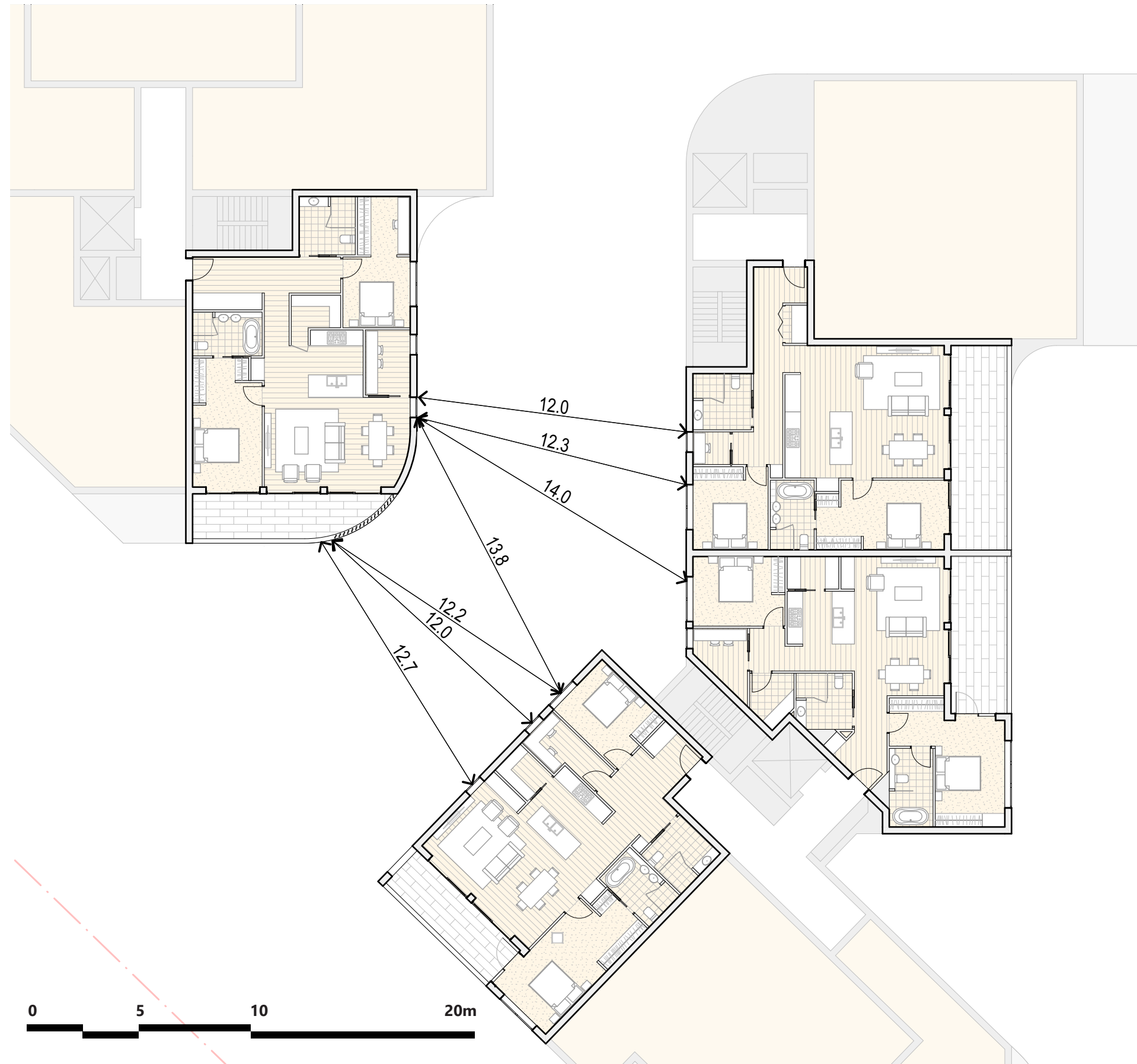
HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.F.A. (m <sup>2</sup> )	Cafe G.F.A. (m <sup>2</sup> )	Communal G.F.A. (m <sup>2</sup> )	Residential N.S.A. (m <sup>2</sup> )	Residential G.F.A. (m <sup>2</sup> )	No. of Car Space	Apartments Mix		No. of Aparments	Solar Acess	Cross Vent.
									2 Bed + s	3 Bed			
19700	1500	ROOF											
16600	3100	L05	1400			1160	1400		0	8	8	8	8
13400	3200	L04	2600			2240	2600		13	6	19	14	15
10200	3200	L03	2950			2620	2950		14	8	22	15	17
7100	3100	L02	2950			2620	2950		14	8	22	15	17
4000	3100	L01	2950			2620	2950		14	8	22	15	17
0	4000	G	3000	100	600	2020	2300		11	6	17	10	12
-3000	3000	B1						80					
-6000	3000	B2						80					
-9000	3000	B3						39					
TOTALS			15850			13280	15150	199	66	44	110	77	86
%									60.0%	40.0%		70.0%	78.2%

Car Parking	Rate	Proposed
Residential parking	2 per 3B/1.25 per 2B	171
3.2m wide Gold level LHA	all dw.	132
Gold level LHA w/ shared space	1 per 5 dw.	22
3.8m wide adaptable	10% of all resi parking	17
Emergency parking	1	1
Visitor parking	1 per 6 dw	18
Staff parking	1.5 per 2 staff	8
Car share space	1 per 90 dw.	1
PROPOSED TOTAL		199
EXISTNG TOTAL		42

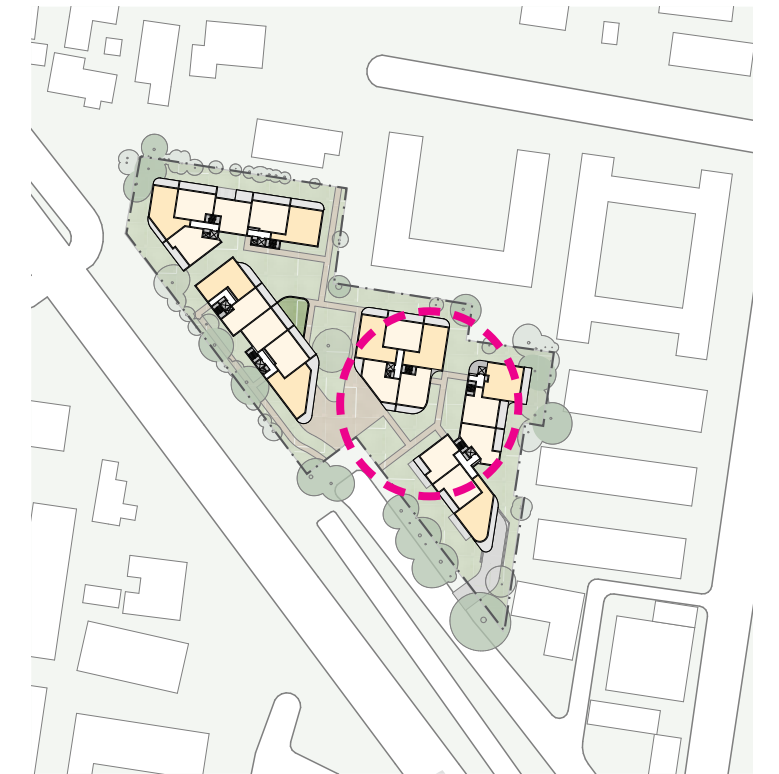
SITE AREA		9,193 m <sup>2</sup>	compliance
PERMISSIBLE FSR		0.85 :1	
proposed GFA excl. 15% SEPP BONUS		13,783 m <sup>2</sup>	
proposed BASE FSR		1.50 :1	
bonus FSR 15%		0.22 :1	
PROPOSED FSR TOTAL		1.72 :1	Includes 15% bonus
PERMISSIBLE HOB		11.5 m	+3.8m bonus
PROPOSED HOB		17.5 m	+3.8m bonus
SITE COVERAGE (DCP)	max. 30%	3269.0 m <sup>2</sup>	35.6%
DEEP SOIL (DCP)	min. 50%	4047.0 m <sup>2</sup>	44.0%
DEEP SOIL (SEPP)	min. 15%		✓
LANDSCAPE (SEPP)	min. 30%	4534.0 m <sup>2</sup>	49.3%
COMMUNAL	GF (ext.)	2450.0 m <sup>2</sup>	
	GF (int.)	600.0 m <sup>2</sup>	
	Roof	180.0 m <sup>2</sup>	
COMMUNAL TOTAL	min. 25%	3230.0 m <sup>2</sup>	35.1%



## SEPARATION AND VISUAL PRIVACY

**Separation and Visual Privacy**

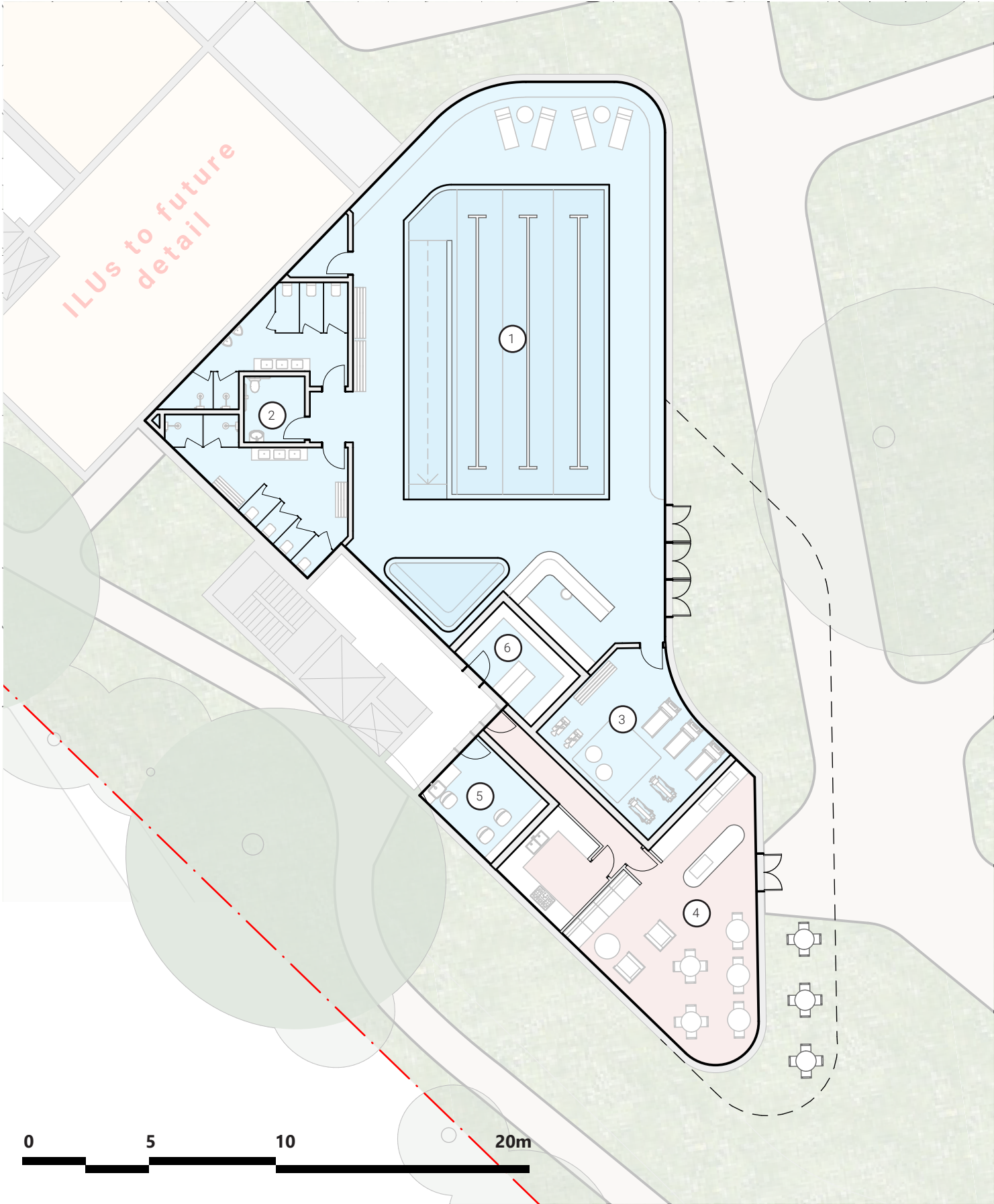
Separation between windows and balconies have been provided to minimum required distances set out in ADG. Screening devices may need to be incorporated to ensure adequate visual privacy can be achieved between habitable spaces.





7 APPENDIX

# INDICATIVE COMMUNITY CENTRE - WEST



- ① community pool
- ② toilets & changing rooms
- ③ wellness centre
- ④ cafe (open to the public)
- ⑤ salon
- ⑥ library

Community Offering

The current layout is centrally positioned within the site, giving it a presence to the village green and heart of the precinct. It is accessible by foot via Rohini Street.

West of the community centre integrates an indoor pool, wellness centre and cafe together in one convenient location and will be a key location for social activities. The facilities are easily accessible via footpath network from Rohini Street.

Provision for village amenity is considered with salon and library that are accessed via ILU lobby from south.

In addition to community facilities, proposal includes a new cafe, which will be open to public, with associated seating to assist in activation of the new path link.

Final facilities are to be resolved as part of future detailed design Development Applications.



**700 m<sup>2</sup>**  
COMMUNAL SPACE (INTERNAL TOTAL)

COMMUNAL AMENITY

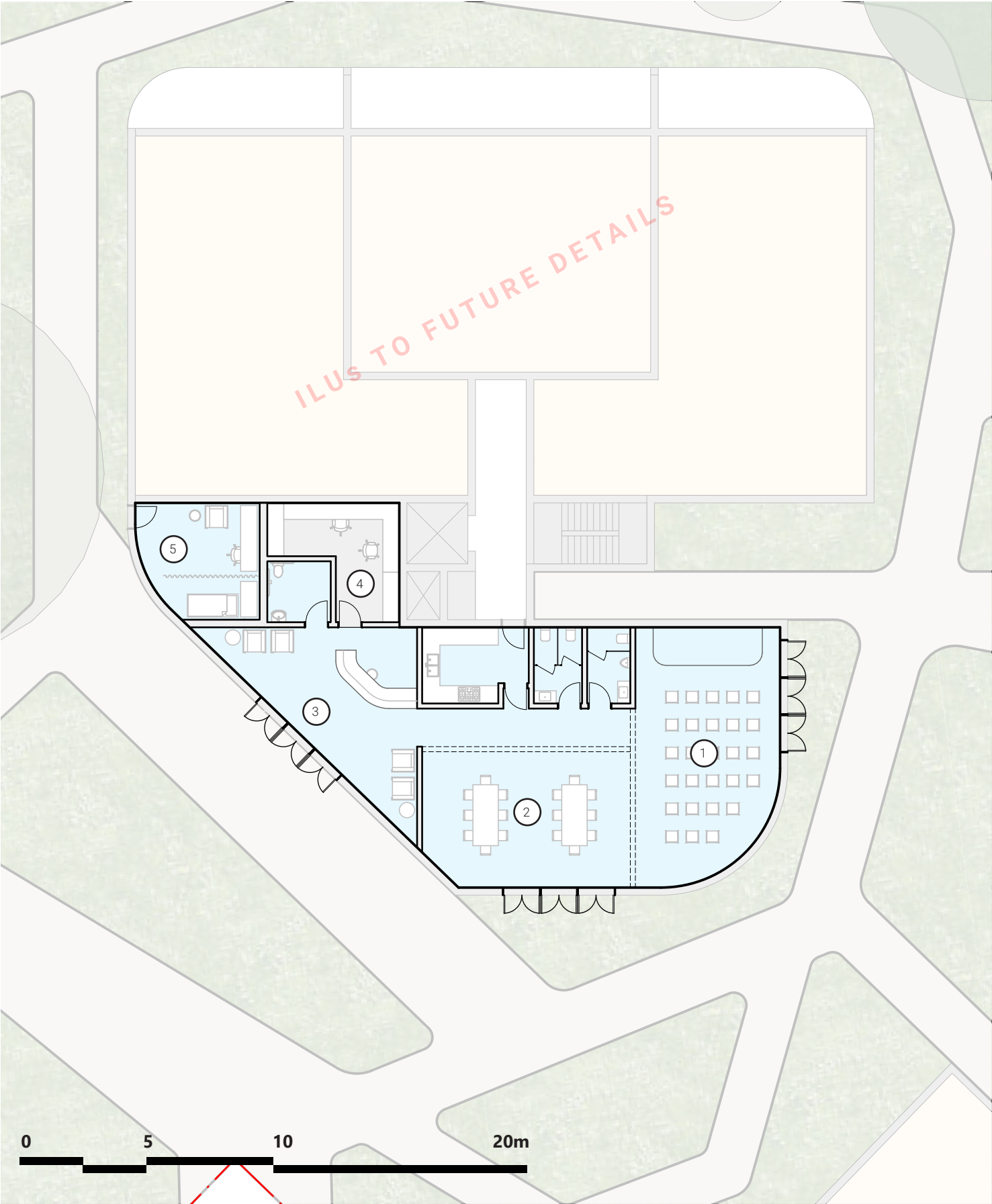
- |                    |                       |
|--------------------|-----------------------|
| ⛪ CHAPEL           | 👥 MULTI-PURPOSE SPACE |
| 🏊 POOL             | ☕ CAFE                |
| ⛶ CLINIC           | 📖 LIBRARY             |
| 💆 SALON            | 🌿 COMMUNAL GARDENS    |
| 🚗 COMMUNAL ROOFTOP |                       |





7 APPENDIX

# INDICATIVE COMMUNITY CENTRE - EAST



- ① chapel
- ② multi-purpose space
- ③ foyer
- ④ office
- ⑤ clinic

Community Offering

The plans currently show community centre to east, which include lounge spaces that can be used as multi-function halls. These spaces enjoy views out to common landscape areas.

Final facilities are to be resolved as part of future detailed design Development Applications. This includes rooftop communal open space.



**700 m<sup>2</sup>**  
COMMUNAL SPACE (INTERNAL TOTAL)

COMMUNAL AMENITY

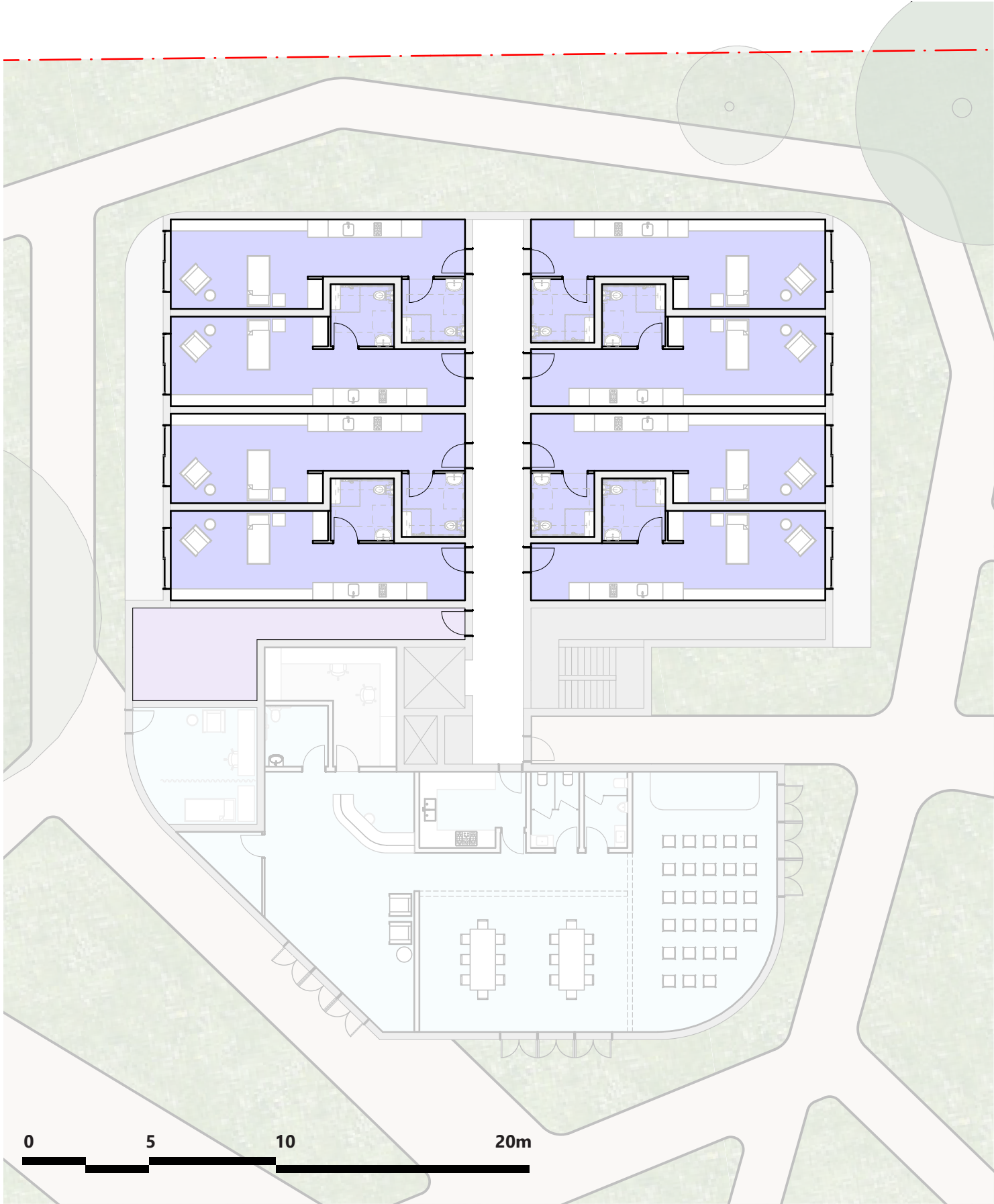
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|-------------------|-----------------------|
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| 🏊 POOL            | ☕ CAFE                |
| ⛶ CLINIC          | 📖 LIBRARY             |
| 🧘 SALON           | 🌿 COMMUNAL GARDENS    |
| 🏠 COMMUNALROOFTOP |                       |





7 APPENDIX

HIGH CARE ILUs (OPTIONAL)



- ① High Care ILU
- ② Carer’s Room
- ③ community area

High Care ILUs

To allow for aging in place, the development may include long or short term accomodation for older people who need high levels of assistance and full time care. Three Independent Living Units on Ground Floor level may be replaced in Development Application to accomodate eight “High Care” ILUs. These rooms include:

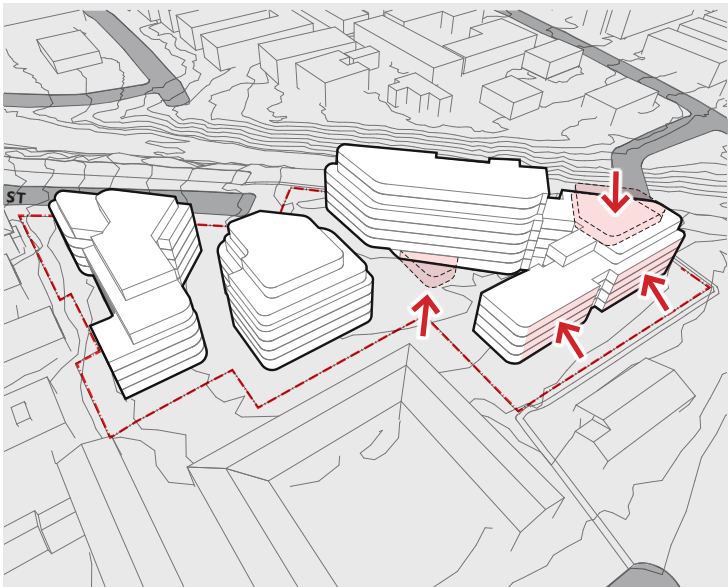
- studio sized internal area of 40m²
- accessible ensuites
- access to natural light and fresh air
- direct access to terraces
- provision of Carer’s Room for staff and service operations



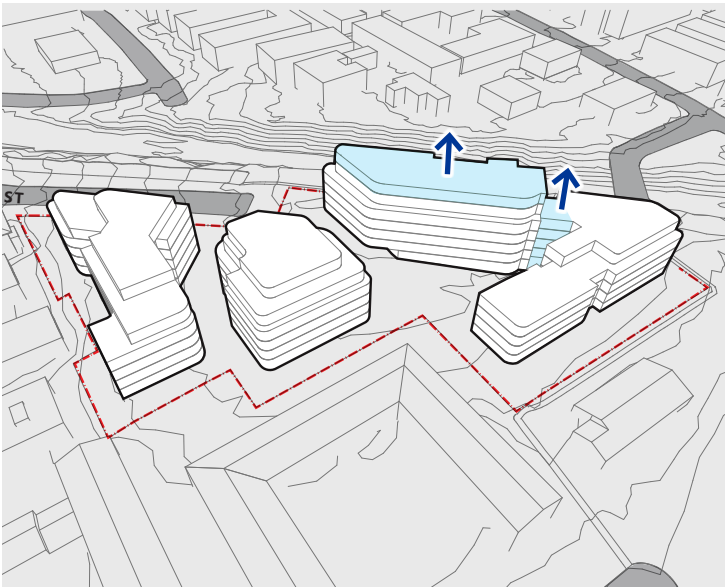


7 APPENDIX

# OPTION A - OVERVIEW



built form massing reduced at northwest corner, to further reduce bulk and scale from the conservation area interface. Extent of community centre was pushed back to maximise deep soil area



built form massing added towards railway edge

### Overview

During the Pre-Planning Proposal meeting (20/02/23), it was requested by Council to explore an option to consider increasing deep soil area to comply with KDCP requirement of 50%. Increasing the building height towards the non-sensitive railway edge was suggested to compensate for the reduction of floor area that would occur.

It is noted that the proposal will be assessed under SEPP Housing and the current scheme exceeds the landscape area requirement set out in SEPP Housing. Nonetheless an option was explored to assess the impacts.

Based on the above, an option has been revised, and the proposal can be summarised as follows :



MAX. **7** STOREYS

MAX. **24.2m** BUILDING HEIGHT

**9m** SETBACK AT ZONE INTERFACE



**50%** DEEP SOIL

**1.5:1** FSR (EXCL. SEPP BONUS)

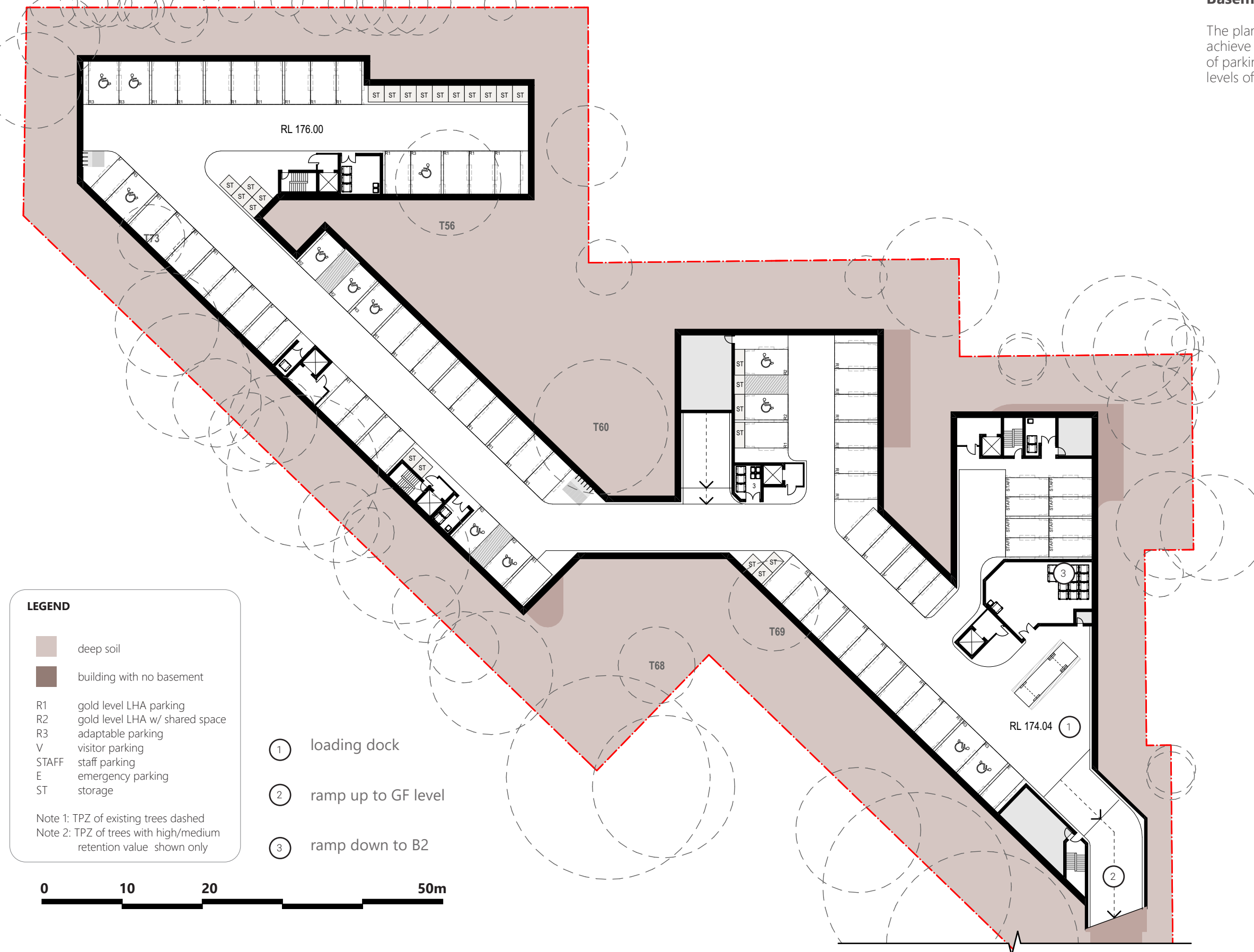
Note: If Council prefer to pursue this alternative design, then different height controls and perhaps a Site Specific DCP (envelopes) would be needed to accompany the Planning Proposal to achieve this design outcome.



# OPTION A - INDICATIVE BASEMENT CARPARK PLAN

## Basement parking Layout

The plan shows an indicative basement carpark layout that will achieve 50% deep soil area and accommodate the same number of parking as the original scheme. Final design will require 3 levels of basement.





OPTION A - INDICATIVE GROUND FLOOR PLAN



JOB NO.	20655
DATE	28/03/2025
SCALE	1:500

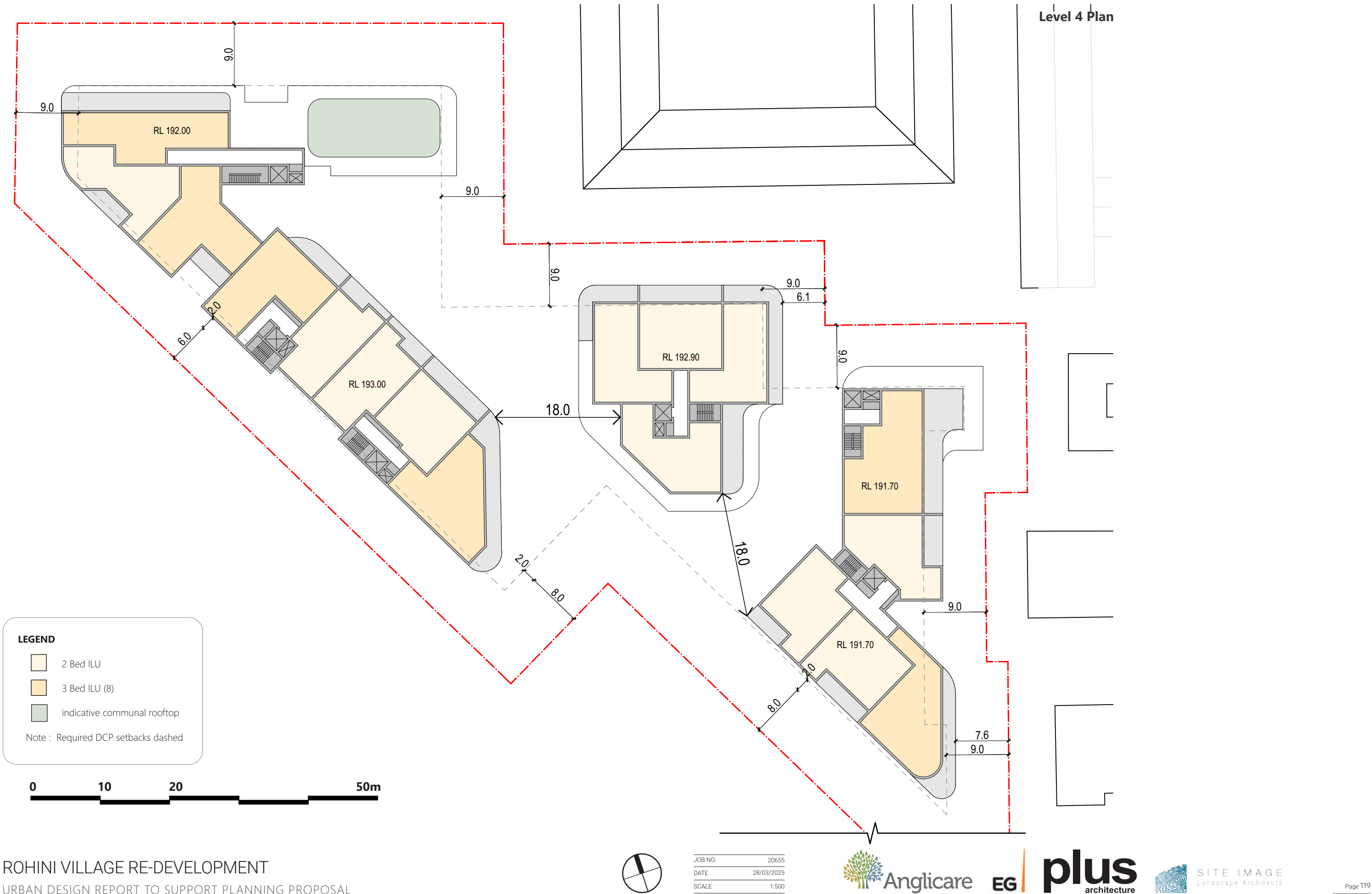






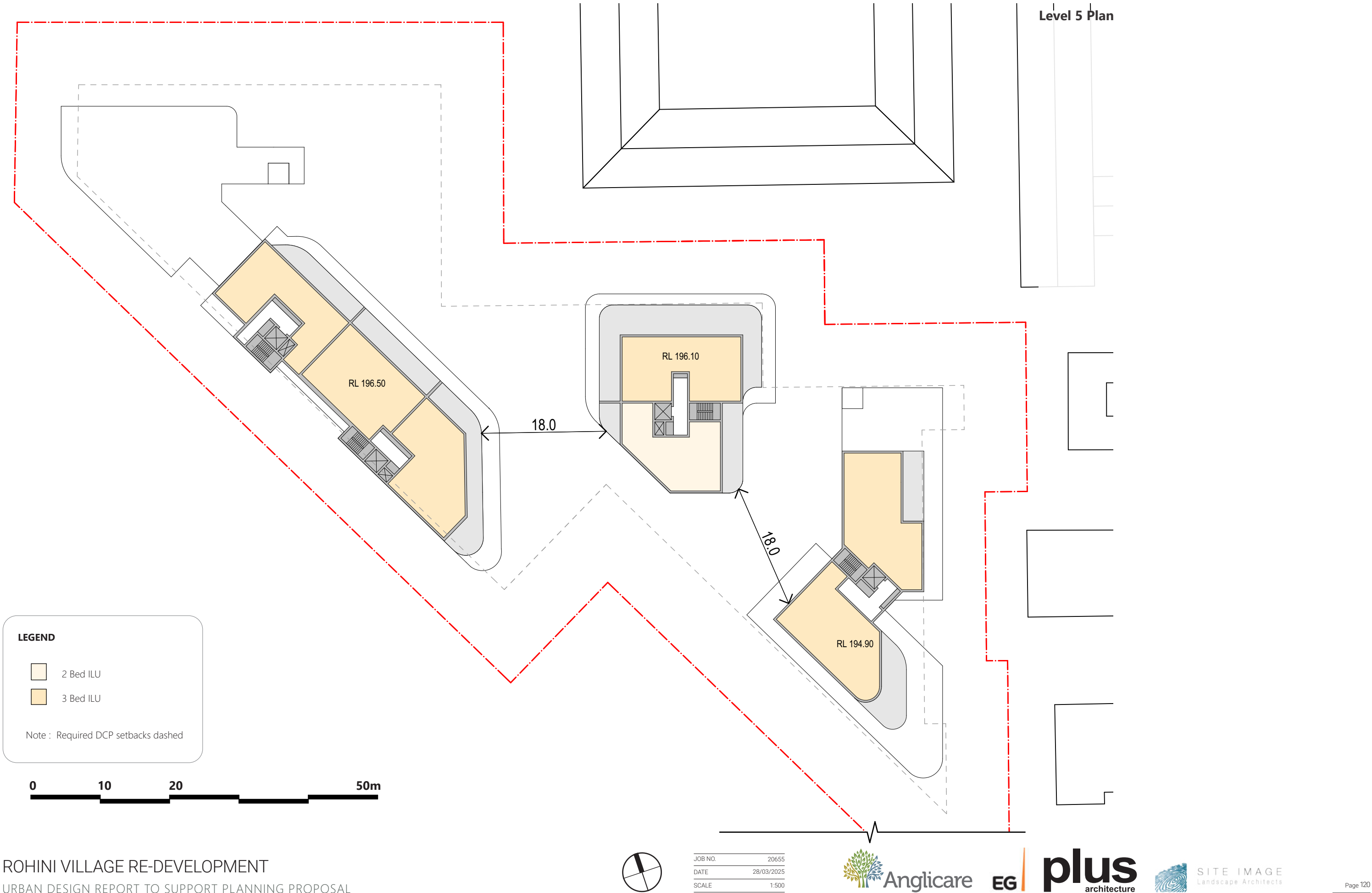


OPTION A - INDICATIVE LEVEL 4 PLAN



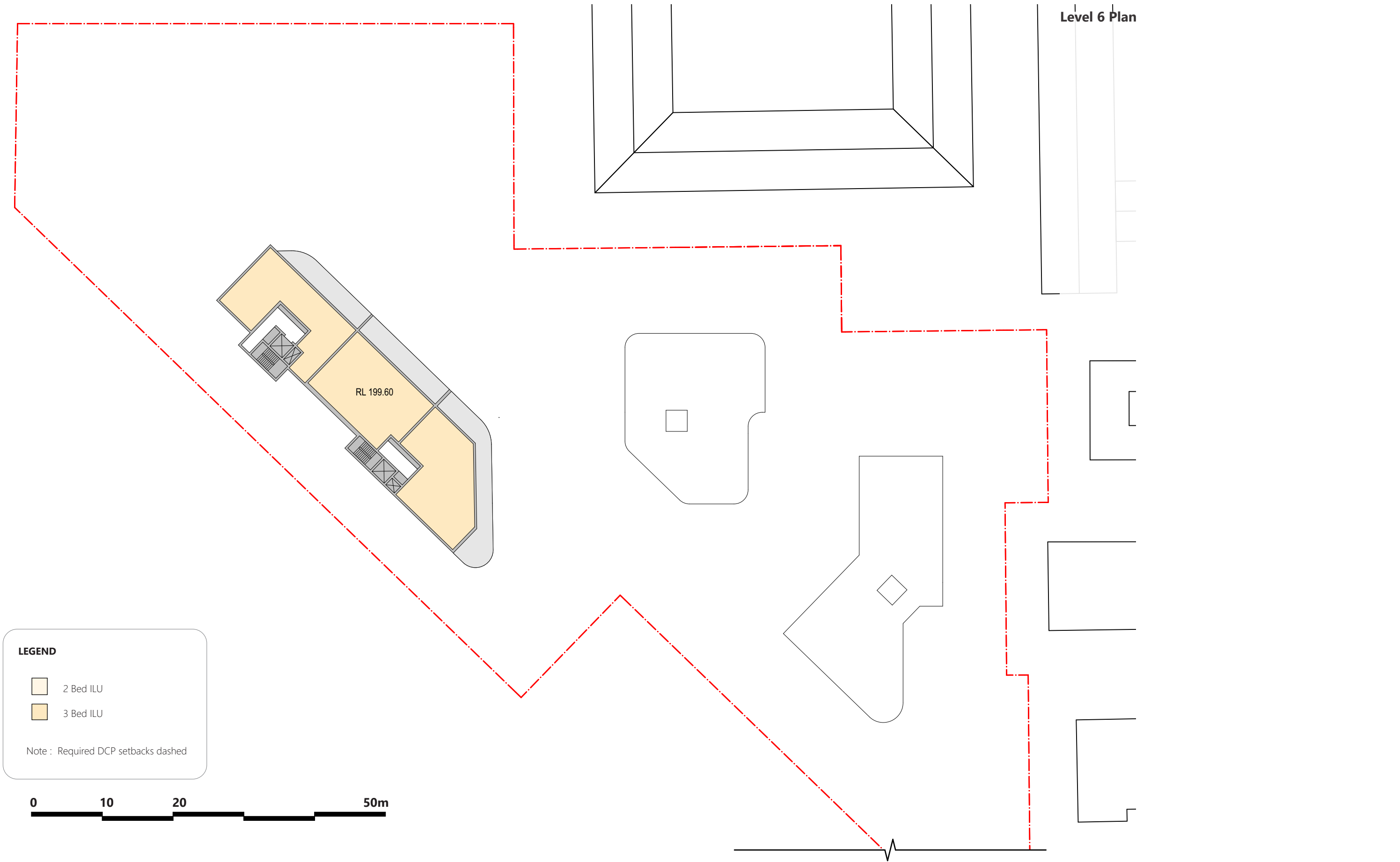


OPTION A - INDICATIVE LEVEL 5 PLAN





OPTION A - INDICATIVE LEVEL 6 PLAN

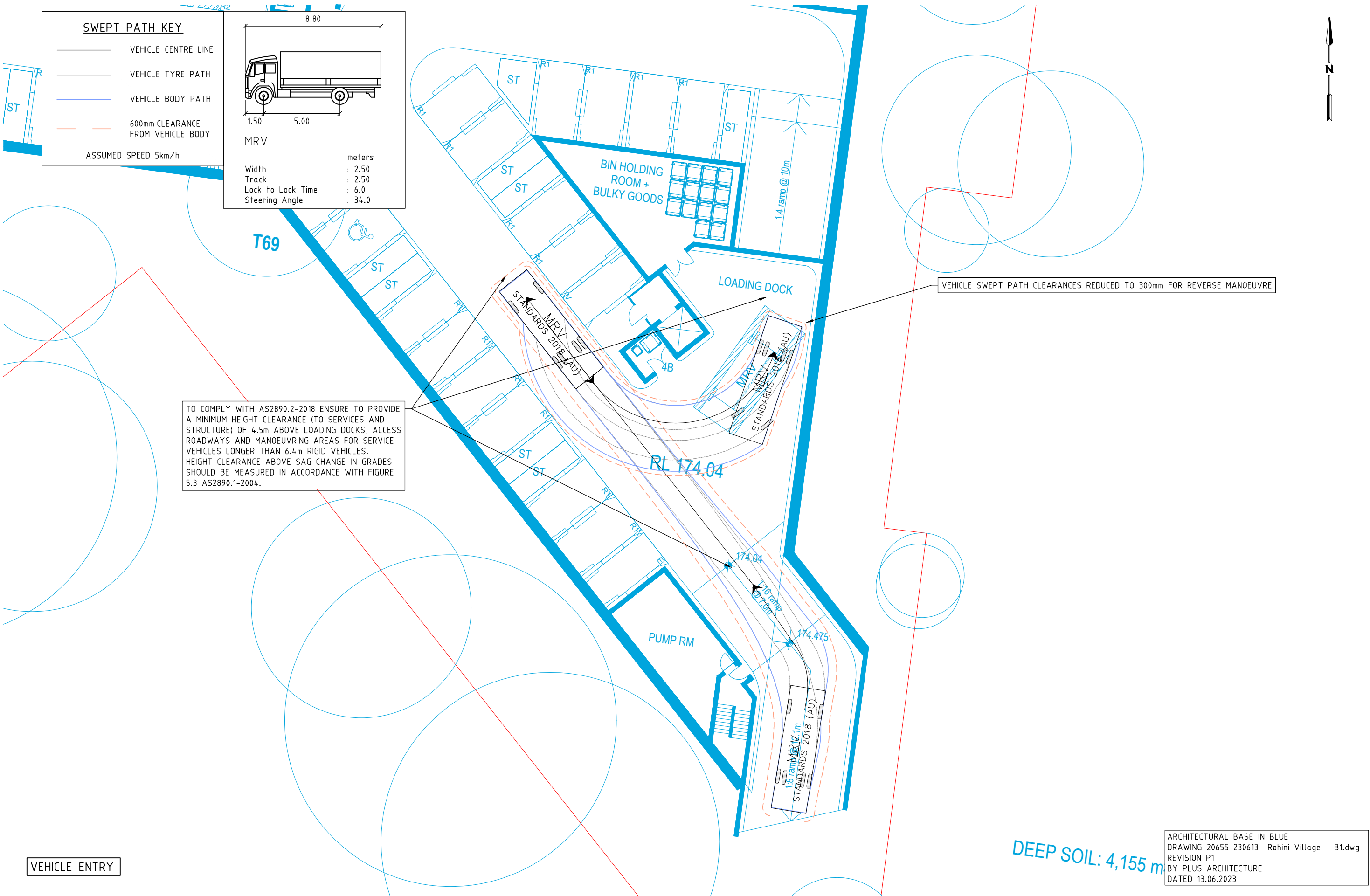


JOB NO.	20655
DATE	28/03/2025
SCALE	1:500





7 APPENDIX MRV LOADING DOCK SWEEP PATH - ENTRY



**SWEPT PATH KEY**

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 600mm CLEARANCE FROM VEHICLE BODY

ASSUMED SPEED 5km/h

**MRV**

	metres
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

8.80

1.50 5.00

TO COMPLY WITH AS2890.2-2018 ENSURE TO PROVIDE A MINIMUM HEIGHT CLEARANCE (TO SERVICES AND STRUCTURE) OF 4.5m ABOVE LOADING DOCKS, ACCESS ROADWAYS AND MANOEUVRING AREAS FOR SERVICE VEHICLES LONGER THAN 6.4m RIGID VEHICLES. HEIGHT CLEARANCE ABOVE SAG CHANGE IN GRADES SHOULD BE MEASURED IN ACCORDANCE WITH FIGURE 5.3 AS2890.1-2004.

VEHICLE SWEEP PATH CLEARANCES REDUCED TO 300mm FOR REVERSE MANOEUVRE

VEHICLE ENTRY

ARCHITECTURAL BASE IN BLUE  
DRAWING 20655 230613 Rohini Village - B1.dwg  
REVISION P1  
BY PLUS ARCHITECTURE  
DATED 13.06.2023



**PRELIMINARY PLAN**

FOR DISCUSSION PURPOSES ONLY  
SUBJECT TO CHANGE WITHOUT  
NOTIFICATION

**WARNING**

BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE  
APPROXIMATE ONLY AND THEIR EXACT POSITION  
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED  
M.RIMAC

DESIGN CHECK  
S.MANTON

APPROVED BY  
S.MANTON

DATE ISSUED  
6 JULY 2023

SCALE  
A3 0 1.25 2.5 5 1250

CAD FILE NO.  
300303961-01-P3.DWG

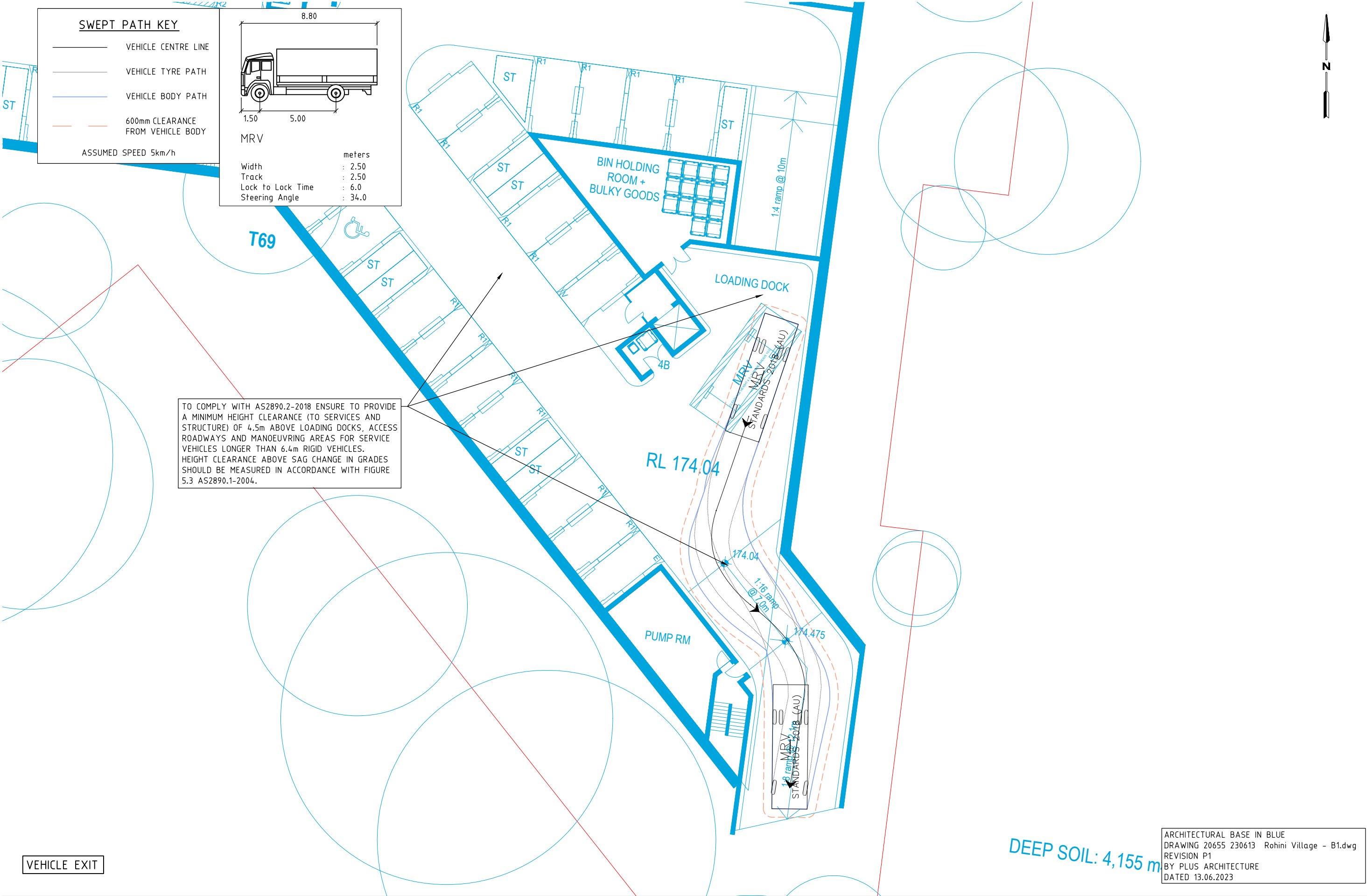
ANGLICARE ROHINI VILLAGE, TURRAMURRA

**BASEMENT 1**  
**VEHICLE SWEEP PATH ASSESSMENT**

DRAWING NO. 300303961-01-02 SHEET 02 OF 04 ISSUE P3



7 APPENDIX MRV LOADING DOCK SWEEP PATH - EXIT



**PRELIMINARY PLAN**  
FOR DISCUSSION PURPOSES ONLY  
SUBJECT TO CHANGE WITHOUT  
NOTIFICATION

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE  
APPROXIMATE ONLY AND THEIR EXACT POSITION  
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED  
M.RIMAC

DESIGN CHECK  
S.MANTON

APPROVED BY  
S.MANTON

DATE ISSUED  
6 JULY 2023

SCALE  
A3 0 1.25 2.5 5 1250

CAD FILE NO.  
300303961-01-P3.DWG

ANGLICARE ROHINI VILLAGE, TURRAMURRA

**BASEMENT 1**  
**VEHICLE SWEEP PATH ASSESSMENT**

DRAWING NO. 300303961-01-03 SHEET 03 OF 04 ISSUE P3



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## Appendix A – Photo Panel of Rohini Village and Surrounds

**Photos 1 and 2** show the Site viewed from Rohini Street. **Photos 3 & 4** show the existing Site entry.

**Photos 5 & 6** show development along the eastern boundary of the Site.



**Photo 1** – Rohini Street looking north-west to the cul-de-sac



**Photo 2** – Rohini Street looking north along site frontage



**Photo 3** – Existing Village entry at south-east corner of site



**Photo 4** – Substation on Lot 25 at south-east corner of site



**Photo 5** – South-east corner of site looking east to 47-49 Rohini St townhouses



**Photo 6** – Looking north along eastern boundary of site





**Photo 7** – Looking north from Rohini Street cul-de-sac into Site entry



**Photo 8** – Looking south along SP2 zoned railway car park



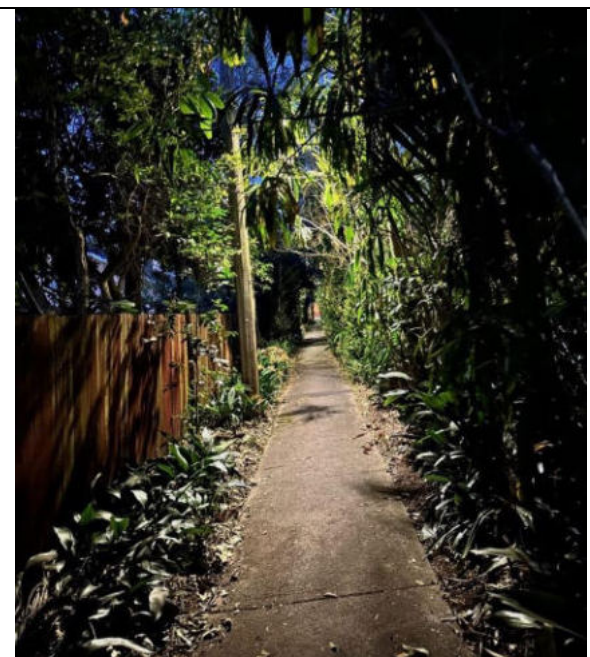
**Photo 9** – Looking NW along SP2 zoned railway pathway and adjacent Rohini Village buildings with under-croft carparking



**Photo 10** – Northern end of SP2 zoned pathway and Cherry Street



**Photo 11** – "Location 1" Rohini pillars/gate and council pathway (3.66 m wide reserve) looking west towards Cherry Street



**Photo 12** – Council pathway (3.66 m wide reserve) looking east towards No 6 King Street (photo taken early evening)

**Photos 7-12** above show the lands surrounding the Village Site





**Photo 13** –No 6 King St within HCA to the north of Rohini Village Site



**Photo 14** –No 6 King St & hedge on north boundary of Rohini Village Site



**Photo 15** – No. 6 King St units located on the northern side of Council's pathway and the Rohini Village Site (hidden behind trees)



**Photo 16** – No 5 King Street (St James Church) located within the HCA and across road from No 6 King St residential flat buildings.



**Photo 17** – Rear No 6 King St units viewed from Rohini Village Site



**Photo 18** – Rear No 6 King St units viewed from Rohini Village Site

**Photos 13-18** above show the adjacent 3-storey apartments and existing screen vegetation surrounding the Village Site





**Photo 19** – Rear No 6 King St units viewed from Rohini Village Site



**Photo 20**–No 26 Eastern Rd units west elevation facing Rohini Village Site



**Photo 21** – Looking south along Rohini Village eastern boundary



**Photo 22** – View from Rohini Village to No 24 Eastern Rd units (zoomed in)



**Photo 23** – View from Rohini Village to No 24 Eastern Rd RFB



**Photo 24** – No 47-49 Rohini St units viewed from SE corner of Site  
\*Source: 47-49 DA drawings dated 23.10.95

**Photos 19-30** show the surrounding unit developments and existing vegetation screening around the Site perimeter

**Photos 31 and 32** overleaf show the adjoining unit development at No 47-49 Rohini Street to the east.





**Photo 25** – No 47-49 Rohini St units viewed from SE corner of Site



**Photo 26** – Eastern boundary of Rohini Village Site



**Photo 27** – Existing Rohini Village buildings



**Photo 28** – Rohini Village viewed from Rohini Street cul-de-sac



**Photo 29** – Southern water tank located in cul-de-sac road reserve



**Photo 30** – Looking south from Rohini Street cul-de-sac



**Photo 31** – No 47-49 Rohini St units accessed from Olive Lane



**Photo 32** – No 47-49 Rohini Street units downhill from Rohini Village



**Photos 33-38** below show the adjoining lands including Turrumurra Train station, bus interchange and Coles carpark which are screened from the Site by existing vegetation.



**Photo 33** – View looking north from train station bridge (Rohini Village is screened by trees on right side of photo)



**Photo 34** – Lift access from railway bridge to train platform



**Photo 35** – View looking north to Site across train line to Rohini Village Site (Village Site is located behind the trees)



**Photo 36** –View from carpark (future Community Hub site) looking north to Rohini Village Site (behind trees)



**Photo 37** –View from bus interchange to Kiplings Garage Café at the intersection of Eastern Road and Rohini Street



**Photo 38** – Bus interchange next to train station looking north to the SP2 Infrastructure zoned railway carpark



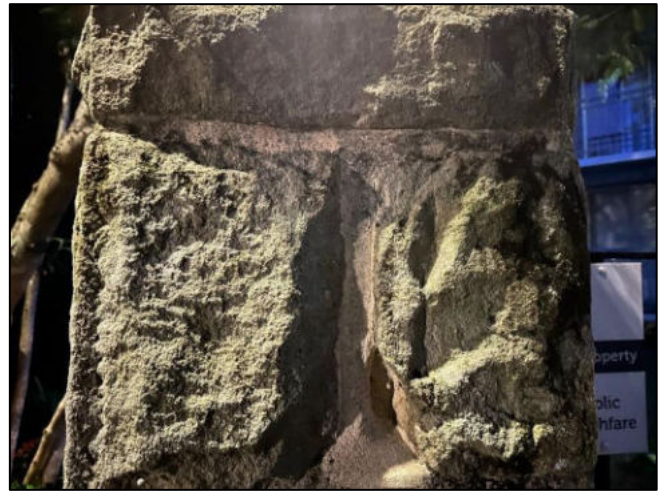
**Photos 39- 47** below show the Rohini gate posts located near King Street (Location 1), Cherry Street (Location 2) and in the Rohini Street cul-de-sac (Location 3). All three (3) sets of pillars are to be incorporated into the proposed Concept landscape scheme.



**Photo 39** – Location 1 (near King Street) pillars and gate



**Photo 40** – Location 1 Metal gate "Rohini" sign



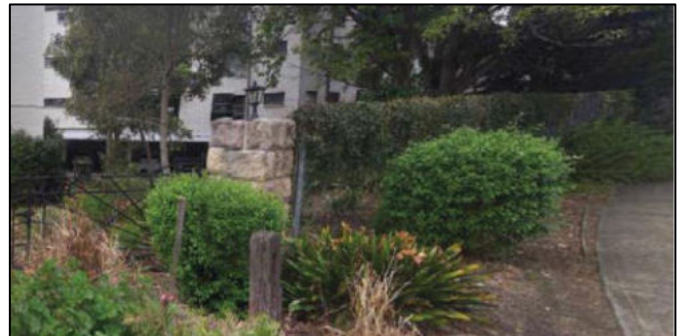
**Photo 41** – Location 1 side view of sandstone pillar



**Photo 42** – Location 2 (near Cherry St) sandstone pillars  
(Left side pillar circa 2019)



**Photo 43** – Location 2 Metal "Rohini" name plate



**Photo 44** – Location 2 southern-most gate pillar





**Photo 45** – Location 3 (Rohini Street) sandstone pillar left side

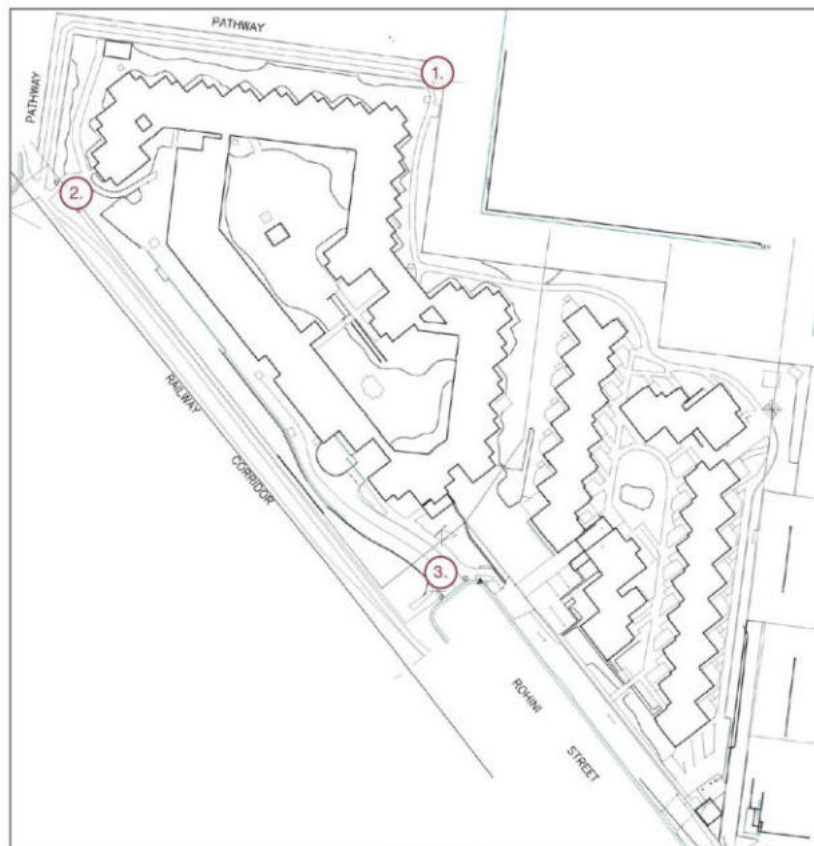


**Photo 46** – Location 3 Metal "Rohini" nameplate



**Photo 47** – Location 3 (Rohini Street) pair of sandstone pillars within Rohini Street road reserve

### Site Plan showing Pillar Locations



Source: Site Image