



**EXTRAORDINARY MEETING OF COUNCIL
TO BE HELD ON MONDAY, 27 MARCH 2006 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

A G E N D A

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NOTE: For Full Details, See Council's Website –
www.kmc.nsw.gov.au under the link to Business Papers

APOLOGIES

DECLARATIONS OF INTEREST

ADDRESS THE COUNCIL

NOTE: Persons who address the Council should be aware that their address will be tape recorded.

DOCUMENTS CIRCULATED TO COUNCILLORS

GENERAL BUSINESS

- GB.1 **Turrumurra Centre Draft Local Environmental Plan & Draft Development Control Plan** 1
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File: S04038

To have Council consider and adopt the Draft Local Environmental Plan (LEP), Draft Development Control Plan (DCP) and associated strategies for the Turrumurra Centre, and submit the Draft Plans to the Department of Planning to seek their approval for formal exhibition of the Draft LEP and DCP

Recommendation:

That Council endorse the Draft Plans for formal public exhibition as outlined in the recommendations.

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TURRAMURRA CENTRE DRAFT LOCAL ENVIRONMENTAL PLAN AND DRAFT DEVELOPMENT CONTROL PLAN

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider and adopt the Draft Local Environmental Plan (LEP), Draft Development Control Plan (DCP) and associated strategies for the Turramurra Centre, and submit the Draft Plans to the Department of Planning to seek their approval for formal exhibition of the Draft LEP and DCP.

BACKGROUND:

That Minister has directed Council to prepare Plans for additional housing in and around its town centres and to provide for retail and commercial activities to meet the needs of the local community.

COMMENTS:

Council has adopted an integrated, place-based approach to planning for the Turramurra Centre.

RECOMMENDATION:

That Council endorse the Draft Plans for formal public exhibition as outlined in the recommendations.

PURPOSE OF REPORT

To have Council consider and adopt the Draft Local Environmental Plan (LEP), Draft Development Control Plan (DCP) and associated strategies for the Turrumurra Centre, and submit the Draft Plans to the Department of Planning to seek their approval for formal exhibition of the Draft LEP and DCP.

BACKGROUND

Following Council's resolution of 6 December 2005 and 28 February 2006, this report provides further detailed planning and urban design analysis, building envelopes, and feedback from further range of studies on traffic, economic feasibility studies and stakeholder consultation. The key planning controls and documentation for the Turrumurra Centre are presented including a Draft LEP & DCP for adoption for formal public exhibition.

In a letter dated 27 May, the State Government gave a direction (under Section 55 of the Environmental Planning and Assessment Act) to Council to prepare an LEP in relation to areas in and around existing retail and commercial centres in the Rail / Road corridor and St Ives Centre as Stage 2 of its Residential Development Strategy.

This requires Council to prepare Plans for additional medium density housing, including shop-top housing and re-evaluation of density controls on existing medium density zones. It also requires Council to provide for retail and commercial activities in town centre to cater for the needs of the local community. In line with this direction, Council has finalised the planning for the Turrumurra Centre as a Draft LEP and DCP and associated strategies for Council's consideration prior to submitting the Draft Plans to the NSW Department of Planning seeking permission to formally exhibit the Draft Plans.

Following, Council's resolution of 6 December 2005 and 28 February 2006, this report provides the further detailed planning and urban design analysis, building envelopes and feedback from a further range of studies, feasibility studies and stakeholder consultation and responses. The key planning controls and documentation for the Turrumurra centre are presented as attachments, including a Draft LEP & DCP for adoption for formal public exhibition.

The planning documentation has been prepared by Council's integrated town centres team and specialist consultants. It includes traffic, parking and transport modelling, comprehensive urban design analysis, community facilities and open space plan, the framework for a preliminary public domain concept plan and independent economic feasibility analysis/testing of proposed development scenarios. A development contributions strategy is also being prepared to identify and allocate funding mechanisms to implementation. Continuing community engagement will relate these to whole-of-community aspirations for the Turrumurra Centre.

Council's 2005-2009 Management Plan sets out the direction of Council in relation to planning for the commercial centres.

Item 1

S04038
17 March 2006**Where do we want to be in 5 years?**

“This planning will provide a good foundation for Ku-ring-gai being a vibrant place to live in the decades ahead, while maintaining its unique character, natural environment and heritage. Integration of Council’s planning will improve the liveability and vitality of local communities and the sustainability of the area. Council must respond to NSW Government and community demands for additional housing, greater housing choice and associated facilities, mindful of the need to enhance quality of life at Ku-ring-gai in the 21st century”.

What we will do this year

Council’s Management Plan identifies the following actions relevant to planning for the Turramurra Centre:

- Continue to implement Stage 2 of the Residential Development Strategy by preparing Plans for major commercial centres.
- Review classifications of community landholdings in association with Stage 2 of the Residential Development Strategy.
- Prepare a comprehensive Public Domain Plan.
- Develop Plans for Traffic Management and other forms of transport in the main centres.

Measuring our achievements in 2005/2006

- Finalise the Integrated Plan for Turramurra Centre.

Council considered and adopted a report on 7 February 2006 that sets out the key processes to have all 6 centres finalised by the end of 2006, including the Turramurra Centre.

The Turramurra Centre Integrated Plan will:

- Produce a DCP and LEP consistent with the community’s values and vision, with requirements of the Ministers Section 55 Direction, LEP194 and DCP55, in accordance with best practice planning principals and SEPP65 and the NSW Residential Flat Design Code, the Draft NSW standard LEP template and the Metropolitan Strategy.
- Seek, engage and build-in community and relevant stakeholder values, during the formal exhibition of the draft plans.
- Following the exhibition of a Draft LEP and DCP, review submissions and finalise a suite of planning documents for final adoption by Council and submission to the NSW Department of Planning, including new a new Development Contribution Strategy, and action plans for Public Domain, Traffic & Parking, and Community Facilities.

COMMENTS

Summary of Council’s resolved position on 28 February 2006:

Item 1

S04038
17 March 2006

- That Turramurra will be a local centre with a total of approximately 21,500sqm NFA of retail, including shop front commercial.
- Two main retail centres, one on the south of Pacific Highway and the other on the eastern side around the Gilroy Lane and Turramurra Avenue area; small retail and shop front commercial in the Ray Street precinct.
- Community facilities are located around the Ray Street precinct to create a community hub.
- Two expanded supermarkets with a combined total of approximately 4,500sqm.
- Future consideration given by Council of a leisure centre.
- Strip shops are retained so as to maximise amenity for the community and viability for local businesses.
- New cafes, restaurants and specialist shops at the rear of the centre facing north onto new public spaces so as to maximise amenity.
- Total of 5,000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical services and the like.
- Residential shop top housing in all appropriate retail areas.
- That a best case traffic plan be prepared for the option as adopted, both including and excluding a road bridge from Rohini Street to Ray Street. This is to be considered by Council separately prior to inclusion in the Draft LEP and Draft DCP.
- That creation of new roads generally as indicated on the map in Attachment H be further considered by Council prior to inclusion in the Draft LEP and Draft DCP.
- That the Aquatic Study come to Council at the earliest opportunity with recommendations for an indoor pool/leisure centre.
- a range of properties including residential dwellings, institutional buildings and Hillview estate have been identified as heritage items under the new Turramurra centre plan.

Copies of Council's reports and resolutions of 6 December 2005 and 7 and 28 February 2006 are included in **Attachment 1**.

Draft Development Control Plan

The proposed DCP to apply to the Turramurra centre will take the form of an amendment to the Draft Ku-ring-gai Town Centres Development Control Plan.

Recent amendments to Part 3 of Environmental Planning and Assessment Act have resulted in Council only being able allowed to have one DCP applying to land covered by the Draft Ku-ring-gai (Town Centres) DLEP. This has resulted in the draft town centre DCP being drafted as a comprehensive DCP, containing all development controls to apply to land covered by the DLEP. It is proposed to only amend Part 2 (Vision, Objectives and Strategies), Part 3 (Public Domain Controls) and Part 4 (Primary Development Controls) of the DDCP to incorporate the relevant master planning provisions for the Turramurra centre. The remaining general provisions contained in the other parts of the DDCP (parts 1 and 5 to 9) will also apply to Turramurra and it is not proposed make any amendment to those provisions.

The new section 74C the EP&A Act, also clarifies that a DCP may not duplicate the provisions of an LEP, be inconsistent with an LEP or contain provisions that prevent compliance with an LEP. Every effort has been made to ensure that the DDCP provisions applying to Turramurra satisfy the

Item 1

S04038
17 March 2006

requirements of the Act, with the controls contained in the DDCP being consistent with the development standards contained in the DLEP.

Proposed DCP provisions for the Turramurra centre

A copy of the DDCP provisions to apply specifically to Turramurra are contained in **Attachment 2**. These consist of the following components.

Part 2: Vision, Objectives and Strategies

This part contains the vision for the Turramurra centre developed in conjunction with the community. It also presents a series of objectives and strategies guiding future character, form and function to help achieve the vision. It is intended that this part sets out a framework for the proposed controls and guidelines in Parts 3 and 4 by providing an understanding of the development context.

Part 3: Public Domain Controls

This part contains a set of controls and guidelines to help guide the public domain improvements in conjunction with the development of private land. It provides a strategic guidance for the desired future character of the public open space (existing and proposed) and streets within the Turramurra centre.

The public domain controls are in the form of street by street controls and include controls/guidelines for street definition, parking, paving, street tree planting, street furniture, lighting and powerlines, whilst taking into consideration the potential of adjoining properties and public spaces. A Public domain Manual and Town Centre Style Guide is also to be developed that will address detailed design requirements for public domain improvements and ensure consistency of design within and across centres.

Part 4: Primary Development Controls

Part 4 of the DDCP contains the provisions of the final detailed master plan that has been developed for the Turramurra centre. The development standards contained in the DLEP are consistent with the master plan provisions and facilitate the enforcement of the master plan.

Part 4 of the DDCP includes site specific building envelope controls for the each of the key sites within Turramurra. There is a focus on both mixed use and straight residential development areas, to ensure desired built form outcome. These controls specifically respond to the resolutions of Council from 6 December 2005 & 28 February 2006 and link these to the objectives and strategies set out in Part 2 that define the future urban structure for Turramurra.

The site specific controls are in the form of building envelopes which establish the allowable bulk, height and the position of development on each site. The primary development controls include controls for building use and ground floor activities, site amalgamation, building height, building depth and separation, building setback, building articulation, active frontage, vehicle access and

Item 1

S04038
17 March 2006

deep soil zone/private open space. It is intended that this urban form methodology provides a greater certainty of outcome for Council, community and site owners.

The building envelope control drawings are expressed through a combination of drawings (plans and sections) and text. Three-dimensional diagrams will also be used to assist in the interpretation of the development guidelines and controls. It is important to note that a building envelope is not a building, but a three dimensional zone that limits the extent of a building in any direction. It defines the extent of the overall building zone in plan and section within which a future building can be located.

A detailed discussion on how the proposed DDCP provisions respond to the planning considerations of the key sites is included below. This section is structured to provide a detailed account and analysis of the process of resolving the final building envelopes which form Part 4 of the Draft DCP as it applies to Turramurra.

Each subsection contains:

- Background (specific to the planning topic).
- Issues and Opportunities (assessment, feedback from testing and solutions).
- Final analysis and recommendations (including the relevant LEP/DCP Controls or recommended actions).

The final outcomes of this discussion are illustrated in Part 4 of the Draft DCP (DDCP).

The analysis is undertaken on a precinct basis. Turramurra Centre has been divided into a number of precincts these are shown in **Attachment 3**.

Precincts A, B, C, D, E and H comprise a mix of uses including residential, retail and commercial and in some cases community uses:

Precincts F, G, M, I comprise residential uses only.

Precincts J, K and L heritage related issues and are addressed briefly in this report and in detail in the report to Council meeting of 28 February 2006.

The draft site master plans have been determined through stakeholder consultation, a thorough urban design analysis and economic assessment. A feasibility model for the sites is provided in the confidential **Attachment 4** – Turramurra Centre Economic Feasibility Hill PDA Pty Ltd. The controls are also consistent with the Retail Strategy for Turramurra. Council's economic feasibility consultant has provided preliminary verbal advice that economic testing is generally feasible in line with site model testing.

Precinct A - William Street

Background

The site is broadly defined by Ray Street, William Street and Forbes Lane. The site comprises 1 Ray Street (supermarket) and 5 Ray Street (Council car park and library), 4-10 William Street (shops) and 12 William Street (Council car park). These lands are currently zoned 3(a) Business-

Item 1

S04038
17 March 2006

retail services and falls within the Minister's Direction. The site also includes the William Street and Higgs Lane road reserves.

Council has resolved that this area be a mix of uses including community uses, residential, retail and commercial and open space. The precinct is important as it will be a place of strong community focus, centred on a large Village Green (incorporating the railway gardens) with retail and community uses fronting the green. A number of community facilities are to be relocated to this precinct including the Senior Citizens, the HACC facilities within new and enlarged premises. The Turrumurra library is to remain in the vicinity but relocate to a new and enlarged building. A proportion of Council's car parking will be relocated to basement parking with some retained at grade.

Traffic analysis of urban design scenarios prepared by Council's consultants indicated that development of this area would be heavily constrained by the Ray Street/Pacific Highway intersection and that a supermarket (which is a high trip generator) is not a recommended use. The adopted traffic option (3DSV) indicates the preferred use for this site as a mix of residential units and community uses (which are both relatively low trip generators), as well as minor retail uses.

Issues and opportunities

During the development of the built form controls for the site the following issues were considered:

- Coles Myer has indicated they may not relocate and the plans must allow capacity for redevelopment of the site independently of Council's land.
- The supermarket must have the ability to continue to operate on the site at the current scale.
- Forbes Lane requires widening to provide improved vehicle access, this directly impinges on the supermarket site.
- A component of at grade parking must be retained to service the community facilities.
- The residential component must be configured to achieve good solar access for residents.
- Building heights must be stepped to minimise overshadowing of the Village Green as per the vision.
- Council has resolved *"that the travel agent site on 10 William Street Turrumurra be identified for retention within the draft Turrumurra town centre DCP and that appropriate built form controls be provided for the site within the draft DCP"* and *"That an independent heritage report for 6, 8 and 10 William Street be undertaken"*.

Final analysis and recommendation

The draft building envelope and controls for the site are shown in the Draft Turrumurra Centre DCP Part 4 Precinct A. In summary they are:

- 2100sqm NFA of retail comprising in the short term an allowance for the existing supermarket and in the longer term allowing for speciality shops, cafes and restaurants oriented to the Village Green.
- Residential buildings with approximately 82 units facing Ray Street and north east over the railway.
- 5,500sqm GFA of community uses including a new Library and a new HACC premises (note: the current envelopes do not include provision for an aquatic centre).

Item 1

S04038
17 March 2006

- Maximum building heights of 5 storeys.
- A curved alignment to the face of the podium addressing the Village Green.
- Retention of 10 William Street as a stand alone building with potential use as a café, restaurant or similar.
- A large Village Green (2800sqm in area) forming the central public space for Turramurra Centre with a combination of trees and grass and paved areas.
- Incorporation of the “Railway Gardens” area into the proposed Village Green.
- Provision of approximately 50 off-street at grade car parking spaces at the northern end of Ray Street.

The Draft DCP shows the long term proposal for the creation of a new town square in the vicinity of William Street and Higgs Lane. Within this context the retention of the properties 6 and 8 William Street is not recommended as the preferred outcome is a large public open space. Council resolved on 28 February 2006 to investigate the heritage significance of 6, 8 and 10 William Street, Turramurra. Council’s Heritage Consultant has provided preliminary verbal advice that these properties have limited heritage significance primarily due to changes to their fabric, relatively isolated with limited contextual value compared to the more substantial group of heritage items in the Rohini Street precinct and parts of the Pacific Highway. A consultants report is being finalised following further historical research on this matter and will be separately circulated (**Attachment 5** heritage assessment of 6, 8 and 10 William Street, Turramurra –**circulated separately**). The existing properties will retain their current development rights under the new Town Centre LEP. Acquisition of these properties using Section 94 funds is the most likely method of achieving the desired outcome in the longer term.

In terms of existing parking there is currently 184 Council off street car parking spaces in this precinct. It is proposed to retain 50 of these spaces at-grade and relocate the remainder underground. This equates to retention of approximately 30% of spaces parking at-grade.

Precinct B - Forbes Lane*Background*

Precinct B is defined by the Pacific Highway to the south, the railway line to the east, Forbes Lane to the north and Ray Street to the west. The area includes the strip shops at 1293 – 1333 Pacific Highway; Turramurra Village Park, 1275 Pacific Highway; and part of the William Street road reserve.

Precinct B is important as in the future it will allow widening of the Pacific Highway and realignment of William Street with Kissing Point Road. Turramurra Village Park is proposed to be relocated to the William Street precinct as part of a new Village Green.

Landowners in this precinct have been contacted and a meeting has been held with the owner of 1297-1299 and 1301-1305 Pacific Highway. Contact has also been made with a number of business owners in this precinct.

Item 1

S04038
17 March 2006

Discussions have also been held with representatives of the RTA regarding the transferring of the road widening easement from the southern side of the highway to the northern side within the Forbes Lane Precinct. The RTA have indicated support for the proposal.

Issues and opportunities

The main issues for this precinct relate to the implementation of the road widening and relocation of William Street. This will require a number of methods to secure the public benefits including:

- land swaps;
- sale of public land currently zoned open space (Turramurra Village Park) and classified community use;
- setbacks for road widening;
- amalgamation of small landholdings.

Final analysis and recommendations

The final building envelope and controls for the site are shown in the Draft Turramurra Centre DCP Part 4 Precinct B. In summary they are:

- 2350sqm NFA of retail space on the ground floor;
- 6100sqm GFA of commercial space to cater for small professional offices;
- residential buildings with north aspect looking over a new Village Green and addressing the Highway with potential for approximately 36 units;
- maximum building heights of 5 storeys.

The relocation of William Street and realignment of Forbes Lane will necessitate the relocation of the existing drop off zone further to the west. This will require pedestrians to walk an additional 30-40 metres to the pedestrian bridge leading to the station. This proposal has implications for accessibility and would need to be checked by Council's Access Committee and checked that it meets Australian Standards.

Precinct C - Stonex Lane*Background*

Precinct C is defined by the Pacific Highway, Kissing Point Road, Stonex Lane and a new street (called Stonex Street for this report) and includes No's 1364-1369 Pacific Highway (strip shops and the Turramurra Plaza) No's 9 and 1A -3 Kissing Point Road (Council car park and a doctors surgery). All these lands are currently zoned 3(a) retail and fall within the Ministers Direction.

The precinct is a key site because it will in the future provide a role as a retail anchor for the south side of Turramurra Centre, serving a retail catchment to the south and west.

Council has resolved to retain a retail component in the area on the southern side of the Highway, commonly called the "Franklins site", including an expanded supermarket and other speciality stores in accordance with the Ku-ring-gai Retail Strategy adopted by Council.

Item 1

S04038
17 March 2006

A series of meetings have been held with the landowners through December 2005 and January to February 2006. The landowners also provided Council with preliminary feasibility analyses indicating a preferred FSR for the site. This information has been forwarded to Hill PDA, council's consultant, for comment and review as part of the process of preparing independent feasibility studies for the site.

Council's urban design consultant has prepared a number of options for this site which have been reviewed by Hill PDA and presented to the landowners for comment.

Issues and opportunities

- The sites are currently owned by a small group who are interested in amalgamating to facilitate redevelopment of the whole area.
- High commercial rentals in the area constrain redevelopment of the site.
- The site is a key retail area which has potential to expand and provide an equivalent amount of retail to that proposed on Turramurra Avenue, thereby balancing the Turramurra Centre and providing improved service to South Turramurra residents.
- There is potential to provide active retail and commercial frontage to Stonex Street (a new street) with views to the adjoining bushland.
- There is potential for a new passive park on the site of the current Franklins building (where it overhangs the car park).
- There is an opportunity to create a new pedestrian link via a modified Stonex Lane between Ray Street and the bushland and new park on Stonex Street.
- Opportunity for new public square on the corner of Kissing Point Road and the Highway.
- Council currently owns car park in this area and while it provides public parking it is steep and does not meet current standards. There is potential to incorporate this land in the site redevelopment and relocate car parking underground.
- Part of the land on the southern side of the site falls within a Bushfire Prone Land Categories 1 and 2.

Final analysis and recommendations

The Draft building envelope and controls for the site are shown in the Draft Turramurra Centre DCP Part 4 Precinct C. In summary they are:

- 6,300sqm NFA of retail space including a supermarket of around 2000sqm NFA and an internal retail arcade for speciality stores.
- 2,500sqm GFA of commercial space to cater for a medical centre and offices.
- maximum building heights of 5 storeys.
- Residential buildings facing south over the bushland, north addressing the Highway and east addressing Kissing Point Road with approximately 83 units.

New public open space, with a total area of almost 2110sqm, consisting of:

- a new public arcade, open to the sky, linking the highway and Stonex Street (920sqm);

Item 1

S04038
17 March 2006

- a new public square on the corner of the Pacific Highway and Kissing Point Road (550sqm);
- a new passive park on the southern side of Stonex Street adjoining the bushland park (640sqm);
- rezoning of existing bushland area from 3(a) to open space;

Further detail will be required to determine the bushfire impacts on the site.

Precinct D – Rohini Street*Background*

Precinct D is generally defined by the intersection of Rohini Street with the highway to the north-east; the railway line to the west; Gilroy Lane to the east; and the intersection with Eastern Road to the north.

This precinct is important because Rohini Street has a distinctive main street character and low scale which is important to retain and enhance into the future.

The precinct includes all the strip shops along the eastern side of Rohini Street (No's 1-39) as well as a parcel of land, currently owned by Rail Estate and occupied by a flower and pot shop, on the western side of Rohini Street near the intersection with the highway. All properties except the rail land are zoned 3(a) and fall under the Ministers Direction.

Letters have been sent to all landowners in this precinct and some discussions have been held however generally the area is typified by a large number of individual owners. The shops and offices in this street appear to be highly sort after and have high rental values.

Issues and opportunities

- A number of buildings have been identified within this strip as possible contributory items for retention. These are 35-39 Rohini Street, 1-3 Rohini and 17 Rohini Street.
- The community has noted this area as important in terms of retaining the scale and character of Rohini Street.
- The precinct incorporates railway land near the intersection with the Pacific Highway which is in a highly prominent position and currently does not present well.
- The sites are long and narrow and back onto Gilroy Lane at the rear and there is the opportunity of allowing redevelopment at the rear of these shops to encourage activity.
- It is desirable to create an enhanced public walkway from Rohini Street to Gilroy Lane and the future town square.

Final analysis and recommendations

A number of scenarios have been tested for this area. Economic advice suggests that given the ownership patterns and high rents significant redevelopment of this strip is unlikely, certainly for the foreseeable future. The recommended option encourages redevelopment at the rear of the sites, which is more feasible in the medium term, with minimal redevelopment to the Rohini Street frontage of the sites.

Item 1

S04038
17 March 2006

The final building envelope and controls for the site are shown in the Draft Turrumurra Centre DCP Part 4 Precinct D. In summary they are:

- 3 storey maximum building heights along Rohini Street with heights up to 4 storeys fronting Gilroy Lane.
- 2,800sqm NFA of retail space generally along the Rohini Street frontage.
- Residential buildings with up to 110 units facing Rohini Street and Gilroy Lane and Gilroy Road / Cameron Park.
- Two storey retail commercial building on railway land at the corner of the Pacific Highway and Rohini Street.
- A new public open space incorporating the croquet lawn and associated building on the former HACC site (refer Precinct B).

Precinct E – Turrumurra Avenue

Precinct E is defined by the Pacific Highway to the south, Turrumurra Avenue to the east and the Uniting Church to the north. The site incorporates the Council owned car park at 2-8 Turrumurra Avenue and the strip shops (lots 1251 – 1273) along the Pacific Highway as well as part of the Gilroy Lane road reserve. Council's car park is currently zoned 3(b) and the shops 3(a) and fall under the Minister's Direction.

Precinct E is a key site because in the future it will play an important role as a retail anchor for the Turrumurra Centre. The site is also in gateway location on the highway at the corner of Turrumurra Avenue.

Council has resolved to rezone the area around Turrumurra Avenue and Gilroy Lane to encourage a greater retail component that would provide an anchor for the eastern side of Turrumurra centre and serve residents to the north and east. The resolution includes an allowance for a new supermarket around 2500sqm NFA in size.

A number of scenarios have been developed for the location of a supermarket in this precinct. The final recommended option locates the supermarket to the south of the precinct partly within the Council car park land and partly within private land. This scenario locates a supermarket partly below ground and will require amalgamations of the strip shops and incorporation of Council land into a larger development site, to achieve the desired outcome. This option is preferred on balance as it minimises impacts on the Uniting Church.

Issues and opportunities

During the development of the built form controls for the site the following issues were considered:

- Concern from the Uniting Church regarding loss of public parking adjoining their site and the possible impacts of potential bulk and scale of development on council's car park.
- The topography of the site allows for the supermarket to be largely located at basement level at the southern end of the site thereby reducing its visual impact on the area.

Item 1

S04038
17 March 2006

- The existing strip shops on the highway are under capitalised, many are only one storey. The footpath area is narrow and dominated by overhead power lines.
- The shops occupy a key site at the entrance to Turramurra Centre and redevelopment of the shops would greatly benefit the overall character of the area.
- Incorporation of these shops into a large amalgamated site with a large supermarket provides greater economic benefits for landowners and therefore will encourage redevelopment.
- Closure of Gilroy Lane is possible with the inclusion of a new street on the northern side of the Uniting Church linking Turramurra Avenue and Gilroy Road. This further facilitates a large development site.

Final analysis and recommendations

The Draft building envelopes and controls for the site are shown in the Draft Turramurra Centre DCP Part 4 Precinct E. In summary they are:

- 5,000sqm NFA of retail space including a supermarket of around 2500sqm NFA.
- 1500sqm GFA of commercial space to cater for a small scale offices and services.
- A range of building heights from 3 storeys at the northern stepping up to a maximum building height of 5 storey at the highway.
- Residential buildings comprising approximately 95 units .
- Public and private parking underground.

New public open space totalling 3150sqm including:

- A new town square on the current site of Council's HACC facilities.
- A new public square on Turramurra Avenue associated with the Church entrance.
- A 12m wide landscape corridor linking Turramurra Avenue with the new town square.
- A new public landscape corridor from Turramurra Avenue linking east to Rohini Street.
- A new public arcade, open to the sky, linking the highway and Gilroy Road.

The consultant has recommended the provision of a new public park (with seating and gardens and possible child playground) and 12m wide public access way and landscape corridor along the southern side of the Church. The consultant also recommends a lift access from the underground parking to serve the Church. Staff are currently reviewing this proposal in the light of the Church's concern for a loss of parking adjacent to the Church entry. At this stage the preferred outcome remains the park and public access way. It is recommended that a Parking Management Plan be prepared for the area around the Church to investigate the provision of on-street parking. One option may be time limited parking in the area. It should also be noted that the new street proposed for the north of the Church will provide increased on street parking.

The consultant has recommended a new vehicle entry to the proposed underground parking at the corner of Gilroy Road where it meets the Uniting Church. This proposal may create a concentration of traffic at this point which may conflict with the activities of the Church and child care centre. Staff will review this proposal and explore alternative locations for an entry to underground parking either from Turramurra Avenue or Gilroy Lane.

Item 1

S04038
17 March 2006

Precinct F – Masonic Hall

Background

- Precinct F is located on the northern side of the Pacific Highway between Turramurra Avenue and Ku-ring-gai Avenue.
- It is currently zoned 3(b) Business- Commercial Services and falls within the Ministers Direction.
- The area is currently occupied by the Masonic Hall (heritage item) 1247 Pacific Highway, a sub-station, some small shops (1243-1245 Pacific Highway) and a demolished petrol station (1233 Pacific Highway).
- Adjoins residential zones to north and east.

Issues and opportunities

- The precinct is a prominent gateway location at the southern entry to the Centre.
- Opportunity to convert the area to residential only consistent with the overall planning principle of consolidating the retail and commercial areas and minimise impacts on surrounding dwellings.
- Retention of Masonic Hall as landmark building.

Final analysis and recommendations

The draft building envelopes and controls are shown in the Draft DCP Part 4 Precinct F Built Form Controls. In summary:

- Residential building envelopes with controls similar to DCP 55 including 12 metre setbacks to the highway.
- 4.6 storeys building height.
- Retention of Masonic Hall as Heritage Item.

Precinct G – Gilroy Road

Background

- Existing 2(d3) residential zones along Turramurra Avenue, Gilroy Road and Eastern Road.
- The intention is to rezone the sites under the Town Centre LEP to high density residential.
- Council can thereby introduce building envelopes for the sites based on DCP 55 controls. This will provide greater certainty of outcome to Council and the community.

Issues/opportunities

- Council's resolution requires the provision of a new road along the northern side of the Uniting Church.
- New building envelopes are required to show how the road way can be achieved without loss of development rights to the landowners and minimising the financial implication for Council.

Item 1

S04038
17 March 2006

- Requirement to address interface issues for 37-39 Gilroy Road properties.
- Overlooking and overshadowing issues related to 5 storey apartments adjoining Cameron Park.

Final recommendation

The draft building envelopes and controls are shown in the Draft DCP Part 4 Precinct G Built Form Controls. In summary:

- 5 storey residential development separated from the church by a new road.
- Similar controls to DCP 55 Ku-ring-gai multi unit Housing.
- Reduced setback to new street and reduced deep soil zone to achieve new street with no loss of development potential and minimising the financial implication for Council.
- New on-street parking for church and childcare centre.
- 3 storey interface development at the northern edge of the precinct.

The consultant has recommended reduced setbacks of 3 metres to Cameron Park to provide a more urban address to the park however staff have reviewed this approach and consider that larger setbacks are more appropriate in this context. Buildings to the north of the park require up to 9 metre setbacks to minimise overshadowing and protect tree root zones. Buildings on the eastern side require a minimum of 6 metres to provide a landscape setback. It should be noted that these requirements will reduce the street setbacks to Gilroy Road.

Precinct H – Olive Lane*Background*

- Precinct H is a relatively small area on the corner of Eastern Road and Rohini Street.
- It is currently zoned 3(a) and falls under the Ministers Direction.
- The area comprises a 3 storey strata title commercial building on 14-20 Eastern Road and a number of other smaller retail/commercial buildings on 2-10 Eastern Road.
- There is a DA pending for 2 Eastern Road for a small mixed use development.
- A number of meetings have been held with the representatives of the owners of properties between 2-10 Eastern Road.

Issues and opportunities

- The strata title building at 14-20 Eastern Road is unlikely to redevelop.
- The site is not a key site in the context of the town centre although it is an important corner site terminating the Rohini Street retail precinct.

Final recommendation

The draft building envelopes and controls are shown in the Draft DCP Part 4 Precinct H Built Form Controls. In summary they are:

Item 1

S04038
17 March 2006

- 5 storey buildings.
- Ground floor retail with a first floor of retail/commercial and 3 floors of residential (approximately 28 units).

Precinct I – Finlay Road and Duff Street*Background*

- Existing 2d3 zone defined by Finlay Road to the north, the Pacific Highway to the east and Duff Street to the south.
- This area was the subject of both the *Interface Sites Study* and a *Special Area Urban Design Study* to prepare 'nominated area controls' for the Residential 2(d3) sites under DCP55.
- Draft DCP55 controls for the precinct were publicly exhibited and were subsequently amended following a detail vegetation assessment of the sites and further discussions at the Planning Committee. These are yet to be reported back to Council.
- Area also includes heritage items and significant vegetation as well as medium density zones under the KPSO.
- Background information and discussion was provided in the Council report on 28 February 2006 (**Attachment 1**).
- Council resolved on the 28 February 2006:

“that land between Duff Street and Finlay Road, Turramurra currently zoned 2(d3) be included the Draft Local Environmental Plan for the Turramurra town centre. This land is to be zoned Residential High density with development standards equivalent to the 2(d3) zone.

Draft development controls for this land based on the revised draft nominated area controls previous proposed for DCP 55 are to be included in the draft town centre DCP.”

- Council also resolved on the 28 February in relation to 1428, 1458 Pacific Highway to list them as heritage items and rezone them for High Density in the Draft Local Environmental Plan for the Turramurra town centre,

Issues and Opportunities

- The proposed draft DCP 55 controls to apply to the precinct cannot be finalised by Council in time to satisfy the statutory requirements for amending DCPs prior to 31 April 2006 set by the Department of Planning. Therefore if Council wishes to achieve the proposed bushland regeneration area in the precinct they must bring the sites under the town centres LEP and DCP.
- Removing the precinct from LEP 194 will result in the 50% deep soil landscaping requirement becoming a DCP control rather than an LEP standard. This needs to be weighed up against the ability to achieve the bushland regeneration area.
- The issue of the potential widening of the Pacific Highway in the vicinity of Finlay Road to create a third north bound lane has been raised. To achieve the additional lane it would require a strip along the front boundary of 1458 Pacific Highway (corner Finlay Road): ranging from zero width at the southern corner, and tapering to 2m wide at the northern corner of the site. This would have a minor impact of the curtilage of this heritage item).

Item 1

S04038
17 March 2006

- To implement the road widening, it would also require a strip outside Warrawee Public School, starting from 2.5m wide at the southern corner of the school site, tapering to zero width about 80m further north. This matter is discussed further in the section on Traffic below.

Final analysis and recommendation

The draft building envelopes and controls are shown in the Draft DCP Part 4 Precinct I - Built Form Controls. These are based on the revised nominated area controls that were developed for incorporation into DCP55. In summary:

- Residential high density zone.
- Incorporation of a bushland buffer zone along the western boundary to protect properties along the interface in Finlay Road and Denman Street.
- Envelope controls to address interface issues for 5 Duff Street.
- New raised private road between Lamond Drive and Finlay Road to minimise access roads and address hydrology issues.
- Retention of heritage items at 1428 and 1458 Pacific Highway and incorporation into redevelopment sites to provide the opportunity for a more sympathetic curtilage and ensure protection and restoration.
- Similar controls to DCP55 and LEP194 including setbacks, building heights and site coverage and deep soil planting.

Further investigation is required, in liaison with the traffic consultant and urban design consultant, to determine the full extent of the traffic advantages of widening the Pacific Highway at Finlay Road, the extent of setbacks required and the impacts this will have on the site FSR and how the DCP controls will be modified.

Precincts J, K and L – Hill View Precinct*Background*

- This precinct is defined by the Pacific Highway, Kissing Point Road, Boyd Street and the rail line.
- The site includes a number of heritage items and draft heritage items including Hill View and the Garages, 8 Kissing Point Road and commercial properties at 1356 to 1360. It is also proposed to list 2-4 Boyd Street as a draft heritage item.
- The sites at 4-6 and 8 Kissing Point Road and 2-4 and 6 Boyd Street are currently zoned 2(e) and subject to zoning review to increase densities by Ministers s55 Direction.
- Background and discussion provided in Council report for 28 February including heritage issues, potential for adaptive reuses and proposed site controls

Final analysis and recommendations

The draft building envelopes and controls for the site are shown in the Draft Turrumurra Centre DCP Part 4. In summary they are:

Item 1

S04038
17 March 2006

Precinct J:

- Site to be included in high density residential zone with additional permitted uses for offices, commercial premises and restaurants.
- Site controls consistent with those recommended to Council in the report on 28 February 2006
- A new three storey building (maximum) situated on the existing gravel car park facing the Pacific Highway, between Hillview cottage and the western driveway.
- A new two storey building adjoining the Hillview garage building, five storey residential building at the south west corner of the site on the Boyd Street frontage.
- Retention of Hillview cottage and garages and an appropriate adaptive re-use.
- A new public space on the highway around 500sqm in size and a new public access way linking south through the site to Boyd Street

Precinct K

- Properties at 1356, 1356a, 1358-1360, 1362 Pacific Highway and 2 Kissing Point Road be included in the local centre zone to reflect their current retail and commercial uses.

Precinct L

- Included in the Draft LEP as part of the high density residential zone.
- An L-shaped five storey residential building with approximately 36 units.
- Retention and restoration of the heritage buildings at 8 Kissing Point Road and 2-4 Boyd Street. Potential re-use as offices or residential.

Precinct M - Ray Street (west)*Background*

- This precinct runs along the western edge of Ray Street and includes the Freedom store at 1337 Pacific Highway zoned 3(b) and nos. 6-18 Ray Street zoned 2(d) both zones fall within the Ministers Direction.
- Council resolved on the 28 February that 8 Ray Street be included as draft heritage items in Schedule 6 of the Draft Local Environmental Plan for the Turrumurra Town Centre.
- Council resolved on the 28 February that Draft Local Environmental Plan for the Turrumurra town centre include the rezoning of nos. 6-18 Ray Street as High Density residential.

Issues and opportunities

- To improve the amenity and character of Ray Street.
- Protect heritage building as part of redevelopment process.
- Removal of retail from this precinct and consolidation into core retail areas.

Final analysis and recommendations

The draft building envelopes and controls are shown in the Draft DCP Part 4 Precinct M - Built Form Controls. In summary:

- 5 storey apartment buildings with controls consistent with LEP 194.

Item 1

S04038
17 March 2006

- Protection of heritage Item at 8 Ray Street and incorporation into development site.

OPEN SPACE SUMMARY

Table 1 summarises the amount of open space proposed in the draft LEP/DCP, on a precinct by precinct basis, in comparison to the existing situation. The table shows a potential increase in open space within the town centre of around 8700sqm this represents an increase of over 300%. This calculation does not include expansion of existing open space areas within close proximity to the centre such as Karuah Park. Additional areas for future potential acquisition as open space have been identified within Part 2, Vision Objectives and Strategies of the Draft DCP.

TABLE 1: SUMMARY OF THE AMOUNT OF PROPOSED PUBLIC OPEN SPACE

Precinct Open space areas (m ²)	Existing	Draft LEP/ DCP	Variation
A+B	847	2788	+
C+M		2110	+
D		1554	+
E		3153	+
G	2821	2821	0
J		460	+
Total	3668	12461	+8773

SUMMARY OF YIELDS

The following tables provide a summary of the yields for residential dwelling numbers, retail floor space and commercial floor space. The tables also show the changes in yields during the process of design development of the concept option adopted by Council when compared to the *Turramurra Town Centre Traffic and Parking Study* prepared by GTA Volume 2 Appendix C. The report to Council on 6 December 2005 estimated the residential yield would be approximately 550-650 dwellings resulting in a yield of 1,000 to 1,200 new people over the life of the plan.

Table 2: Summary of Residential Dwellings

Residential dwellings by precinct	Traffic option 3DSV	Draft LEP/ DCP	Variation
A+B	80	95	+
C+M	99	110	+
D+E	179	165	-
F	19	24	+
H	69	23	-
K, L, J	22	82	+
N	59	113	+
Total	527	612	+89
Total net floor area	63,240	67,320	+4100sqm

Note:

1. Precinct references refer to precinct based built form Controls in the Town Centre DCP.
2. All numbers in the traffic option 3dsv column are calculated on the basis of an average of 120sqm per dwelling.

Item 1

S04038
17 March 2006

3. All numbers in the Draft LEP/DCP column are calculated on the basis of an average of 110sqm per dwelling.
4. Precincts shown indicate areas of proposed residential dwellings as part of RDS Stage 2 in addition to LEP 194/200.

Table 2 shows a proposed residential yield of 612 dwellings. There has been an overall increase in the number of residential dwellings proposed of some 89 dwellings when compared to the Turrumurra Town Centre Traffic and Parking Study. This can be partly explained by the use of different dwelling sizes. The traffic report prepared by GTA uses 120sqm per dwelling whereas Council uses 110sqm per dwelling. In terms of actual net floor area the difference equates to only 4000sqm (36 units) increase in net residential floor area across the town centre.

Shop top housing has been allocated in appropriate retail areas, consistent with Councils resolution on 7 February 2006.

Table 3: Summary of Retail Floor Space

Precinct Net retail sqm	Existing	traffic option 3DSV	Draft LEP/ DCP	Variation
A+B		5721	4432	-
C+M		2779	6976	+
D+E		6310	8288	+
H		0	1600	+
K		0	800	+
N		820	0	-
Total	16000	15630	22096	+5920

Notes:

1. Retail areas are net letable floor area (NLFA).
2. Precinct references refer to precinct based built form controls in the Town Centre DCP. Precinct references refer to precinct based built form Controls in the Town Centre DCP.

Table 3 shows a total retail yield of 22,000sqm NLFA. The total retail floor space proposed for Turrumurra Centre is in line with Council's resolution of 7 February:

"That Turrumurra will be a local centre with a total of approximately 21,500sqm NFA of retail, including shop front commercial.

- *Two main retail centres, one on the south of Pacific Highway and the other on the eastern side around the Gilroy Lane and Turrumurra Avenue area; small retail and shop front commercial in the Ray Street precinct."*

The total retail floor space shown in Table 3 proposed for Turrumurra Centre is also consistent with the Ku-ring-gai Retail Strategy adopted by Council. The strategy recommends provision of up to 4000sqm of ground floor retail/commercial space plus an additional 2.5sqm of retail floor space per new dwelling proposed as part of RDS Stage 2. Table 1 shows an additional 612 new dwellings are proposed this then equates to an additional 1530sqm of retail space giving a total requirement for approximately 21,500 shop front retail/commercial (16000+4000+1500).

Table 3 shows there has been an overall increase in the retail floor space proposed in the DCP/LEP of approximately 5900sqm when compared to the amount of retail modelled in the traffic option 3DSV.

Item 1

S04038
17 March 2006

This variation can be explained by a comparison with Table 4. The traffic model assumed a higher proportion of commercial office space to retail space, the total combined floor space modelled was about 26,600sqm. The draft DCP proposes a commercial/retail total of approximately 31,500sqm a difference of about 5,000sqm across the whole centre. As discussed below there may need to be a review of the total commercial space provision. Reductions, if and as required, in commercial space as discussed below will bring these two figures more in line with the traffic model.

The most significant increase has been in precinct C where an additional 4,000sqm of retail has been added to provide for a larger supermarket floor plate, to ensure economic feasibility and to better balance the retail provision in precincts D and E.

Table 4: Summary of Changes to Commercial Floor Space

Precinct Net sqm Commercial (upper floors)	Existing	traffic option 3DSV	Draft LEP/ DCP	Variation
A+B		5721	4888	
C+M		1279	1960	
D+E		3310	1544	
F		0	0	
H		0	560	
K		0	816	
N		820	0	
Total	approximately 3700	11130	9768	- 1362

Notes:

- commercial areas are net letable floor area (NLFA)
- precinct references refer to precinct based built form controls in the Town Centre DCP

Table 4 shows the total commercial floor space proposed in the Turrumurra Centre DCP is around 9,500sqm NFA. There has been a small decrease (1300sqm) in the overall commercial floor space proposed when compared to the amount modelled in the *Turrumurra Town Centre Traffic and Parking Study*.

In relation to first floor commercial space Council resolved on 7 February to provide:

“Total of 5000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical service and the like.”

The DCP is currently allowing for some 4500sqm of commercial space above the Council resolution. The resolution was based on a staff recommendation for a 30% increase on the existing commercial floor area of 3,700sqm. It should be noted that the current amount of existing commercial floor space has not been accurately quantified. The figure given is an estimate only and further work is required to more accurately estimate the existing commercial floor space available in the centre to ensure an adequate amount is provided to cater for future demand.

Item 1

S04038
17 March 2006

In order to manage the supply of available commercial space, Council would be able to strategically hold all or part of the Turramurra Village Park, which is proposed for rezoning to commercial (with up to 2,800sqm of floor space). Holding the land until there has been full take up of other commercial areas will minimise oversupply impacts and allow further traffic modelling. This option may prevent the relocation of William Street in the short to medium term and would need to be considered in the context of potential land swap or other planning mechanism.

Draft Local Environmental Plan

The Draft Ku-ring-gai (Town Centres) Local Environmental Plan Council (DLEP) is the statutory planning instrument that will control what can be developed on various parcels of land. The DLEP is complemented by the draft development control plan (DDCP) which will provide the controls for the detailed planning and design issues. The controls contained in the DDCP must be consistent with any provisions of the Draft LEP.

The DLEP that has been prepared to implement the recommend future development outcomes for Turramurra takes the form of an amendment to the base DLEP previously adopted to apply to the St Ives centre. It will be known as Draft Ku-ring-gai (Town Centres) Local Environmental Plan (Amendment No 1) (DLEPA1). This amending DLEP will bring land in and around the Turramurra centre under the base DLEP and introduce appropriate zonings, development standards and additional provisions to implement the overall master plan that has been developed for Turramurra.

A copy of the proposed Draft Ku-ring-gai (Town Centres) Local Environmental Plan (Amendment No 1) is included as **Attachment 6**. Details of the key components of DLEPA1 are discussed below.

Components of Draft Ku-ring-gai (Town Centres) LEP – (Amendment No.1)

The DLEPA1 only contains the new provisions to be added to the base DLEP. All existing provisions in the DLEP will also apply. The DLEPA1 includes amendments to the written LEP instrument and introduces new land application, zoning and development standard maps which cover land to which the DLEP is to apply.

Written instrument

The written instrument contains the detailed planning provisions that will apply to land covered by the DLEP. This includes such things as aims, standard zone descriptions and zone objectives, permitted land uses, development standards, subdivision provisions and numerous miscellaneous provisions. The draft Standard LEP introduced by the State Government mandates provisions that are to be included in all future written instruments of LEPs.

DLEPA1 introduces the following additional provisions to the base DLEP:

- Amendments to Clauses 3, 11, 37, 38 and 47 to make reference to the new land application, zoning, building height, FSR and site coverage maps respectively. The proposed changes to the respective maps are discussed in more detail below.

Item 1

S04038
17 March 2006

- Introduce a 'Local Centre' zone to apply to the core retail/commercial area of Turramurra. The Local Centre zone distinguishes Turramurra as a lower order centre than St Ives, which adopts 'Mixed Use' zone. This is consistent with the retail centres hierarchy recommended in the Retail Study endorsed by Council on 19 July 2005.

The DLEPA1 includes a set of zone objectives for the local centre zone which are to be included in clause 10 of the DLEP and a set of permissible land uses to be incorporated into the land use table under clause 12.

The local centre zone will permit developments with a mix of retail, commercial, residential and associated community facilities, consistent with the Minister's direction and the master plan principles for the area. It should be noted that the Local Centre zone does not mean that shop top housing will cover all of the lands zoned as, unlike the Mixed Use zone, residential flat buildings is not a mandated permissible use on all land within the zone.

- Introduce the 'Local Open Space – Public' zone which is to apply to Council owned land adjacent to the Turramurra Forest off Duff Street, which is currently zoned Commercial 3(a) under the (KPSO).

The DLEPA1 includes a set of permissible land uses for the Local Open Space – Public' zone to be included in clause 12 of the DLEP.

- Amendments to Clause 37 of the DLEP which relates to development standards for the height of buildings. It is proposed to include provisions to ensure that maximum number of storeys of buildings within the Residential High Density zone is linked to the site area in a manner that is consistent with the application of LEP 194 to the Residential 2(d3) zone. This involve including a subclause which states that in the case of the High Density residential zone, the maximum number of storeys shown on the "Height of Buildings Map" in the DLEP is subject to the maximum number of storeys contained in the subclause, i.e. site areas less than 1800sqm have a maximum of 3 storeys, sites 1800sqm or more but less than 2400sqm a 4 storey maximum and sites over 2400sqm a 5 storey maximum.

This subclause was not included in the DLEP applying to St Ives as it was possible to map the height of buildings within the High Density Residential zone more accurately due to known or potential amalgamation patterns.

DLEPA1 also proposes to make amendments to a number of the schedules contained in the DLEP. These amendments are as follows

Schedules 3 and 4 – Additional permitted uses and additional prohibited uses

Schedule 3 of the DLEP contains a table which identifies additional permitted uses that are permissible on particular parcels of land that would not otherwise be permitted on that land. The additional permitted uses identified in schedule 3 of the DLEP principally relate to avoiding potential complications arising from existing use rights on land where the zoning is changing from its current use.

Item 1

S04038
17 March 2006

Additional permitted uses to be included in DLEPA1 are as follows:

Site	Proposed zoning	Additional permitted uses
1334 & 1340 Pacific Highway, Turramurra (Hillview)	Residential- High Density	Commercial premises; offices; restaurants.
1335 Pacific Highway	Residential- High Density	Commercial premises; offices;
1337 Pacific Highway	Residential- High Density	Shops
1408 Pacific Highway	Local Centre	Service station

Schedule 4 of the DLEP identifies sites where particular uses that are otherwise permitted under the zoning of the site will be prohibited uses on that site. It should be noted that it is not possible to prohibit uses that are deemed to be mandatory permitted uses under the standard LEP template.

Additional prohibited uses to be included in DLEPA1 are as follows:

Site	Proposed zoning	Additional prohibited uses
1275, 1293 Pacific Highway, 2 Rohini Street.	Local Centre	Residential flat buildings
4, 6, 8, 10 William Street	Local Centre	Residential flat buildings

Schedule 5 - Classification and reclassification of public land

Schedule 5 of the DLEP includes a list of the Council own land that is to be considered for reclassification from 'community land to 'operational land' as part of the LEP making process. There are statutory procedures required by the Local Government Act and the Environmental Planning and Assessment Act that must be followed during the exhibition period of the DLEP to facilitate the reclassification of this public land.

The sites to be added to Schedule 5 by DLEPA1 and the reclassification process is discussed in further detail below.

Schedule 6 – Environmental Heritage

Schedule 6 list sites to be included as heritage items under the DLEP. On 28 February 2006 Council considered a report on the heritage study that had been undertaken for the Turramurra centre. A copy of the Council report and resolution are included as **Attachment 1**.

The heritage study has assessed all existing heritage items under the KPSO, draft heritage items awaiting gazettal and potential heritage items under investigation. Following consideration of this report Council resolved to include the following properties as heritage items in the under DLEPA1.

Item 1

S04038
17 March 2006

Property Address	Description
1247 Pacific Highway Turramurra.	Masonic Temple,
1334 Pacific Highway, Turramurra	Hillview
1340 Pacific Highway, Turramurra	Hillview Garages
1356 Pacific Highway, Turramurra	Former Commonwealth Bank
1358 and 1360 Pacific Highway	Turramurra Pair Federation Shops
1428 Pacific Highway, Turramurra	Inter-war Tudor style dwelling
1458 Pacific Highway, Turramurra	Dwelling
10 Turramurra Avenue, Turramurra	Uniting Church
8 Kissing Point Road, Turramurra	Federation dwelling
2-4 Boyd Street, Turramurra.	Semi detached Federation dwellings
8 Ray Street, Turramurra	Inter-war Georgian Revival/Mediterranean dwelling
17A Eastern Road, Turramurra	St Margaret's Church

(Note: 2 Nulla Nulla Street, Turramurra remains a heritage item under the provisions of the KPSO.)

Land Application Map (Refer **Attachment 7**)

This map shows which land in Turramurra will be rezoned by the Ku-ring-gai (Town Centres) LEP Amendment No. 1. This includes those sites that were identified in the resolutions of Council from 6 December 2005 and 28 February 2006 for inclusion in the Draft LEP for Turramurra. These are sites where it is proposed to change the land use and or residential density under Council's adopted preferred planning option for the Turramurra centre. All sites to be rezoned and the proposed zones of these sites are listed below under the section of the zoning map.

The DLEPA1 includes a number of sites that are currently zoned Residential 2(d3). The reason for including these sites is to be able to incorporate site specific development controls for these sites into the DCP that will address potential interface impacts from the development of these sites. This includes sites in Turramurra Avenue, Gilroy Road, Eastern Road and the 2d(3) zoned land between Duff Street and Finlay Road.

The DLEPA1 also includes a number of sites that are currently zoned Residential 2(d) or 2(e) under the KPSO. These sites were identified for zoning for higher densities in accordance with the Minister's Section 55 Direction which requires Council to determine which areas are appropriate for improved development standards so as to encourage the redevelopment of land in the existing medium density zones. In accordance with Council's resolution of 28 February 2006 these nominated sites are to be included in the residential high density zone Development standards similar to those under the 2(d3) zone.

Item 1

S04038
17 March 2006

The planning controls on all other land not identified in the Land Application Map will remain unchanged and the Ku-ring-gai Planning Scheme Ordinance (KPSO) will continue to apply.

Zoning Map (Refer Attachment 7)

This map shows the zones that will apply to the land covered by Ku-ring-gai (Town Centres) LEP Amendment No. 1.

The DLEPA1 introduces two new zones that have not been included in the DLEP. This includes the Local Centre Zone and the 'Local Open Space – Public' zone

The 'Local Centre' zone is to apply to the core retail/commercial area of Turramurra. The Local Centre zone distinguishes Turramurra as a lower order centre than St Ives, which adopts 'Mixed Use' zone. The local centre zone will permit developments with a mix of retail, commercial, residential and associated community facilities, consistent with the Minister's direction.

Council's previous resolution proposed to rezone the Hillview and Hillview garages site 1334, 1340 Pacific Highway to Local Centre to enable the uses on the site to included a combination of residential and commercial uses, but excluding retail. A closer examination of the local centre zoning has identified that it would not be possible to prohibit retail uses on land zoned Local Centre, as shops are one of the mandatory permissible uses under the draft LEP template. As a result it is proposed to rezone the sites to High Density Residential and allow the desired commercial uses for the site, by listing them in schedule 3 of the DLEP.

The 'Local Open Space – Public' zone which is to apply to Council owned land adjacent to the Turramurra forest off Duff Street, which is currently zoned Commercial 3(a) under the (KPSO).

The DLEPA1 also uses zone which are already contained in the DLEP. These include the high density residential and medium density residential zone is intended to provide for medium density housing in the form of villas or townhouses and generally has a height limit of 2 to 3 storeys.

The details about the various zones, zone objectives and permitted land uses in the zones are described in the LEP written instrument.

Site Description	Addresses	Proposed zoning
Hillview and Hillview Garages site	1334, 1340, Pacific Highway,	Residential- High Density
Corner Pacific Highway and Kissing Point Road.	1356, 1356a, 1358, 1360 1362 Pacific Highway, 2 Kissing Point Road	Local Centre
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, 2-4, 6 Boyd Street	Residential - High Density
Land Bound By Duff Street, Pacific Highway and Kissing Point Road	1A, 1 , 3 Kissing Point Road	Local Centre
	1364, 1370-1378, 1390, 1392, 1396 Pacific Highway	Local Centre
	1380-1388 Pacific Highway	Part Local Centre Potential Part Local Open Space -

Item 1

S04038
17 March 2006

Site Description	Addresses	Proposed zoning
		Public
	1408 Pacific Highway, 2 Duff Street	Local Centre
	4 Duff Street, 3 Stonex Lane	Part Local Centre Part Local Open Space - Public
Land bounded by Ray Street, Pacific Highway and Railway Line	1275, 1293, 1295, 1297-9, 1301, 1305, 1307, 1311, 1315, 1319, 1323, 1333 Pacific Highway, 1& 5 Ray Street, 4, 6, 8, 10, 12 William Street,	Local Centre
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line	1335, 1337, 1345, 1351, 1359 Pacific Highway, 6, 8 10, 12, 14, 16, 18 Ray Street, 2 Cherry Street.	Residential - High Density
Land Bounded by Rohini Street, Eastern Road, Gilroy Road, Uniting Church and Turramurra Ave.	1251, 1253, 1255, 1257, 1259, 1263, 1267, 1269, 1271, 1273 Pacific Highway, 2, 1-3, 5-7, 9, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39 Rohini Street, 1-7 Gilroy Road, 2-8 Turramurra Avenue.	Local Centre
	10 Turramurra Avenue,	Infrastructure – Place of Public Worship.
Land on corner of Eastern Road and Rohini Street.	47- 49 Rohini Street	Residential - High Density
	2, 4, 8, 10, 14, 20 Eastern Road	Local Centre
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line	51, 53 Rohini Street, 22, 24, 26, 28 Eastern Road 6 King Street	Residential - High Density
Land on Corner Pacific Highway and Turramurra Avenue	1233, 1243, 1245, 1247 Pacific Highway	Residential – High Density
Existing 2(d3) Zoned land in Turramurra Avenue, Gilroy Road and Eastern Road	1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 12, 14, 16, 18, 20, 22, 24, 26, 28 Turramurra Avenue, 1 Wonga Wonga Street, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 2, 4, 6, 8, 10, 12, 14, 16 Gilroy Road, 9, 11, 15, 17 Eastern Road.	Residential - High Density
Interface sites in Turramurra Avenue and Gilroy Road	30, 32 Turramurra Avenue, 37, 39 Gilroy Road	Residential - Medium Density
St Margaret's Church	17A Eastern Road	Infrastructure – Place of Public Worship.
Corner of Pacific Highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway	Residential - High Density
Land between Duff Street and Finlay Road, Turramurra currently zoned 2(d3) including heritage items currently zoned 2(c)	1426 to 1458 Pacific Highway, 1, 3 Duff Street, 1A, 1, 3, 5, 7, 9, 11, 15, 17, 2, 4, 8 Lamond Drive, 2, 4, 4A Finlay Road	Residential – High Density

Item 1

S04038
17 March 2006Building Height Map (refer to **Attachment 7**)

This map shows the maximum height of buildings permitted on any parcel of land. The heights range from 2 up to 5 storeys, which is reflected by the building envelope controls contained in the DDCP. There will be a requirement that, for any building of three storeys or more, the area of top storey will be limited to 60% of the area of the storey below it. This is consistent with the approach adopted under LEP 194 and is reinforced by the floor space ratio provisions in the DLEPA1 and the controls contained in the DDCP.

Floor Space Ratio Map (refer to **Attachment 7**)

This map shows the maximum floor space ratio (FSR) that can be developed on each parcel of land. FSR is the gross floor area of a building as a ratio to the total site area. The FSR standards have been derived from the detailed building envelopes developed in the DDCP, ensuring consistency between the two plans.

In the case of land in the High Density Residential zone, the prescribed FSR standard reflects the density of development that would be permitted in the 2(d3) zone under LEP 194.

The FSR controls also specify minimum and maximum amounts of retail and commercial floor space that can be developed on sites in the Local Centre zone where these uses are permitted. Minimum FSR standards are included to ensure that some retail/commercial space will be provided on particular sites as required by the overall planning strategy for Turrumurra. Maximum retail/commercial FSRs place a cap on the maximum amount of floor space for these uses, consistent with the adopted planning strategy for the centre. The maximum FSR identified for each site refers to the total floor space for all uses including residential, retail and/or commercial.

Draft LEP – Building Site Coverage Map (refer to **Attachment 7**)

The building site coverage map shows the maximum percentage of a site that any future building can cover. The Building Site Coverage percentages contained in the map have been derived from the detailed building envelopes developed in the DDCP. Generally, those sites to be zoned residential high density have the same 35% site coverage standard that currently applies to the 2(d3) zone under LEP 194.

TRAFFIC & PARKING

A Traffic Study has been prepared for the Turrumurra Town Centre and was considered by Council in December 2005 and March, 2006. This report provided further advice on the likely traffic generation associated with the preferred option for the redevelopment of the centre and the option for including a bridge over the railway line to link Ray and Rohini Streets.

Below is an extract of the summary of the proposed traffic changes for the preferred Town Centre Option:

Item 1

S04038
17 March 2006**1. New intersection with Pacific Highway and Turrumurra Avenue**

This involves the addition of a new set of traffic signals with a right turn bay from the Pacific Highway into Turrumurra Avenue. The purpose of this new intersection is to direct traffic away from Rohini Street which is heavily used by pedestrians, commuters and people visiting the retail centre. It is not intended to make Turrumurra Avenue the dominant link and with the new link to Eastern Road via Gilroy Road, it is intended to make Turrumurra Avenue one way southbound around Nulla Nulla Street.

This new intersection will need to be assessed by the Roads and Traffic Authority to ensure that peak traffic flows along Pacific Highway are not adversely delayed by the proposed signalisation of the intersection.

2. Conversion of Rohini Street to Left In and Left Out with the removal of traffic signals and providing a new link to Turrumurra Avenue

Because of the close proximity of the railway station and the retail frontage, motorists experience delays with the pedestrian crossing, parking of vehicles and the traffic signals at the Pacific Highway. In order to overcome the delays, it is intended to remove the traffic signals and only allow a left in and left out arrangement. Turrumurra Avenue currently operates under this arrangement and the delays are not significant. The relocation of the pedestrian crossing to Turrumurra Avenue will allow vehicles to exit Rohini Street and only concentrate on Pacific Highway traffic.

3. Provision of a direct connection from Kissing Point Road to Forbes Lane and a link to Ray Street via Forbes Lane

The purpose of this change is to allow a direct vehicular and pedestrian link from Kissing Point Road to the railway station and the facilities proposed for this precinct. This will allow better access out of the precinct. Widening of the Pacific Highway will allow for a dedicated right turn bay into Ray Street and therefore allow removal of the tidal flow arrangement on the Pacific Highway. Variations to the circulation movements and drop off arrangements are still to be finalised and further consideration will be given to providing a direct link from Kissing Point Road into Forbes Lane. However, this will depend on the likely queue lengths and RTA requirements.

4. A new connection from Kissing Point Road to Duff Street (Stonex Street)

While there is an indirect link from Kissing Point Road to Duff Street through the shopping centre car park, it is proposed to formalise this link with a new road. This will assist traffic heading north along the Pacific Highway rather than being delayed by the traffic signals at Kissing Point Road and the Pacific Highway.

5. Removal of tidal flow on Pacific Highway

As mentioned above, removal of the tidal flow arrangements would enable dedicated right turn bays and maintain six lanes (3 in each direction) for through traffic. While 3 lanes are

Item 1

S04038
17 March 2006

currently provided on the peak direction under tidal flow arrangement, some additional capacity would be obtained through the removal of the tidal flow.

In the case of staging of construction and the potential impact on the supply of local public parking needs further consideration.

A detailed parking management plan is intended to be prepared to assist with the allocation and use of parking within the centre.

The bus access and circulation in Gilroy Road and the new road connecting Gilroy Road with Turramurra Avenue could be facilitated through appropriately designed kerb returns and implementation of parking restrictions at corners/intersections, to give adequate clearance for turning buses.

The possibility of a dedicated left turn lane in Kissing Point Road, at Pacific Highway could be incorporated if direct connection across Kissing Point Road in both directions is not incorporated in the plan. A dedicated left turn lane in Kissing Point Road is estimated to require minimum road reserve widening of 2.2m (leaving a 3.6m wide nature strip/shoulder on the western side of Kissing Point Road). To replicate the existing 5m wide nature strip/shoulder, 3.6m of widening would be required. According to the SCATES analysis for the proposed improvements without bridge over railway line from Rohini Street to Ray Street, the average queue length in Kissing Point Road would be 54-60m, therefore a dedicated left turn lane could possibly be this long. This would result in a left turn lane that would start at Pacific Highway and end at approximately the northern corner of 1 Kissing Point Road. However, if the widening is to be implemented, it is recommended to widen the road reserve to the southern end of the car park entrance, as the footpath/nature strip is already narrow (down to 1.4m) near the car park entrance due, to presence of the right turn bay into the car park. This would require setting all the proposed buildings along the northern side of Kissing Point Road back a further 3.6 m. This widening would also reduce the public open space on the corner of Kissing Point Road and the Highway from 550sqm to 442sqm

The possibility of road widening on Pacific Highway to provide three northbound lanes past Finlay Road has been raised as part of the controls for Precinct I. Currently, there is a merge from 3 lanes to 2 lanes in the northbound direction on Pacific Highway, in the vicinity of Finlay Road. The merge on the northbound side is required to accommodate a right turn bay in the southbound direction. Further north (in the northbound direction), 3 lanes are formed outside Warrawee Public School. Beyond this, the kerbside lane becomes a 'Left Lane Must Turn Left' lane (into Fox Valley Road). The estimated road carriageway widening required to accommodate 3 continuous lanes past Finlay Road would be:

- a. Outside 1458 Pacific Highway (corner Finlay Road): A strip starting from zero width at the southern corner, and tapering to 2m wide at the northern corner of the site.
- b. Outside Warrawee Public School: A strip starting from 2.5m wide at the southern corner of the school site, tapering to zero width about 80m further north.

The benefit of the current arrangement is that a left turn into Fox Valley Road requires a change of lane (to the left), whereas with 3 continuous lanes, unfamiliar motorists in the kerbside lane wishing

Item 1

S04038
17 March 2006

to proceed north may get caught in the left lane. The benefit of the proposed widening would be reduced delays and conflicts, due to merging. Also, traffic is out of the shopping centre precinct when it gets to this location.

Reclassification of Land Council Owned Land

A report has been prepared on the various property holdings within the Turrumurra Centre. The report includes details relating to the site's ownership, current leases, acquisition details and restrictions on the use of the land. To alter the current use, zoning or character, Council will need to proceed through a number of processes.

A copy of the report of Council's property holdings for Turrumurra Centre is included as **Attachment 8** to this report.

In order to deliver on the planning outcomes for the recommended option, there are currently a number of Council owned sites within the Turrumurra Centre that are affected by the recommended option. The majority of these sites are currently classified as community land under the Local Government Act.

Classification of Land

Land which is owned by or under the control of a local council (with some exceptions, such as roads and crown reserves) must be classified as either 'community land' or 'operational land' under the *Local Government Act 1993*. Community land will ordinarily be land which is open to the public, such as a park, bushland reserve or sportsground, while operational land may be held by Council as an asset or used for other purposes such as works depots or garages.

The purpose of the 'community land' classification is to identify council owned land which should be set aside for use by the general public. Community land cannot be sold by the council and can only be leased for certain purposes. There are a number of restrictions on the way councils can deal with community land:

- community land cannot be sold;
- a Council can grant a lease over community land, but only for certain purposes which are authorised by the plan of management for the land;
- community land must be managed in accordance with a plan of management; and
- community land may only be dedicated as a public road where the road is necessary for enjoyment of the land.

Normally, land can only be reclassified from community land to operational land by making a new LEP. The procedures for making an LEP must be complied with, including public exhibition of the plan and consideration of submissions from members of the public. The plan must be made by the Minister for Infrastructure, Planning and Natural Resources.

In the case where reclassification of the land is carried out by an LEP it will also require a public hearing to be conducted under section 68 of the EP&A Act and section 29(1) of the Local

Item 1

S04038
17 March 2006

Government Act. It is intended that the public hearing will be conducted during the public exhibition period of the Draft LEP.

Land Proposed to be reclassified

In order to deliver on the planning outcomes for the recommended option presented in this report, it is recommended that the following Council owned lands be Reclassified from “Community” to “Operational” land:

Item No.	Address	Property	Description
1	2-8 Turramurra Avenue	Lot 2, DP840070	Turramurra Avenue Car Park
2	1-7 Gilroy Road	Lot 1, DP840070	Turramurra Senior Citizens Centre; Ku-ring-gai Support and Services Centre – HACC
3	1275 Pacific Highway	Lot 1, DP81994	Turramurra Village Park
4	12 William Street	Lot 1, DP519532	William Street Car Park
5	5 Ray Street	Lot 2, DP221290	Ray Street Car Park; Turramurra Library
6	1A-3 Kissing Point Road	Lot 2, DP500761, Lot 2, DP500077, Lot 2, DP502388, Lot A, DP391538 & Lot B DP435272	Kissing Point Road Car Park
7	3 Stonex Lane & 4 Duff Street	Lot 2, DP550866 & Lot 1, DP807766	Stonex Street, Duff Street car park

It should be noted that the site at 1-7 Gilroy Road containing the Senior Citizens Centre and HACC facility was classified as ‘operational land’ under the blanket classification undertaken by Council in 1994 following the implementation of the Local Government Act 1993. They remain classified as operational land at present. It is proposed that the this land by included in the DLEP to reaffirm their operational classification.

CONSULTATION

Consultations and Surveys

The consultation and survey information is fully documented in the Turramurra Commercial Centre Background Report November 2005, and the subsequent report to Council on 6 December 2005.

Initial Consultation

The consultations to date were completed in 4 phases:

1. Initially with established local groups and interested residents.
2. Consultation workshop to develop a Vision for the Turramurra centre.
3. Options workshops’ consultations.
4. Public displays in the Turramurra centre seeking feedback on a Planning Option.

Item 1

S04038
17 March 2006

Consultation has involved working extensively to establish and develop contact with interested stakeholders and community representatives in the Turramurra Commercial Centre.

A large survey was posted to some 8000 householders in the Turramurra/ Warrawee postcode 2074 area in February 2005. Survey results yielded information & opinion from nearly 2000 of these residents

The consultations and householder survey allowed the collation of an extensive e-mail register of persons interested in keeping informed of progress. This has been used to provide updated information quickly about Turramurra centre planning, and to seek feedback to Council via on-line surveys on a range of local and Council-wide issues.

In addition to the above, local paper publicity and distribution of The Turramurra News (August) and The Ku-ring-gai News (October) by Council throughout the postcode 2074 area, provided progressive details of the commercial centre planning.

During December 2005, Council received correspondence from the public both as letters and e-mails on the planning for the Turramurra centre. This information has been passed to on staff and relevant consultants for consideration in planning process.

Development of a vision for Turramurra Centre

A vision workshop was convened in central Turramurra on Thursday 5 May 2005. It included 50 Turramurra & Warrawee householders who had volunteered their availability to attend consultations when they completed the above resident survey. These householders were invited as a sample to range across age; time lived in the locality; and gender so as to provide a broad array of contributions to the workshop.

Each of the themes identified in the Vision workshop were used to build a sentence or phrase to describe the desired outcome. A survey of residents' opinion about the distilled results from the above workshop was then emailed to the 50 above participants, plus another 150 householders who had provided their email address for such purpose. Responses were sought within 7 days and some 75 out of a possible 200 were received.

Workshops for Turramurra Centre

The planning principles for Turramurra have been developed from information gained from a series of workshops involving staff, Councillors and consultants. Information gained from preliminary consultation has also assisted with the development of planning principles.

The design principles for the centre are set out in the Appendix below. These principles were developed in response to a range of parameters including:

- The community aspirations identified through stakeholder consultation and the vision development.
- Councillors' issues and opportunities.
- Issues, constraints and opportunities identified by Council staff and consultants.

Item 1

S04038
17 March 2006**Further consultation – Draft Development Control & Local Environment Plans**

Council has indicated that it will mount a initial public exhibition of the Draft DCP and LEP for the Turramurra centre so that interested and affected persons can have the opportunity to see the plans and time to consider the implications, before formal exhibition commences. This is scheduled during March at the Turramurra Library and on Council's web-site.

With formal statutory exhibition of the Draft town centre plans for Turramurra, the Council will have displays at the Turramurra Library and on its web-site. An exhibition survey to glean feedback comments and opinions will be available at the library and at Council's web-site. Exhibition and survey web-links will be sent to all persons who have provided their email address to Council, to be kept informed about Turramurra centre planning. This is scheduled for May/June 2006 following NSW Planning Department approval to exhibit. The use of additional consultation and awareness for the centres planning is being undertaken eg. through the use of information flyers, centres posters and other displays at prominent locations- consistent with Council's resolution on consultation for the town centres program.

In accordance with Council's resolution the relevant state government agencies and surrounding Councils were notified under Section 62 of the EP&A Act a summary of response is provided below:

State Agencies/Councils	Comments/Notes
Hornsby Shire Council	<ul style="list-style-type: none"> Council has no comment on the draft plan.
Warringah Council	<ul style="list-style-type: none"> Council raises no objection to the proposed amendment.
Sydney Catchment Authority	<ul style="list-style-type: none"> The Sydney Catchment Authority has no responsibility for, nor interest in, developments in Turramurra and requested Council to take the Authority off the mailing list for similar matter in future.
Ryde City Council	<ul style="list-style-type: none"> Noted and has not provided any comment on the draft plan.
NSW Rural Fire Service	<p>Comments received on 28 February 2006:</p> <ul style="list-style-type: none"> It is noted that a portion of land included in the above rezoning proposal is affected by the Ku-ring-gai Bush Fire Prone Land Map. Any future development applications for subdivision or residential development will be subject to the requirements of Section 100B of the Rural Fires Act 1997 and Section 79BA of the EP&A Act. Future subdivision of bush fire affected land will need to fully comply with the requirements of Planning for Bushfire Protection 2001 to ensure the successful issue of a Bush Fire Safety Authority. In particular, the provision of Asset Protection Zones in Section 4.2; the provision of access in Section 4.3.2; and the provision of water for fire fighting activities in Section 6.4.3 of Planning for Bushfire Protection 2001.

Response to Section 62 Comments by the NSW Rural Fire Service

It is acknowledged that a portion of the land, generally in the vicinity of Stonex Lane, is affected by the Ku-ring-gai Bushfire Prone Land Map. The development of these lands will be affected by the requirements of the Rural Fires Act (Section 100B) and the Environmental Planning and

Item 1

S04038
17 March 2006

Assessment Act (Section 79BA). Future development will need to address the provisions of “Planning for Bushfire Protection 2001”.

Council’s DCP for the Turrumurra Town Centre will need to be responsive to the Bushfire Map and “Planning for Bushfire Protection 2001”. The provision of Asset Protection Zones, access provision and water for fire fighting, will be important and buildings will need to meet appropriate performance standards. It will be relevant to consider the placement of buildings and the nature of their use and construction.

The RFS is directly involved in the process and needs to agree to the progression of the Draft LEP (vide Minister’s 117 Direction No. 19) to ensure it meets “Planning for Bushfire Protection 2001” requirements.

In accordance with Council’s management the Bush fire prone Land Map is currently being reviewed, and future development on these sites will need to be consistent with the revised map.

All landowners and occupiers in the Turrumurra centre have been notified of this report going to Council. In addition the person on council’s consultation email register have also been notified.

FINANCIAL CONSIDERATIONS

All primary costs are met by the Department’s operational and projects budgets. Additional funding opportunities for new and enhanced public facilities will be sourced through the preparation of a new Section 94 Plan, potential grant funding and other planning mechanisms.

Other funding sources will also be incorporated into the project, including a new Section 94 Plan and potential grant funding.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The integrated planning approach has ensured input from all Council departments throughout the project.

SUMMARY

The Minister has directed Council to prepare plans for additional housing in and around its town centres and to provide for retail and commercial activities to meet the needs of the local community. Following Council’s resolutions on 9 December 2005, 7 February 2006 and 28 February 2006, this report provides the further detailed planning and urban design analysis, building envelopes, planning controls and feedback from further range of studies on traffic and transport, economic feasibility studies, community facilities and further stakeholder consultation. A development contributions strategy is also being prepared to assist with funding the new services and facilities created by the plans. The key planning controls and documentation for the Turrumurra Centre are presented including a draft LEP & DCP for adoption for public exhibition. The DLEP and DCCP will then be presented to the Department of Planning seeking their formal endorsement for formal public exhibition.

RECOMMENDATION

- A. That Council adopt the Draft Ku-ring-gai (Town Centres) Local Environmental Plan - Amendment No 1 for the Turramurra Centre for exhibition as attached to this report.
- B. That Council adopt the Draft Ku-ring-gai (Town Centres) Development Control Plan for the Turramurra Centre including further minor amendments as necessary to ensure consistency with Council's adopted Draft Local Environmental Plan and with the final NSW standard template LEP.
- C. That Council write to the Director General, Department of Planning under Section 64 Environmental Planning and Assessment Act requesting that a Certificate under Section 65(2) be issued for exhibition of the Draft Turramurra Centre Local Environmental Plan.
- D. That subject to a Certificate under Section 65(2) being issued, Council exhibit for a minimum period of 28 days the Draft Local Environmental Plan and Draft Development Control Plan as amended as required by the Environmental Planning and Assessment Act 1979.
- E. That following the exhibition period a further report be presented to Council with an assessment of submissions and a final Local Environmental Plan and Development Control Plan for adoption.
- F. That any changes to the Draft Ku-ring-gai (Town Centres) Local Environmental Plan – Amendment No 1 mandated by the final standard NSW Local Environmental Plan are to be consistent with the adopted development standards for the Turramurra Centre and consistent with the associated Draft Ku-ring-gai (Town Centres) Development Control Plan.
- G. That the economic feasibility information be released to the Department of Planning on a confidential basis to support Council's request for a Certificate to exhibit the Draft Plan.
- H. That Council acknowledge those who have made submissions and that they be informed of Council's resolution.
- I. That the Draft Local Environmental Plan propose reclassification of the following sites from community land to operational land:

Item No	Address	Property	Description
1	2-8 Turramurra Avenue	Lot 2, DP840070	Turramurra Avenue Car Park
2	1-7 Gilroy Road	Lot 1, DP840070	Turramurra Senior Citizens Centre; Ku-ring-gai Support and Services Centre – HACC

Item 1

S04038
17 March 2006

3	1275 Pacific Highway	Lot 1, DP81994	Turramurra Village Park
4	12 William Street	Lot 1, DP519532	William Street Car Park
5	5 Ray Street	Lot 2, DP221290	Ray Street Car Park; Turramurra Library
6	1A-3 Kissing Point Road	Lot 2, DP500761, Lot 2, DP500077, Lot 2, DP502388, Lot A, DP391538 & Lot B DP435272	Kissing Point Road Car Park
7	3 Stonex Lane & 4 Duff Street	Lot 2, DP550866 & Lot 1, DP807766	Stonex Street, Duff Street car park

- J. That the Draft Local Environmental Plan be exhibited in accordance with the requirements of Local Environmental Plans and *Council Land Best Practice Guideline* (January 1997).
- K. That a public hearing be conducted as part of the Local Environmental Plan exhibition in accordance with the relevant provisions of the Local Government Act 1993.
- L. That a Parking Management Plan be prepared and reported to Council prior to gazettal of the Draft Local Environmental Plan for the Turramurra Centre.

Steven Head
Director Open Space & Planning

Greg Piconi
Director Technical Services

Antony Fabbro
Manager Urban Planning

Craig Wyse
Senior Urban Planner

Bill Royal
Senior Urban Designer

- Attachments:**
1. Council reports and resolutions of 6 December 2005, 7 February 2006 (rescission motion) and 28 February 2006.
 2. Turramurra Centre Draft Development Control Plan.
 3. Turramurra Precinct Map.
 4. Confidential Economic Feasibility assessment Hill PDA Pty Ltd (circulated separately).
 5. Heritage assessment 6, 8 and 10 William Street, Turramurra (circulated separately).
 6. Draft LEP Town Centres - Amendment No.1 Turramurra Centre.
 7. Draft LEP maps - land application map, zoning map, building height map, FSR map and (DLEP site cover map circulated separately).
 8. Council land holdings (circulated separately).

TURRAMURRA TOWN CENTRE PREFERRED LAND USE OPTIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To have Council consider the consultation and planning outcomes for the Turrumurra centre and to seek Council's endorsement of the recommended option and to prepare a draft Local Environmental Plan and draft Development Control Plan to rezone certain lands in and around the Turrumurra Centre to set more detailed planning and development controls for the area.
BACKGROUND:	The Minister has directed Council to prepare plans for additional housing in and around its town centres and to provide for retail and commercial activities to meet the needs of the local community. This report outlines the proposed land uses for the Turrumurra Centre as the first planning stage for this centre.
COMMENTS:	Council has adopted an integrated place based approach to planning for Turrumurra. This will ensure that maximum community benefit is achieved from redevelopment. Studies have been prepared and extensive consultation has been undertaken with the community and other stakeholders to identify issues, to establish a vision for Turrumurra and to assess options for retail and commercial development, residential development, options for traffic management, community facilities and open space. A recommended option is put forward for Council's consideration and endorsement, prior to developing the plans for the next stage.
RECOMMENDATION:	That Council prepare a Local Environmental Plan and a Development Control Plan for Turrumurra Centre in line with the recommendations included in this report.

Item

S04038
24 November 2005

PURPOSE OF REPORT

To have Council consider the consultation and planning outcomes for the Turrumurra centre and to seek Council's endorsement of the recommended option and to prepare a draft Local Environmental Plan and draft Development Control Plan to rezone certain lands in and around the Turrumurra Centre to set more detailed planning and development controls for the area.

BACKGROUND

In a letter dated 27 May, the State Government gave a direction (under section 55 *Environmental Planning and Assessment Act*) to Council to prepare an LEP in relation to areas in and around existing retail and commercial centres in the Rail / corridor and St Ives Centre as Stage 2 of its Residential Development Strategy.

This requires Council to prepare plans for additional medium density housing, including shop top housing and re-evaluation of density controls on existing medium density zones. It also requires Council to provide for retail and commercial activities in town centre to cater for the needs of the local community. In line with this direction, Council has substantially commenced the planning for St Ives town centre, Turrumurra centre and commenced the preliminary planning work for the Gordon Town centre. The information for this report has been drawn from the **Turrumurra Commercial Centre Background Report November 2005. (Attachment A)**

This report represents a comprehensive summary of the first stage of the integrated planning process for the Turrumurra Commercial Centre. It provides an outline of the extensive stakeholder consultation and its outcomes; an overview of the site opportunities and constraints; it identifies the key design principles that will guide the planning process; documents planning and traffic options for the town centre; and concludes with a recommended option.

Development under RDS Stage 1

In stage 1 of Council's residential development strategy new areas were identified for medium density housing. The suburb of Turrumurra is expected to have an additional 1163 dwellings with an estimated additional population of approximately 2,070 persons. The rezoned areas are generally in proximity to the Turrumurra centre although some site are dispersed further along the Pacific Highway, both to the north and south.

Integrated Planning Approach

Council has commenced integrated place-based planning for the existing commercial retail centres along the Railway Corridor/ Pacific Highway and the St Ives Centre.

This process will not only focus on increasing opportunities for residential development in each centre as required by the Minister but will also seek to achieve identified social, economic, environmental and amenity objectives. The integrated planning approach will focus on improving the viability and liveability of each centre, improving traffic and parking, providing new open space (where appropriate), improving public domain, improving safety, improving accessibility of each

Item

S04038
24 November 2005

centre etc. Parallel to this work Council and community facilities will be reviewed to identify opportunities for upgrading facilities and / or including new facilities.

This approach also seeks to ensure that there is maximum community benefit derived from the redevelopment of the Turramurra centre.

The project is being run as an integrated planning exercise involving all departments of Council. Council staff are managing the core components of the project with specialist input from consultants as required.

Council's 2005-2009 Management Plan sets out the direction of Council in relation to planning for the commercial centres.

In the longer term

With Ku-ring-gai being a vibrant place while maintaining its unique character, natural environment and heritage. Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area. Council must respond to state government and community demands for additional housing, greater housing choice and associated facilities.

In the short term Council's management plan identifies the following actions relevant to planning for the Turramurra Centre;

- Continue to implement stage 2 of the Residential development strategy by preparing plans for major commercial centres.
- Review classifications of community landholdings in association with Stage 2 of the residential development strategy
- Prepare a comprehensive public domain plan
- Develop plans for traffic management and other forms of transport in the main centres

Measuring our achievements in 2005/2006 (KPI)

- finalise the integrated plan for Turramurra commercial centre

In general Turramurra centre project will:

- ☐ Produce a DCP and LEP for the Turramurra Centre consistent with the community's values and vision, with requirements of the Ministers S55 direction, LEP 194 and DCP 55 and in accordance with best practice planning principals and SEPP 65 and the NSW Residential Flat Design Code and the new Draft NSW standard LEP template.
- ☐ Involve and effectively engage the Council, community and relevant stakeholders in the preparation of plans; and

Item

S04038
24 November 2005

- ☐ Following the exhibition of a draft DCP and LEP, review submissions and finalisation of a suite of planning documents for adoption by Council, including new Section 94 plan, and plans for public domain, traffic and parking, community facilities etc.

COMMENTS

Preliminary Consultation

Consultation has been in line with best practice and has included consultation methods based on "Ideas for Community Consultation" a report prepared by NSW DUAP February 2001.

The consultations to date have been completed in 4 phases –

1. Initially, with established local groups and interested residents,
2. Consultation workshop to develop a Vision for Turrumurra town centre,
3. Options workshops' consultations, and most recently
4. Public displays in the town centre seeking feedback on a Planning Option.

A chronology of surveys and consultations is attached in Attachment B.

Consultation has involved working extensively to establish and develop contact with interested stakeholders in the Turrumurra Commercial Centre. Positive links with the Turrumurra Chamber of Commerce have been notable. Others have included:

- Householders from Turrumurra and Warrawee
- Business-owners and retailers in Turrumurra
- Shoppers at Turrumurra
- Established local resident groups
- Young people
- Persons in retirement villages.

A large survey was posted to some 8000 householders in the Turrumurra/ Warrawee postcode 2074 area in February 2005. Survey results yielded information & opinion from nearly 2000 of these residents, on:

- Demographics
- Opinion on shops & business
- Shopping location choices
- Opinion about Turrumurra
- Sport & recreation choices
- Planning for the future.

The consultations and householder survey allowed the collation of an extensive e-mail register of persons interested in keeping informed of progress. This has been used to provide updated information quickly about Turrumurra town centre planning, and to seek feedback to Council via on-line surveys on a range of local and Council-wide issues.

Item

S04038
24 November 2005

In addition to the above, local paper publicity and distribution of The Turramurra News (August) and The Ku-ring-gai News (October) by Council throughout the postcode 2074 area, provided progressive details of town centre planning.

Over the past month Council has received correspondence from the public both as letters and e-mails on the planning for the Turramurra centre. This information has been passed to on staff and relevant consultants for consideration in planning process.

The correspondence has indicated a mixture of support, objection and areas that require further assessment. This correspondence has been acknowledged and the persons have been informed of the report going to Council.

Development of a vision for Turramurra Centre

A vision statement identifies the characteristics of a place that residents envisage for the future and identifies what the community consider important about a place and should be protected and enhanced. The vision also identifies opportunities for change and improvements to meet community needs in the future.

A vision workshop was convened in central Turramurra on Thursday 5 May 2005. It included 50 Turramurra & Warrawee householders who had volunteered their availability to attend consultations when they completed the above resident survey. These householders were invited as a sample to range across age; time lived in the locality; and gender so as to provide a broad array of contributions to the workshop.

Each of the themes identified in the Vision workshop were used to build a sentence or phrase to describe the desired outcome. A survey of residents' opinion about the distilled results from the above workshop was then emailed to the 50 above participants, plus another 150 householders who had provided their email address for such purpose. Responses were sought within 7 days and some 75 out of a possible 200 were received.

The Vision survey responses from 75 Turramurra/Warrawee householders gave very strong support (over 60 out of a possible 75) to each of the vision elements proposed.

Vision for Turramurra centre

Turramurra Centre will have a strong village atmosphere with a green landscape character, gardens and tall trees and village squares surrounded by cafes, shops and community facilities providing meeting places for the community.

The centre will offer a mix of uses including shop-top housing, retail, commercial and offices, community and open spaces. Cafes and restaurants will encourage night-time vitality. A comprehensive range of community facilities will include a library, youth and aged facilities. Health services will be available.

Item

S04038
24 November 2005

The shops will be orientated away from the highway onto village squares. Future development will step down in height to the village squares to enhance solar amenity for residents and community. New developments will be set back from the highway to allow widening of the road and improved pedestrian amenity. Heritage items and significant buildings will be protected and integrated into the town centre encouraging reuse.

Pedestrian and cycle routes will provide strong connections between the main shopping areas to minimise the impediments of the highway and railway. Cycle routes to the centre will also be integrated with the regional networks. The bus interchange and train station will be upgraded to operate efficiently, be user friendly and be accessible to all.

The local road network will have improved traffic flows and reduced delays. Some car parking will be located underground to provide greater public space and pedestrian amenity within the town centre.

Development of Principles and Objectives for Turrumurra Centre

The planning principles for Turrumurra have been developed from information gained from a series of workshops involving staff, Councillors and consultants. Information gained from preliminary consultation has also assisted with the development of planning principles.

The design principles for the centre are set out below. These principles have been developed in response to a range of parameters including:

- The community aspirations identified through stakeholder consultation and the community vision
- Councillors issues and opportunities
- issues, constraints and opportunities identified by Council staff and consultants

Principles for Turrumurra Centre

- Create a pedestrian oriented centre calm traffic reduce area of surface car parking
- Plan to minimize the inconvenience of 3 separate retail centres
- Increase retail by 4000sqm to cater for existing and new residents under current LEP 194 zoning
- Provide additional retail to cater for RDS stage 2 residents as per retail strategy recommendations
- Improve traffic circulation in the area
- Create new opportunities for open space in and around the town centre
- Provide two new public spaces on the eastern and western sides of the town centre either side of the railway
- Ensure new public spaces are largely green with trees to respond to garden character of the area
- Provide a strong pedestrian link between the two public spaces via improved and widened pedestrian bridge over railway
- Provide other small public places within the centre for people to sit and eat, relax and rest.

Item

S04038
24 November 2005

- Provide improved community facilities in a centralised location
- Retain and extend the tall tree character on the western side of the town centre
- Retain items of heritage significance and other significant buildings
- Limit buildings heights adjoining public spaces to minimise overshadowing and overlooking impacts
- Retain and upgrade the existing bus interchange.
- Provide building setbacks along the highway frontage to allow for widening of the highway and for wider pedestrian footpaths
- Improve Rohini Street amenity and safety by reducing traffic flows and expanding and upgrading the public domain
- Retain and improve Cameron Park
- Investigate opportunities for reconfiguring roadways to improve pedestrian access and traffic flows including a new through link between Eastern Road and Turramurra Road to take through traffic out of the town centre.
- Investigate realignment of William Street with Kissing Point Road to improve linkages across the highway

STUDIES INFORMING THE DEVELOPMENT OF LAND USE OPTIONS

Specialist consultants were engaged to evaluate traffic and transport issues and retail and economic factors and community facilities. The following is a summary of the key issues; opportunities and constraints; and recommendations identified by the consultants.

Retail Study Recommendations for Turramurra Centre

The Ku-ring-gai Retail Centres Study prepared by Hill PDA recommends a retail strategy and retail hierarchy for Ku-ring-gai including recommendations on the amount of retail floor space (in terms of “net lettable area”) to be provided in each of the 6 main centres. The retail strategy recommended by this study was endorsed by Council on 19 July 2005.

The Retail Study categorises Turramurra as a large neighbourhood centre with around 112 shop-front premises of which 30 are used for commercial services. Total shop front space is around 16,000sqm of which 12,400sqm is used for retail and 3300sqm is used for commercial services.

According to the Retail Study, Turramurra is currently trading at around 10% above the national average. This is well below the performance of Gordon, Lindfield and St Ives, which are currently trading around 30% to 50% above the national average.

The Retail Study recommends that, in order to adequately cater for its existing population, as well as for the expected population increase under stage 1 of Council’s Residential Strategy (RDS), Turramurra expand its retail floor space by up to 4,000sqm (including space for shop front commercial services). Some of this would be in the expansion of the two existing supermarkets, which are both undersized for modern supermarkets.

In addition to the retail expansion recommended by the Retail Study, provision should also be made for additional retail floor space to service the expected increase in dwellings within the town centre under RDS stage 2. In Australia every new household increases demand for retail by around 5

Item

S04038
24 November 2005

square metres of retail floor space. In Turramurra that figure is around 6.2sqm per household because of higher than average household expenditure correlated with higher than average income levels. Neighbourhood centres at the scale of Turramurra can expect to capture around 35% to 40% of their neighbourhood's expenditure – the remainder being captured by higher order retail centres. Further to this is demand for shop front space for non-retail commercial users such as banks, travel agents, real estate agents, community uses, medical services and the like. In strip neighbourhood centres of this size these uses usually make up around 20% of total shop front space

Based on the preliminary urban design estimates, the potential dwelling increase in Turramurra under RDS stage 2 will be approximately 550 to 650 dwellings. This would require an additional 1200 to 1400sqm of retail floor space and 250 to 300sqm of shop front commercial floor space be provided.

Therefore the total expansion of retail ground floor space in Turramurra, sufficient to cater for both RDS Stage 1 and RDS Stage 2 growth, is approximately 5700sqm (including shop front commercial space but not including commercial office space found on the upper levels of buildings)

The retail study warns against the removal of retailing on the southern side of the highway (ie Turramurra plaza area) as it would result in an undersupply for the trade area south of the Highway. Turramurra residents north of the highway have good access to a range of centres including Hornsby and St Ives, whereas residents south of the Highway are less serviced. Removing the retail south of the Highway would undermine convenience and accessibility for these households, forcing them to travel further and/or travel across the highway. Feedback resulting from the exhibition of the options strongly supported the retention of viable retail on the southern side of the highway.

The Retail Study does not consider the impact of the recently opened Thornleigh Marketplace in Hornsby Shire due to the timing of the study. Anecdotal evidence suggests that this new centre is capturing significant supermarket trade from the South Turramurra and Fox Valley areas. If Council is to ensure that a supermarket on the south side of the highway remains viable, it will need to ensure that retail expansion allows the development of a modern, competitive and accessible supermarket supported by a range of specialty shops to service the residents in that trade area.

Figures contained in the Retail Study indicate that only 35% of Turramurra and Warrawee resident north of the railway use Turramurra centre for their food and grocery shopping, with most other residents using supermarkets in St Ives or Hornsby. This compares to over 50% of residents south of the railway using Turramurra centre for their food and grocery shopping. The reason for this lower level of service provided to residents north of the railway can be attributed to the location of both the existing supermarkets on the south side of the railway and their size. Part of the future retail expansion in Turramurra should be aimed at better servicing those residents in Turramurra and Warrawee north and east of the railway.

Community Services and Implications

Future planning for community facilities is based on a number of criteria including future usage needs and population projections:

Item

S04038
24 November 2005**Branch Library**

Space requirements and siting criteria for the Turramurra Branch library have been provided by Dr David J. Jones, Building and Planning Advisory Service, State Library of NSW.

The space requirements were derived using benchmarks provided by the Library Council of NSW (2000). The population-based benchmark was used, which allows for a certain floor area per thousand population, with different calculations for branch and central libraries.

It should be noted that these space requirements are intended as minimum requirements only for a library facility, and local community needs, such as exhibition areas and community activities spaces, may exceed the minimum specified.

Compliance with these guidelines is also a prerequisite for applications for Library Development Grants from the State Library of NSW.

Based on the identified catchment areas, the minimum space requirement, using the population-based formula, for Turramurra Branch library is 1527 sq meters. The current library is 700 sq meters, a space shortfall of 790 sq meters. This space shortfall is considerable, and to reach the benchmarked floor area, a branch library serving the Northern catchment, would need to be more than twice the size of the current library building. This need is also clear from the Consultant's observation and inspection of the facility.

Specifically a larger branch library at Turramurra would provide all the facilities and services expected from a modern branch library, including distinctive children's areas, discrete spaces for young adults, extensive informal seating, adequate numbers of study seats, including quiet study space, more access to computers, groups study and meeting rooms, wide isles, lower shelves, a collection that meets the needs of the community, display shelving and space for exhibitions or displays.

The Library Council of NSW, in its publication *People Places: a guide for public buildings in NSW* (2000) provides the following criteria for assessing library sites:

1. Proximity to Shops - in a main street or shopping area location which is highly visible, particularly from the shopping area.
2. Street Frontage - on a street frontage, and not hidden from the road by trees or other buildings
3. Transport - within walking distance to public transport
4. Site area/expansion - site able to accommodate future expansion if required
5. Parking - access to adequate and secure parking
6. Vehicle access - accessible for deliveries and other vehicles
7. Accessibility - a site which will enable easy ground floor access.
8. Safe and attractive pedestrian access - particularly for people with disabilities, older people, children, and parents with prams
9. Local criteria - other local factors that may be important to specific communities such as within a cultural precinct

Item

**S04038
24 November 2005**

It should be noted that a site which is suitable may not necessarily score the maximum in all categories.

Within the Northern Catchment area, the Consultant considered the general location of the current library performed reasonably well against the criteria. The site is large, reasonably central and readily accessible from all parts of the catchment. It is close to a railway line, has a street frontage, is close to shops and supermarkets, near bus routes, and adjacent to a car park.

Home and Community Care (HACC) Facility, Gilroy Road, Turramurra

Ku-ring-gai's ageing population will see an increasing demand for home support services to assist older residents to stay in their homes longer. This increase in population will place further strain on existing services.

The existing HACC facility in Gilroy Road houses offices, function space, and meeting rooms for a number of HACC support services, which target older people in the community. Services housed in the HACC centre include Easy Care Gardening, Community Transport, Senior's Centre, Meals on Wheels, Volunteers Service and a dining room.

The anticipated additional space requirements to meet future service demands are 2200 sq metres. The existing area is 727sq metres.

There is also a heavy demand for car parking as a majority of the work is carried out by volunteers, and is car based. Parking and garaging (for buses), therefore, is a major consideration. There is also a need for additional administrative office space and storage space for services catering for the needs of frail older people and people with disabilities.

Turramurra is the ideal location for the HACC facility as it is centrally located and close to Hornsby. Co-location of facilities is important and provides many benefits to services and clients.

Life Start, Cameron Park

Life Start is ideally located on the edge of Cameron Park, however demand is rapidly growing for extra space, as they have already outgrown their current facility. Council is in the process of locating a site for a multi-purpose children's centre, which could potentially incorporate Life Start at a later stage.

Hill View

There is scope for future co-operative arrangements with the State Government service providers based at Hill View, which offer a range of specialist services. These services are not necessarily committed to staying in Hill View, which is owned by the Department of Health. Council staff has had preliminary meetings with departmental representatives, who will be in a better position to provide space requirements for services in early 2006.

Traffic and Parking Study and Implications for Turramurra Centre

A traffic and parking study was commissioned to assess the current traffic and parking conditions and develop options to best manage future traffic generation through the Turramurra Centre

Item

S04038
24 November 2005

associated with the Stage 2 Residential Development Strategy. The study also modelled the impact on the road network likely to be generated from the residential redevelopment under LEP 194. A summary note, traffic generation tables and economic analysis is provided in Attachment C.

Based on existing traffic conditions, the preliminary findings of the study found that intersections such as Pacific Highway and Rohini Street and Pacific Highway and Ray Street experience excessive delays during certain peak traffic times but mainly for the side streets, given that the Roads and Traffic Authority gives high priority to Pacific Highway traffic.

At this stage, the parking demands have not been fully examined but it is intended that the number of public parking spaces be retained and increased where possible and appropriate.

With the inclusion of all the proposed residential development under LEP 194, traffic modelling was undertaken to determine what the traffic generation from the new residential developments will have on the existing network. The major finding of this part of the traffic modelling was that the intersection of Ray Street and Rohini Street with the Pacific Highway will experience significant delays unless traffic flow and access improvements are implemented.

With the likely increase in residential, retail and potential increase in community facilities, this will place additional pressure on the side streets, as the RTA will not reduce the level of service for peak traffic flow on the Pacific Highway. Furthermore, the RTA would look favourably at removing the tidal flow arrangement on the Pacific Highway by Council, including provisions for widening the Pacific Highway to allow dedicated right turn bays and maintaining six lanes for through traffic.

Details on what traffic options to overcome the issues raised above are covered further in this report.

Traffic Options

A traffic analysis of the various planning options has been carried out to assess the likely impact of these options on the existing network.

Traffic generations using RTA guidelines were used to assess the likely impact of traffic on each of the planning options. Results of the traffic analysis is in the form of an annual cost, which is an estimate of the collective yearly cost that motorists would experience when travelling through that section of the road network, in terms of vehicle operating costs and delay (time) costs (Attachment C). This is related to the average vehicle delays and is another form of showing a comparison of the model. Other forms of comparison relates to the levels of service for the various intersections.

The annual cost result can indicate the best overall performing option, based on the above parameters, subject to the performance being acceptable during the peak periods. Typically, when considering arterial road network changes, the RTA would compare the annual cost of a proposal against the existing annual cost.

Below is a summary showing the comparison between the existing traffic conditions compared with the proposed in terms of annual costs. It should be noted that the annual cost of the signalised intersections of Pacific Highway (in Turrumurra) in their current configuration is \$7.38 million.

Item

S04038
24 November 2005

The annual costs with the impacts of gazetted LEP194 are calculated at \$9.54M. This is effectively the baseline for future planning.

Option A – 2 supermarkets at Ray Street and Community Facilities at Gilroy Street.

The SCATES modelling for this option showed a significant increase in the annual route costs (\$21.93 million). This is primarily due to the delays likely to be experienced at Ray Street caused by the traffic generated from the supermarkets.

Option B – Supermarkets at Ray Street and Gilroy Street, Community Facilities at Gilroy Street and Library at Ray Street.

The SCATES modelling showed an increase in the annual route costs to \$19.56 million. This is primarily due to the delays likely to be experienced at Ray Street from the traffic generated from the supermarket and the community facilities.

Option C – Supermarkets at Ray Street and Stonex Street, Community Facilities at Gilroy Street and Leisure Centre at Ray Street.

The SCATES modelling for this option showed a significant increase in the annual route costs (\$27.71 million). This is caused by the high traffic generation from the expanded supermarket and the leisure centre. It should be noted that in this option, the traffic generation rate used for the leisure centre was conservatively higher than in the other options.

Option D – Supermarkets at Turramurra Avenue and Stonex Street, Community Facilities at Gilroy Street, Leisure Centre and Library at Ray Street.

The SCATES modelling indicates that this is the best overall option for traffic generation, even though there is still an increase in the annual route costs to \$16.17 million compared with the base level.

Option E – Supermarkets at Ray Street and Stonex Street, Community Facilities at Gilroy Street and Library at Ray Street.

With annual route costs of \$19.39, the SCATES modelling for this option showed a slightly higher increase compared to Option D. This is primarily due to the delays likely to be experienced at Ray Street from the traffic generated from the expanded supermarket.

To improve the performance of the land use options, 4 possible improvement measures were identified:

1. New intersection with Pacific Highway

This involves the addition of a new set of traffic signals with a right turn bay from the Pacific Highway into Turramurra Avenue. The purpose of this new intersection is to direct traffic away from Rohini Street which is heavily used by pedestrians, commuters and people visiting the retail centre. It is not intended to make Turramurra Avenue the dominant link and with the

Item

S04038
24 November 2005

new link to Eastern Road, it is intended to make Turramurra Avenue one way south from Boomerang Street.

This new intersection will need to be assessed by the Roads and Traffic Authority to ensure that peak traffic flows along Pacific Highway are not adversely delayed by the proposed signalisation of the intersection.

2. Conversion of Rohini Street to Left in and Left Out with the removal of traffic signals and providing a new link to Turramurra Avenue

Because of the close proximity of the railway station and the retail frontage, motorists experience delays with the pedestrian crossing, parking of vehicles and the traffic signals at the Pacific Highway. In order to overcome the delays, it is intended to remove the traffic signals and only allow a left in and left out arrangement. Turramurra Avenue currently operates under this arrangement and the delays are not significant. The relocation of the pedestrian crossing to Turramurra Avenue will allow vehicles to exit Rohini Street and only concentrate on Pacific Highway traffic. The provision of the new link to Turramurra Avenue will allow for the circulation of traffic around the shopping centre precinct.

3. Provision of a direct connection from Kissing Point Road to William Street and a one way link to Ray Street via Forbes Lane

The purpose of this change is to allow a direct vehicular and pedestrian link from Kissing Point Road to the railway station and the facilities proposed for this precinct. This will allow better access and remove one of the turning bays on the Pacific Highway. Widening of the Pacific Highway will allow for a dedicated right turn bay into Ray Street and therefore allow removal of the tidal flow arrangement on the Pacific Highway. Variations to the circulation movements and drop off arrangements are still to be finalised.

4. A new connection from Kissing Point Road to Duff Street

While there is an indirect link from Kissing Point Road to Duff Street through the shopping centre car park, it is proposed to formalise this link through a new road. This will assist traffic heading north along the Pacific Highway rather than being delayed by the traffic signals at Kissing Point Road and the Pacific Highway.

5. Removal of tidal flow on Pacific Highway

As mentioned above, removal of the tidal flow arrangements would enable dedicated right turn bays and maintain six lanes (3 in each direction) for through traffic. While 3 lanes are currently provided on the peak direction under tidal flow arrangement, some additional capacity would be obtained through the removal of the tidal flow.

These measures were tested on the best two performing options (options D and E, above) to determine the effects on the route. The results of the modelling show that the annual cost of Option D would be \$11.56 million while the annual cost of Option E would be \$13.81 million.

Item

S04038
24 November 2005

Further information relating to the levels of service of the various intersections will be provided in the traffic report.

PLANNING OPTIONS

The preparation of design options or scenarios is an important part of the planning process whereby the community is given a number of viable alternatives that can be debated in terms of the advantages and disadvantages of each. All options took account of the site analysis; community responses and vision; planning principles and objectives; input from staff across Council; and Councillors and consultants involved in retail study, traffic study and urban design study. The following options for planning the Turrumurra centre were exhibited in August 2005 (refer Attachment B for details of dates).

Land Use Options:**1. Mixed use and retail**

- A. Two mixed use centres - retail centralised
- B. Two mixed use centres – retail distributed
- C. Three mixed use centres

2. Community Facilities and Open Space

- A. Community facilities combined
- B. Current locations of facilities retained
- C. Distributed community facilities including new leisure centre

Traffic Options:**3. William St & Kissing Point Road**

- A. Align William Street and Kissing Point Road – Ray Street/Forbes Lane loop
- B. Align William and Kissing Point Road – in/out from William Street
- C. Do not align William Street and Kissing Point Road, widen Forbes Lane

4. Duff Street & Kissing Point Road

- A. No access between Duff Street and Kissing Point Road
- B. Access between Duff Street and Kissing Point Road via new street
- C. New street linking Kissing Point Road and the highway

5. Access around Rohini Street

- A. Two way Rohini Street and extension of Wonga Wonga Street
- B. One way Rohini Street, new straight cross street
- C. Rohini Street mall
- D. Complete one way system

Item

S04038
24 November 2005

A full description and assessment of exhibited options taking into account the retail strategy, open space and recreation, community facilities, traffic and transport, planning and urban design, environmental assessment and community consultation feedback is provided in the Turramurra Commercial Centre Background Report November 2005 (Attachment A).

Consultations on Options

To promote consultation, some 8000 copies of the *Turramurra News* (August) were distributed locally, giving background material and inviting participation in the Options Survey on the 5 Planning Options traversed above.

Three Options Workshops were convened during August & September 2005. A stratified sample of residents, who had offered their availability via survey, plus resident-group representatives and businesses, attended the first workshop. A further 20 self-selected people also attended. A similar workshop was convened with commercial land-owners in the Turramurra town centre. A third, publicly advertised workshop of some 40 persons, comprised self-selected people, local Church members, augmented with household survey respondents.

Supplementing this was a series of public planning Options Displays held during August and September 2005 in the Turramurra town centre. The options survey was distributed at 3 consultations, 4 displays and was accessible at Council's web-site, www.kmc.nsw.gov.au. E-mail advice of the above was also sent to some 700 persons those who had registered interest, during surveys or consultations.

THE RECOMMENDED PLANNING OPTION FOR TURRAMURRA CENTRE

Council has been working closely with a number of specialist consultants to develop a land use option to guide the long term planning for Turramurra centre. The recommended option takes into account the results of:

- Preliminary community consultation
- The community vision
- Community feedback on planning and traffic options
- Councillor issues and opportunities
- Traffic assessment
- Retail assessment
- Urban design input

The full details of the assessment process are documented in Attachment A - Turramurra Commercial Centre Background Report. Option D is shown in Attachment D.

The recommended planning option (Option D) proposes:

- Turramurra will be a Local Centre with a total of approximately 21500sqm net floor area (NFA) of retail.
- The total retail comprises approximately 16,000sqm NFA existing; an additional 4000sqm NFA of retail to cater for the existing population, as well as for the expected population increase under RDS stage 1; approximately 1500sqm NFA of retail to cater for potential dwelling increase in Turramurra under RDS stage 2.

Item

S04038
24 November 2005

- The centre will comprise two main retail areas one on the southern side of the highway serving south Turrumurra residents and one on the eastern side of the railway near Turrumurra Avenue serving residents to the north and east of the centre.
- Between the two retail areas (in the centre) are the rail station and a community facilities “hub”.
- Community facilities are to be consolidated within the Ray Street precinct to create a community hub
- Two supermarkets with a combined total of 4,500sqm one located in each of the retail areas
- Potential for a 4000sqm leisure centre in the Ray Street precinct subject to community consultation and Council approval
- Retaining the strip shops fronting onto the Pacific Highway and allowing commercial and retail uses
- new cafes, restaurants and speciality shops at the rear of the centre facing north onto new public spaces at Gilroy Lane and at William Street
- a total of 5000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical services and the like. This includes approximately 3700sqm NFA of existing floor area and an allowance of 30% for future growth.
- Residential shop top housing in all retail areas.

Option D is recommended for the following reasons:

- Option D satisfies the objectives of the Minister's Directive by providing shop top housing in the centre
- The proposal is comprehensive taking into account a wide range of factors and meets Council's resolution to prepare an Integrated Plan for Turrumurra
- Option D is a combination of the exhibited land use options 1C and 1B which were the two most preferred options by the community.
- The land use arrangement locates the highest traffic generators (supermarkets) in the areas with the least traffic constraints and as a result it has the lowest Economic costs (Annual Route Costs) and the lowest Delay Averages for both side streets and the highway.
- Option D provides a good retail model with the two supermarkets at either end of the centre creating major attractors that will draw people from one side of the centre to the other. Between the two is a network of enhanced public spaces that is bounded by speciality retail. The rationale is to put the supermarkets where the majority of people can access them easily and where they cause the least traffic impact.
- Option D consolidates community facilities. This has been noted as the preferred arrangement by staff given the synergies and economic benefits of co-locating.
- Option D provides the opportunity in the future for a leisure centre to be located in Turrumurra centre if the community determines this is the best location

ALTERNATIVE LAND USE OPTION E

This option has arisen because there has been significant community concern about the possibility of a new supermarket on Council's Turrumurra Avenue car park as per land use option D. Particular concern was shown by the Uniting Church as the new location for the supermarket adjoins their site. In response Council requested staff explore an alternative land use option that retains the existing supermarkets in their current location, this has been named land use option E. Option E has

Item

S04038
24 November 2005

undergone traffic assessment with the same assumptions as option D so that it is possible to directly compare the impacts of each with the other.

The land use Option E proposes:

- Turramurra will be a Local Centre with a total of approximately 21500sqm NFA of retail
- Two main retail areas one on the south side of the Pacific Highway off Kissing Point Road the other centrally located in the Ray Street area
- Community facilities are distributed through the Ray Street area and the Gilroy Lane area
- two expanded supermarkets with a combined total of 4,500sqm
- No provision for a leisure centre
- Strip shops are retained fronting onto Pacific Highway with commercial and retail uses
- new cafes restaurant and speciality shops at the rear of the centre facing north onto new public spaces
- Total of 5000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical services and the like.
- Residential shop top housing in all retail areas

Option E is not recommended for the following reasons:

- in traffic terms it retains one of the highest traffic generators (supermarket) in a location that is highly constrained.
- has higher Economic costs (Annual Route Costs) and higher Delay Averages than option D. Most significantly the delay averages on the Pacific Highway are more than double that of Option D and would not be acceptable to the RTA.
- in retail terms the existing retailer would prefer to stay in the Ray Street precinct. However, given traffic limitations in this location, there is only minimal potential for an increase in retail floor space. This may or may not be acceptable to the retailer.
- The only potential for major traffic improvements to Option E is the introduction of a new road bridge at Ray Street over the rail line connecting to Rohini Street. This however will require a lot more work to determine viability and impacts.
- Community facilities are distributed rather than consolidated.
- It does not provide flexibility to accommodate a leisure centre in the future should Turramurra centre be determined as the most appropriate location.

CONCLUSION

Option D is the recommended option as it provides, on balance, the best outcomes from a range of perspectives. It is recognised there is community concern regarding option D, particularly regarding the proposed location of supermarkets. However Option D meets the Minister Direction; Council's resolution to undertake an integrated planning process; and satisfies strategic planning and traffic planning objectives.

Option E is very similar to option D the main difference being the location of the supermarkets. While Option E provides similar benefits to option D, the traffic issues are of significant concern. Therefore option E cannot be recommended at this stage without further investigation, particularly

Item

S04038
24 November 2005

with regard the benefits of a new bridge at Ray Street over the rail line and further investigation of the Ray Street / Pacific Highway intersection.

RECOMMENDED TRAFFIC OPTION FOR TURRAMURRA

The recommended traffic option for Turramurra is Option 3SV as documented in Attachment C. It is important to note that not all changes will happen at the same time rather the changes will be made progressively as development takes place over the next 20 or so years.

The following traffic changes and stages are recommended as part of Option 3SV:

Short term

- Minor alterations to the intersection of Ray Street and Pacific Highway restricting the left turn from Ray Street onto the highway
- Creating a no stopping zone at the top of Rohini Street to provide for a dedicated left turn onto the highway

Medium term

- New Street (Two Way) between Kissing Point Road and Duff Street along the alignment of the existing access way
- Realign Forbes Lane (One Way) with new connection at Kissing Point Road.
- No right turn permitted from Forbes Lane into Pacific Highway. (This movement is catered for via Kissing Point Road, Stonex Street and Duff Street.)
- No left turn from Pacific Highway into Forbes Lane.
- Rohini Street (Signals removed, left in left out only)
- New Street between Gilroy Road and Turramurra Avenue (Two Way)
- Turramurra Avenue one way south from Boomerang Street. (Two Way)
- New Signals at Turramurra Avenue/Pacific Highway
- Left Turn Bays on Pacific Highway at Turramurra Avenue and Kissing Point Road.

Long term

- Further investigation of the Ray Street Bridge to determine benefits and impacts

OTHER ISSUES

This report seeks Council's endorsement for the recommended option and recommended zonings. This section sets out further key sites and issues that will require further investigation and additional study, assessment and consultation prior to further recommendations being made to Council.

1. Improved pedestrian access along the Pacific Highway

Key issues:

- Pedestrian access paths along the Pacific Highway traveling east to west or vice versa have poor amenity. Footpaths are old and relatively narrow given the volume of traffic
- The highway bridge over the railway line has dangerous pedestrian conditions. Footpaths are very narrow and there is no protection for pedestrians from vehicles

Item

S04038
24 November 2005

For further investigation:

- potential for new pedestrian access bridge cantilevered off the existing highway road bridge
- Costs and funding sources need to be determined
- building setbacks along the highway through the commercial area to allow for widening of footpaths, removal of power lines and street tree planting to improve amenity

2. New street between Eastern Road and Turramurra Avenue

Key issues:

- as per land use options D and E a new road is required between Eastern Road and Turramurra Avenue to reduce through traffic impacts on Turramurra Avenue, Rohini Street and Gilroy Lane.
- A new road is supported by traffic modeling for both options
- The preferred location is close to the commercial centre to reduce impacts on Turramurra Avenue. The current location being explored is along the northern edge of the Uniting Church
- The Uniting Church has shown clear opposition to this proposal

For further investigation:

- Impacts on Church need to be further considered and addressed as part of site planning
- Further traffic modeling, assessment and consultation with landowners required to determine final alignment
- Mechanisms for securing new street including funding, Section 94 and other planning mechanisms

3. New leisure centre

Key issues:

- Council's Consultant has identified a strong community need for a leisure/aquatic facility in Ku-ring-gai LGA
- The consultant has identified the Ray Street precinct as one of three preferred sites in the LGA
- the site is preferred because it is close to public transport, it is located in the northern half of the LGA, the site is Council owned and can accommodate the building footprint
- possible relocation of existing supermarket creates opportunity for development of a community hub in this area
- traffic assessment of option D indicates that the leisure centre has a lesser impact on Ray Street when compared with a supermarket (option E) or a mix of uses with no leisure (option DA)
- A Leisure centre could potentially support other community facilities by acting as an "anchor"

For further investigation:

- Whether a leisure centre is located in Turramurra centre at Ray Street is the subject of further traffic modeling, further assessment by leisure centre consultant, community survey and consultation and finally Council endorsement

Item

S04038
24 November 2005

4. New road bridge over railway at Ray Street

Key issues:

- Option identified by community during options exhibition period
- Subsequently traffic consultant has raised the option as means of addressing traffic constraints in the town centre
- The main benefit would be to remove all right turns from the highway expect at Turrumurra Avenue. All traffic accessing the centre would go via Turrumurra Avenue, proposed new street to Gilroy Road, then Rohini Street and over a new bridge to the Ray Street area.
- The bridge would provide additional pedestrian and cycle link over railway

For further investigation:

- Require preparation of concept plan and cost estimate for the bridge
- Cost benefit analysis required
- Implications for traffic network and road hierarchy will need to be considered
- Undertake further feasibility assessment and traffic modeling as required
- Mechanisms for securing new street including funding, Section 94 and other planning mechanisms

5. New Village Green (eastern side of the centre on Gilroy Lane)

- The possible relocation of existing community facilities (HACC) buildings in Option D creates an opportunity for new park in the town centre
- Existing croquet lawn could be retained as part of new park
- Existing building(s) could be retained/modified as part of park setting for commercial use such as restaurant or café however this would compromise amount of useable open space available

For further investigation:

- The extent and area of park still to be determined
- Land use, ownership and management

6. New Turrumurra Village Park (western side of centre on Ray/William Streets)

- Possible relocation of Turrumurra Village Park from highway to William street car park area as per option D
- The new location will provide new park in quiet protected location centrally located and useable
- Potential to incorporate "railway gardens"
- Turrumurra Village Park has lost its function and amenity due to traffic on highway and is not well used.

For further investigation:

- Relocation of Turrumurra Village Park partly relates to decision to realign William Street

Item

S04038
24 November 2005

- Will require reclassification of land from community to operational land and rezoning
- Extent of new Village Park still to be determined through site planning process for DCP
- Land use, ownership and management

7. Hillview and surrounds

Key Issues:

- Hillview estate sits within a larger precinct defined by Kissing Point Road, Pacific Highway, Boyd Street and the railway.
- The area contains a number of heritage items both listed, potential and awaiting gazettal. It also contains the former road corridor land in which the RTA and DOP have an interest. This land has potential to yield some public open space and a public access way from Boyd Street to the highway
- The Hillview estate is a smaller area within this precinct. The area is zoned 2(d) and therefore falls within the Ministerial Directive
- The Hillview estate is currently occupied by Hornsby Ku-ring-gai Area Health. Discussions with representatives from Area Health indicate that the existing Hill View building is not an appropriate facility to run a health service
- Area Health wants to move from the building however they cannot give any timelines at this stage. Funding the relocation needs to be resolved
- The area is not envisaged as a commercial / mixed use zone. In planning terms the objective is to consolidate the commercial zone therefore a residential zone is seen as more appropriate.

For further investigation:

- Further assessment of heritage within the area
- An appropriate future use for the Hillview building needs to be determined
- Appropriate use of the road corridor land to the satisfaction of the RTA/DOP
- Potential for adaptive re-use of heritage buildings

8. Turramurra Rail Station – Pedestrian Bridge Easy Access Upgrade

The identified Planning Principles for Turramurra Centre identify objectives of improving pedestrian access to and through the centre as well as improving the connectivity of both sides of the railway.

A part of the East Access Upgrade Program the Rail Corporation is proposing to build a new pedestrian bridge over the rail line at Turramurra Rail Station. The bridge links Rohini Street with William Street.

The current proposed design is 3.75 metres wide and provides for minimum access requirements for people to safely and easily access the station platform. Discussions with Rail Corp have identified the opportunity to build a wider bridge to cater for pedestrians moving between the eastern and western sides of Turramurra centre.

Item

S04038
24 November 2005

A width of approximately 7.5 metres is considered optimum. This is the width at Gordon Station and provides a comfortable width for circulation and access to the station. Shops are preferable as they provide passive surveillance to the bridge, provide a sense of linkage between centre and are also a potential funding source.

The table below outlines the various options for development of the new bridge. Each option with the exception of the currently proposed 3.75 wide bridge will require additional funding.

Table 1 Comparative cost of pedestrian bridge options

Proposal	Total Cost	Additional Funding Required by Council
DA Version 3.75 metres wide, canopy, no shop	\$887,500	-
DA Version + one shop	\$932,500	
5 metres wide, with canopy, no shop	\$1,452,000	\$564,500
with 2 shops	\$1,542,000	
7.5 metres wide, with canopy, no shop	\$1,715,000	\$827,500
with 2 shops	\$1,805,000	
10 metres wide, with canopy, no shop	\$1,975,000	\$1,087,500

Note: shops approximately \$45,000 each. Rail Corp proposing to build one shop as part of DA. Council will be required to fund additional shops as required.

Recommendation:

Council fund the additional costs associated with the construction of a 7.5 metre wide pedestrian bridge including a canopy and 2 shops.

Total estimated costs	\$1,805,000.
Rail Corp funding	\$932,500
<u>Funding by Council</u>	<u>\$917,500</u>

9. Open Space Zoning/Acquisition Principles

Much of the discussion relating to open space within the Turrumurra centre has revolved around the creation of two new town squares. Existing open space sited within the centre include Turrumurra Village Park sited on the highway, Cameron Park, Hillview and The Lookout.

Just outside the study area, but reasonably well connected to city centre is Karuah Park and Turrumurra Memorial Park, heavily utilised as sports ground and identified within Council's current section 94 plan for embellishment. On the southern side of the highway is the bushland reserve containing Blue Gum High Forest.

The Turrumurra centre is not particularly well served by open space areas. Council's planning for open space should recognise the limitations of the existing provisions and seek to add value to existing space where appropriate as well as acquire further land for open space where opportunities allow.

Item

S04038
24 November 2005

Similar to the approach advocated within the St Ives Centre, rezoning of land identified as potential future open space is not recommended within this report with the exception of lands owned by Council

Opportunities highlighted within the study as being worthy of future effort by Council include seeking opportunities to increase the size of the bushland reserve adjacent to Turramurra Plaza (this requires further assessment in terms of ownership and mechanisms for acquisition), adding to the existing Karuah/Turramurra Memorial Park, the retention and enhancement of Cameron Park, seeking opportunity to increase open space within the Hillview site and improving the linkage within and access to The Lookout.

Turramurra Village Park located on the highway does not provide for quality open space. Its value is predominantly the aesthetic qualities and opportunities for access to the town centre it provides.

Consistent with the opportunities outlined in the report, Council's Open Space Acquisition Strategy, Council could seek to enter discussions and negotiations with owners of appropriate sites at market rate. Where owners do not wish to consider sale of land for additional open space, the purchase of that land need not be pursued. Opportunities may also exist within integrated developments within the core of the centre to add to the public domain as a component of development.

As part of the Turramurra centre site analysis and urban design studies, heritage matters have been considered. The information has been sourced from Ku-ring-gai Heritage and Neighbourhood study 2000 Godden McKay Logan- Keys Young, with particular reference to Part B detailed analysis of Study areas – Turramurra. This report has investigated the history, neighbourhood character values, built heritage values and landscape values.

Reviews of this information have been made with Council's Heritage adviser, Senior Urban Design, Urban design consultant and planning staff. Current items of heritage significance (existing and items for further review) are identified in the Turramurra Commercial Centre Background Report.

Following Council's adoption of the recommended option, additional heritage assessment for particular sites will be undertaken to complement the planning and urban design work for the Turramurra centre.

PROPOSALS FOR ZONING

Turramurra Centre Planning Options

Rezoning of land in the Turramurra centre will need to be done in accordance with the zones provided under the draft standard LEP. The rezoning process will take the form of an amendment to the new Ku-ring-gai (Town Centres) Local Environmental Plan which is currently being drafted to apply to the St Ives centre.

The proposed zonings and future development standards to be incorporated into the LEP will provide the statutory framework for the implementation of the final overall planning option for the Turramurra centre. It is important to note that the proposed zoning scheme presented below

Item

S04038
24 November 2005

provides sufficient scope to implement either planning Option D or planning Option E without further amendments to this zoning scheme.

It is proposed that the 'Local Centre' zone provided under the draft standard LEP be used for the core of the Turrumurra centre. This zone will permit developments with a mix of retail, commercial, residential and associated community facilities, consistent with the Minister's direction. The reason for not using the 'Mixed Use' zone as proposed for St Ives, is that the Local Centre zone distinguishes Turrumurra as a lower order centre than St Ives. This is consistent with the retail centres hierarchy recommended in the Retail Study endorsed by Council on 19 July 2005.

It should be noted that the Local Centre zone does not mean that shop top housing or retail development will cover all of the lands zoned as, unlike the Mixed Use zone, residential flat buildings is not a mandated permissible use on all land within the zone. The Local Centre zone will provide flexibility in identifying and preparing the areas suitable for shop top housing, taking into account the range of planning matters such as urban design, heritage, traffic and transport, etc. Further details of these aspects will be incorporated into the draft LEP and DCP.

It is proposed that mixed use retail/commercial/residential development within the Local Centre zone will be in the range of 3 to 5 storeys. However, final development standards relating to height, floor space ratio and built upon area to be incorporated into a draft LEP cannot be determined until the desired draft planning option and associated master plan controls are finalised by Council.

Other zones proposed to be used include 'Residential - High Density' (with densities similar to 2(d3)), 'Local Open Space - Public' and 'Infrastructure - Place of Public Worship'. The details of the proposed rezonings for each property is outlined in Table 2 below and shown on the map in Attachments E, F and G.

Table 2: Proposed Turrumurra Centre Zoning Scheme

Precinct Description	Addresses	Existing Use	Existing Zones	Proposed Zones
Proposed mixed use retail precinct on southern side of highway between Duff Street and Kissing Point Road.	1A, 1, 3 Kissing Point Road	Shops, medical practice	3(a)-(A2) Retail Services	Local Centre
	1364, 1370-1378, 1390, 1392, 1396 Pacific Highway	Shops	3(a)-(A2) Retail Services	Local Centre
	1380-1388 Pacific Highway	Turrumurra Shopping Village (Franklins)	3(a)-(A2) Retail Services	Part Local Centre Potential Part Local Open Space - Public
	1408 Pacific Highway, 2 Duff Street	Petrol Station, Commercial premises	3(a)-(A2) Retail Services,	Local Centre
	4 Duff Street, 3 Stonex Lane	Council Car park, open space	Part 3(a)-(A2) Retail Services, Part 6(a) Recreation	Part Local Centre Part Local Open Space - Public
Hillview Precinct	1334, 1340 Pacific Highway	Hillview – health services, Car parking	Residential 2(d), Reservation – County Road Proposed	Residential - High Density – Potential additional permitted uses: health centre; community facilities; commercial; open space public access
	1356, 1358, 1360, 1362 Pacific Highway, 2 Kissing Point Road	Shops, commercial premises,	Part 3(a)-(A2) Retail Services, & Part Reserved	

Item

S04038
24 November 2005

Precinct Description	Addresses	Existing Use	Existing Zones	Proposed Zones
		medical practice	County Road Widening	
Future residential corner Ray St and Pacific Hwy	1335, 1337 Pacific Highway	Shops(Freedom), commercial premises	3(a)-(A2) Retail Services	Residential - High Density
Proposed mixed use retail, commercial, community facilities hub in Ray and Williams Street precinct	1275 Pacific Highway, Turramurra	Turramurra Village Park	6(a) Recreation Existing	Local Centre
	1293, 1295, 1297-9, 1301, 1305, 1307, 1311, 1315, 1319, 1323, 133 Pacific Highway	Shops, Commercial Premises	3(a)-(A2) Retail Services,	
	1 Ray Street, Turramurra	Coles	3(a)-(A2) Retail Services,	
	5 Ray Street, Turramurra	Turramurra Library	3(a)-(A2) Retail Services,	
	4, 6, 8, 10, 12 William Street, Turramurra	Shops	3(a)-(A2) Retail Services,	
Proposed Mixed Use retail, village green in Rohini Street, Gilroy Lane, Turramurra Ave precinct	1-3, 5-7, 9, 17, 19, 21, 23, 25, 29, 31, 33, 35, 37, 39 Rohini Street	Rohini Street Shops	3(a)-(A2) Retail Services,	Local Centre
	1251, 1253, 1255, 1257, 1259, 1263, 1267, 1269, 1271, 1273 Pacific Highway	Turramurra Arcade, Shops, Commercial Premises	3(a)-(A2) Retail Services,	
	1-7 Gilroy Road, Turramurra	Ku-ring-gai Support and Services Centre – HACC, Turramurra Senior Citizens Centre	3(b)-(B2) Commercial Services,	
	2-8 Turramurra Avenue, Turramurra	Turramurra Avenue Car Park	3(b)-(B2) Commercial Services,	
	9-11 Turramurra Avenue,	Turramurra Uniting Church	5(a) Special Uses A	Infrastructure – Place of Public Worship.
Future Residential cnr Turramurra Ave and Pacific Hwy	1233, 1243, 1245, 1247 Pacific Highway	Turramurra Masonic Centre, Former Petrol Station	3(a)-(A2) Retail Services,	Residential – High Density
Eastern Road mixed use retail precinct.	47- 49 Rohini Street	Residential Flat Building	3(a)-(A2) Retail Services,	Residential - High Density
	2, 4, 8, 10, 14, 20 Eastern Road	Former petrol station, shops, commercial premises	3(a)-(A2) Retail Services,	Local Centre

Existing Medium Density sites

The Minister's Directive requires Council to review all existing medium density zones including 2d, 2e and 2h to determine which areas are appropriate for rezoning to higher densities similar to those under the 2(d3) zone in LEP 194. The sites identified in Table 3 below and shown on the map in Attachment F have been identified for further assessment of their potential to rezone for a high

Item

S04038
24 November 2005

density, as required by the Ministers directive. The assessment of the potential of these properties for higher densities will cover a range of planning matters including:

- Economic viability;
- Heritage assessment and potential impacts on heritage items within the areas or adjoining;
- Traffic impacts;
- Potential interface impacts on adjoining low density zones.

Councillors will be consulted on any recommendation for rezoning of these existing medium density sites via Council's Planning Committee. Final recommendations on rezoning of these sites will be subject to a further Council resolution before incorporating them into the draft LEP

Table 3 – Existing Medium Density sites for further investigation for rezoning

Precinct	Address	Current Zoning
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line.	1345, 1351, 1359 Pacific Highway	Residential 2(d)
	6, 8 10, 12, 14, 16, 18 Ray Street.	Residential 2(d)
	2 Cherry Street	Residential 2(d)
Corner of Pacific highway and Duff Street	1A Duff Street, 1416, 1420 Pacific Highway	Residential 2(d)
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, Turrumurra	Residential 2(e)
	2-4, 6 Boyd Street, Turrumurra	Residential 2(e)
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line.	51, 53 Rohini Street	Residential 2(d)
	22, 24, 26, 28 Eastern Road	Residential 2(d)
	6 King Street	Residential 2(d)

INTERFACE SITES

Council has identified the following sites within Turrumurra Centre study area that are defined as interface sites. Council resolved on 18th October, 2005 that the following sites be investigated as part of the stage 2 Turrumurra centre study:

- 30 Turrumurra Avenue, Turrumurra
- 37 & 39 Gilroy Road, Turrumurra
- 3 Wonga Wonga Street, Turrumurra
- 1 & 3 Nulla Nulla Street, Turrumurra
- 5 Duff Street, Turrumurra
- 2 Nulla Nulla Street, Turrumurra

The assessment of these sites for potential rezoning is yet to be completed. In addition to these sites already nominated by Council, other sites which are currently zoned 2(c) or 2(c2) with potential interface implications from the final planning option are being identified and assessed. The assessment of all sites will use the same methodology identified in the interface sites report presented to Council on 18 October 2005 and will include a detailed heritage assessment of any

Item

S04038
24 November 2005

existing or potential heritage items that are included. Councilors will be consulted on the recommendation for rezoning of interface sites within the Turrumurra centre study area via Council's Planning Committee. Final recommendations on rezoning of interface sites will be subject to a further Council resolution before incorporating them into the draft LEP.

Reclassification of Land Council Owned Land

Land which is owned by or under the control of a local council (with some exceptions, such as roads and crown reserves) must be classified as either 'community land' or 'operational land' under the *Local Government Act 1993*. Community land will ordinarily be land which is open to the public, such as a park, bushland reserve or sportsground, while operational land may be held by council as an asset or used for other purposes such as works depots or garages.

The purpose of the 'community land' classification is to identify council owned land which should be set aside for use by the general public. Community land cannot be sold by the council and can only be leased for certain purposes. There are a number of restrictions on the way councils can deal with community land:

- community land cannot be sold;
- a council can grant a lease over community land, but only for certain purposes which are authorised by the plan of management for the land;
- community land must be managed in accordance with a plan of management; and
- community land may only be dedicated as a public road where the road is necessary for enjoyment of the land.

Normally, land can only be reclassified from community land to operational land by making a new LEP. The procedures for making an LEP must be complied with, including public exhibition of the plan and consideration of submissions from members of the public. The plan must be made by the Minister for Planning.

In the case where reclassification of the land is carried out by an LEP it will also require a public hearing to be conducted under section 68 of the EP&A Act and section 29(1) of the Local Government Act. It is intended that the public hearing will be conducted during the public exhibition period of the DLEP.

The following Council owned lands have been identified as potential sites that may be considered in the future for possible reclassification;

Item No.	Address	Property	Description
1	1275 Pacific Highway, Turrumurra	Lot 1 DP 81994	Turrumurra Village Park
2	5 Ray Street, Turrumurra	Lot 2 DP 221290	Turrumurra Library
3	5-7 Eastern Road, Turrumurra	Lot B DP 358184 Lots 19, 20 and 21 DP 6494	Cameron Park, Turrumurra Early Childhood Intervention Centre – Lifestart
4	1-7 Gilroy Road, Turrumurra	Lot 1 DP 840070	Ku-ring-gai Support and Services Centre – HACC, Turrumurra Senior Citizens Centre
5	2-8 Turrumurra Avenue, Turrumurra	Lot 2 DP 840070	Turrumurra Avenue Car Park

Item

S04038
24 November 2005

Reclassification of Council owned land at this stage will be deferred until a planning option is endorsed by Council, in conjunction with more detailed planning controls for the various land uses, locations and building envelopes is developed. It may well be that only a portion of each site may need reclassification.

More detailed background information on the history, size, encumbrances, land values and other information that may affect these sites will be prepared and reported back to Council, via Council's planning committee.

Development Control Plan

A draft Town Centre Development Control Plan (DCP) template has been prepared for all 6 town centres in Ku-ring-gai, including Turramurra Centre (**Attachment I**). However the overall structure and contents of this DCP may change subject to the draft NSW standard LEP template to be released either late 2005 or early 2006.

Calculation of development yield

Once more detailed plans are developed and prior to a draft LEP and DCP being brought back to Council for a resolution to exhibit, staff will calculate anticipated development yields for the residential component of the redevelopment based on building envelopes as proposed.

A consultant will also be engaged to calculate the feasibility to demonstrate that the controls as included in the draft documents are such that would give sufficient incentive to the redevelopment of land.

Based on the preliminary urban design analysis the potential dwelling increase in Turramurra will be approximately 550 to 650 dwellings resulting in a potential population yield of 1,000 to 1,200 people over the life of the plan. It should be noted this is a preliminary estimate only.

CONSULTATION

This has been summarised in this report and fully documented in the Turramurra Commercial Centre Background Report November 2005.

FINANCIAL CONSIDERATIONS

All primary costs are met by the Departments operational and projects budgets. Additional funding opportunities for new and enhanced public facilities will be sourced through the preparation of a new section 94 plan, potential grant funding and other planning mechanisms. Detailed Economic feasibility assessments will be undertaken as part of the next phase of the project including developing building envelopes and controls.

Other funding sources will also be incorporated into the project, including a new section 94 plan and potential grant funding.

Item

S04038
24 November 2005**PROJECT PROGRAM**

In accordance with the RDS Stage 2 Town Centre Planning Timetable provided to the Department of Planning and the Minister the next stage for the Turrumurra centre is the Draft DCP, LEP and Section 94 plan to Council for endorsement in March 2006. Formal exhibition in May 2006 and the final plan submitted to the Department of Planning for gazettal June, 2006.

In order to meet these tight timeframes following Council's resolution on this report, all information will immediately be distributed to the urban design team and specialist consultants with a request that the analysis is progressed and information submitted to staff for the presentation of a Draft LEP & DCP to Council in March 2006.

It is not considered that time is available for a preliminary exhibition of the Draft LEP prior to the formal reporting to Council seeking resolution to exhibit that document.

TURRAMURRA CENTRE PROJECT PROGRAM

Preparation of building envelopes, public domain master plan, S94 plan, DCP and LEP

1	Notification to DIPNR of Council resolution 15 th Dec (S54)	Dec 05
2	Notify relevant government agencies (S62)	Dec 05
3	Commence preparation draft building envelopes and public domain concept	Dec 05 – Jan 06
4	Undertake and complete consultation with landowners of key sites	Dec 05 -Jan 05
5	Engage S94 consultant to prepare town centre plan	Jan 06
6	Engage economic consultant for feasibility modelling	Jan 06
7	Present draft building envelopes and public domain concept plans to PC meeting (1st in February)	Feb 06
8	Finalise building envelopes and public domain plans. Commence preparation of DCP and LEP	
9	Present final draft building envelopes and public domain to PC meeting 1 st meeting in March	March 06
10	Finalise Draft LEP, DCP and S94 documents	
11	Council meeting to resolve to exhibit Draft LEP, DCP and S94 Plan (2 nd meeting in March)	March 06
12	Amend and revise Draft LEP, DCP and S94 following Council resolution. Prepare for exhibition	April 06
13	Formal exhibition of Draft DCP/LEP (6 WEEKS)	May 06
14	To Department of Planning for Gazettal	June 06

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The integrated planning approach has ensured input from all Council departments throughout the project.

SUMMARY

Council has adopted an integrated planning approach to planning of the Turrumurra Centre and has embarked on a process of extensive community and stakeholder consultation to ensure that the

Item

S04038
24 November 2005

requirements of the Minister's direction are met in a way which improves the amenity of the Turramurra centre and which maximises the benefits to the community of redevelopment.

This will ensure that existing problems, such as traffic and parking are addressed and new open space, public domain improvements and new and improved community facilities are provided and that current and future retail, commercial and local business and employment needs of the local community are met.

The first stage of implementation of plans for Turramurra Centre requires the preparation of a new LEP and a new DCP to guide future redevelopment of the centre.

The report provides an overview which sets out a preferred option for future development of retail and commercial activities and assesses other sites that are currently zoned for medium density development for suitability for rezoning for medium density development consistent with the provisions of LEP 194.

The report also identifies sites that interface sites that were rezoned under LEP 194 and which would benefit from rezoning to medium density and other sites which have special circumstances that make them suitable for rezoning to medium density and makes recommendations for their rezoning.

It also considers Council owned land and proposes that certain sites be reclassified from community to operational land to provide for more flexible use in the future consistent with plans for the Turramurra centre.

The draft LEP and DCP will be brought back to Council for further resolution to exhibit the documents as presented. This report will outline further consultation strategies for the exhibition of these documents and will present plans for other aspects of planning for the Turramurra centre area, such as a public domain plan, traffic / parking management proposal, proposals for community facilities and open space so that these can be considered and, where appropriate included in a schedule of works for a section 94 plan and or for inclusion in future capital works schedules so that the overall vision for Turramurra Centre can be progressively achieved.

All recommendations arising from this report will be subjected to further detailed analysis and assessment by Council staff and specialist consultants, this will include economic feasibility analysis, traffic and transport assessments, urban design and planning analysis, and land information assessment. The results of these assessments and review will be brought back to Council's planning committee and Council where appropriate and in some cases there may be a demonstrated need to vary from the recommended option.

Overview of the recommended planning option (Option D)

The proposed landuse changes for option D included:

- Turramurra will be a Local Centre with a total of approximately 21500sqm net floor area (NFA) of retail.

Item

S04038
24 November 2005

- The total retail comprises approximately 16,000sqm NFA existing; an additional 4000sqm NFA of retail to cater for the existing population, as well as for the expected population increase under RDS stage 1; approximately 1500sqm NFA of retail to cater for potential dwelling increase in Turrumurra under RDS stage 2.
- Two supermarkets with a combined total of 4,500sqm one located in each of the retail areas
- The centre will comprise two main retail areas one on the southern side of the highway serving south Turrumurra residents and one on the eastern side of the railway near Turrumurra Avenue serving residents to the north and east of the centre.
- Between the two retail areas (in the centre) are the rail station and a community facilities “hub”.
- Community facilities are to be consolidated within the Ray Street precinct to create a community hub
- Potential for a 4000sqm leisure centre in the Ray Street precinct subject to community consultation and Council approval
- Retaining the strip shops fronting onto the Pacific Highway and allowing commercial and retail uses
- new cafes, restaurants and speciality shops at the rear of the centre facing north onto new public spaces at Gilroy Lane and at William Street
- a total of 5000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical services and the like. This includes approximately 3700sqm NFA of existing floor area and an allowance of 30% for future growth.
- Residential shop top housing in all retail areas. Based on preliminary Urban design analysis this will result in approximately 550 to 650 additional dwellings or approximately 100 to 1200 additional residents in total over the life of the plan.

Proposed traffic improvements associated with this option include:

- New signalised intersection with Pacific Highway at Turrumurra Avenue
- Conversion of Rohini Street to Left in and Left Out with the removal of traffic signals and providing a new road link between Gilroy Road and Turrumurra Avenue.
- Provision of a direct connection from Kissing Point Road to William Street and a one way link to Ray Street via Forbes Lane.
- A new road connection from Kissing Point Road to Duff Street.
- Road widening to remove the tidal flow on Pacific Highway

RECOMMENDATION

- A. That Council adopt in principle the recommended option (option D) as outlined in this report and in Attachment D to guide future development of retail, residential, community and commercial activity within the Turrumurra Centre.
- B. That Council commence preparation of a Draft Local Environmental Plan to rezone land consistent with Council’s preferred option and notify the Department of Planning of its resolution under Section 54 of the Environmental Planning and Assessment Act.

Item

S04038
24 November 2005

- C. That Council notify relevant government agencies of its intention to prepare a Local Environmental Plan as required under Section 62 of the Environmental Planning and Assessment Act.
- D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the following table and as outlined in this report.

Land Description	Addresses	Proposed Zones
Land Bound By Duff Street, Pacific Highway and Kissing Point Road.	1A, 1, 3 Kissing Point Road	Local Centre
	1364, 1370-1378, 1390, 1392, 1396 Pacific Highway	Local Centre
	1380-1388 Pacific Highway	Part Local Centre Potential Part Local Open Space - Public
	1408 Pacific Highway, 2 Duff Street	Local Centre
	4 Duff Street, 3 Stonex Lane	Part Local Centre Part Local Open Space - Public
Land bound by Kissing Point Road, Pacific Highway and Railway line	1334 (Hillview), 1340, 1356, 1358, 1360, 1362 Pacific Highway, 2 Kissing Point Road	Residential - High Density – Potential additional permitted uses: health centre; community facilities; commercial
Land on corner of Ray Street and Pacific highway	1335, 1337 Pacific Highway	Residential - High Density
Land bounded by Ray Street, Pacific Highway and Railway Line	1275, 1293, 1295, 1297-9, 1301, 1305, 1307, 1311, 1315, 1319, 1323, 133 Pacific Highway, 1& 5 Ray Street, 4, 6, 8, 10, 12 William Street,	Local Centre
Land Bounded by Rohini Street, Eastern Road, Gilroy Road, Uniting Church and Turramurra Ave.	1251, 1253, 1255, 1257, 1259, 1263, 1267, 1269, 1271, 1273 Pacific Highway, 1-3, 5-7, 9, 17, 19, 21, 23, 25, 29, 31, 33, 35, 37, 39 Rohini Street, 1-7 Gilroy Road, 2-8 Turramurra Avenue.	Local Centre
	9-11 Turramurra Avenue,	Infrastructure – Place of Public Worship.
Land on Corner Pacific Highway and Turramurra Avenue	1233, 1243, 1245, 1247 Pacific Highway	Residential – High Density
Land on corner of Eastern Road and Rohini Street.	47- 49 Rohini Street	Residential - High Density
	2, 4, 8, 10, 14, 20 Eastern Road	Local Centre
	4 Duff Street, 3 Stonex Lane	Part Local Centre Part Local Open Space - Public

Item

S04038

24 November 2005

- E. That Council prepare a Draft Development Control Plan for the Turramurra Centre in accordance with the table of contents outlined in Attachment I.
- F. That Council adopt the work programme as outlined in the report including the timeframe for the final submission of an adopted Local Environmental Plan to the Minister for Planning.
- G. That Council formally consider the Draft Local Environmental Plan and Draft Development Control Plan prior to them being placed on public exhibition.
- H. That this report consider reclassification of community land within the Turramurra centre
- I. That the following be prepared for the Turramurra Centre:
 - i. A public domain concept plan.
 - ii. An action plan for traffic and parking management.
 - iii. Proposals for community facilities.
 - iv. Other proposals for a schedule of works for inclusion in a Draft Section 94 Plan.
- J. That the development of a Section 94 Development Contributions strategy be commenced.
- K. That Council inform Rail Corp of its support for a 7.5 metre wide pedestrian bridge over the railway at Turramurra Station, subject to further negotiation regarding the financial aspects, and provide a further report to Council on funding matters associated with making this commitment.
- L. That creation of a new roads generally as indicated on the map in Attachment H be further considered by Council prior to inclusion in the Draft Local Environmental Plan and Draft Development Control Plan.
- M. That final controls and rezoning of land within the Turramurra Centre as outlined in this report is subject to economic feasibility assessment by a suitably qualified consultant and further consideration and investigation and review as outlined within this report.
- N. That a further report be brought back to Council on the assessment of the potential to rezone properties currently zoned residential 2d and 2e to higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and as outlined in Attachments E and F and include recommendations on which properties should be included for rezoning in the draft Turramurra Centre LEP.

Precinct	Address
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line.	1345, 1351, 1359 Pacific Highway
	6, 8 10, 12, 14, 16, 18 Ray Street.
	2 Cherry Street

Item

S04038
24 November 2005

Precinct	Address
Corner of Pacific highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, Turramurra 2-4, 6 Boyd Street, Turramurra
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line.	51, 53 Rohini Street 22, 24, 26, 28 Eastern Road 6 King Street

- O. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Turramurra LEP. This report is to include the properties identified in Council's resolution on 18 October 2005 as well as any other properties in Residential 2(c) or 2(c2) zones that may be impacted by the resolved preferred draft planning option for the Turramurra centre.

Steven Head
Director Open Space & Planning

Greg Piconi
Director Technical Services

Bill Royal
Senior Urban Designer

Antony Fabbro
Manager Urban Planning

Attachments:

- Attachment A - Turramurra Commercial Centre Draft Background Report November 2005.**
- Attachment B - Chronology of Surveys and Consultations.**
- Attachment C - Turramurra Town Centre Traffic Study.**
- Attachment D - Recommended Option D - map.**
- Attachment E - Land zoning proposed core - map.**
- Attachment F - General study area land zoning proposed - map.**
- Attachment G - Open space and heritage - map.**
- Attachment H - Roads to be closed / open - map.**
- Attachment I - Draft DCP template - Town Centres.**

RESOLUTION OF ORDINARY MEETING OF COUNCIL
06 DECEMBER 2005

522 **Turrumurra Town Centre Preferred Land Use Options**

File: S04038

The following members of the public addressed Council:

**G Kemp
B Irwin
P Edwards
S Wesley
G Coulter
V Harris
C Wratt
M Thomas
L Fowler
D Newbrun
R Koziol**

To have Council consider the consultation and planning outcomes for the Turrumurra centre and to seek Council's endorsement of the recommended option and to prepare a draft Local Environmental Plan and draft Development Control Plan to rezone certain lands in and around the Turrumurra Centre to set more detailed planning and development controls for the area.

Resolved:

(Moved: Councillor Cross/Shelley)

- A. That Council adopt in principle Option E as outlined on Page 17 this report to DIRECT future development of retail, residential, community and commercial activity in the Turrumurra Village Centre, noting that the "21,500sqm NFA of retail – Page 17 of the report" actually means 21,500 retail INCLUDING shop front commercial.
- B. That Council commence preparation of a Draft Local Environmental Plan to rezone land consistent with Council's preferred option and notify the Department of Planning of its resolution under Section 54 of the Environmental Planning and Assessment Act.
- C. That Council notify relevant government agencies of its intention to prepare a Local Environmental Plan as required under Section 62 of the Environmental Planning and Assessment Act.

Note: A, B and C to be carried out in conjunction with H which is the reclassification of Community Land Report.

- D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the following table and as outlined in this report, but removing the Land Bound by Kissing Point Road, Boyd, railway and Highway precinct including Hillview. This precinct to be the subject of a further detailed report based on the "Hillview Garages and Historic Precincts Conservation Plan: and any other studies and consultation.

Land Description	Addresses	Proposed Zones
Land Bound By Duff Street, Pacific Highway and Kissing Point Road.	1A, 1 , 3 Kissing Point Road	Local Centre
	1364, 1370-1378, 1390, 1392, 1396 Pacific Highway	Local Centre
	1380-1388 Pacific Highway	Part Local Centre Potential Part Local Open Space - Public
	1408 Pacific Highway, 2 Duff Street	Local Centre
	4 Duff Street, 3 Stonex Lane	Part Local Centre Part Local Open Space - Public
Land on corner of Ray Street and Pacific highway	1335, 1337 Pacific Highway	Residential - High Density
Land bounded by Ray Street, Pacific Highway and Railway Line	1275, 1293, 1295, 1297-9, 1301, 1305, 1307, 1311, 1315, 1319, 1323, 133 Pacific Highway, 1& 5 Ray Street, 4, 6, 8, 10, 12 William Street,	Local Centre
Land Bounded by Rohini Street, Eastern Road, Gilroy Road, Uniting Church and Turramurra Ave.	1251, 1253, 1255, 1257, 1259, 1263, 1267, 1269, 1271, 1273 Pacific Highway, 1-3, 5-7, 9, 17, 19, 21, 23, 25, 29, 31, 33, 35, 37, 39 Rohini Street, 1-7 Gilroy Road, 2-8 Turramurra Avenue.	Local Centre
	9-11 Turramurra Avenue,	Infrastructure – Place of Public Worship.
Land on Corner Pacific Highway and Turramurra Avenue	1233, 1243, 1245, 1247 Pacific Highway	Residential – High Density
Land on corner of Eastern Road and Rohini Street.	47- 49 Rohini Street	Residential - High Density
	2, 4, 8, 10, 14, 20 Eastern Road	Local Centre

- E. That Council prepare a Draft Development Control Plan for the Turramurra Centre in accordance with the table of contents outlined in Attachment I.
- F. That Council adopt the work programme as outlined in the report including the timeframe for the final submission of an adopted Local Environmental Plan to the Minister for Planning, plus a compulsory Preliminary Exhibition prior to a Draft LEP coming to Council for Adoption as a draft.

- G. That Council formally consider the Draft Local Environmental Plan and Draft Development Control Plan prior to them being placed on public exhibition. This is to include a preliminary exhibition to residents.

Councillors are to receive the material for the draft a minimum of one week, preferably ten days prior to the matter coming to Council.

- H. That the FURTHER report consider reclassification of community land within the Turramurra Centre in conjunction with A, B and C and in conjunction with staff recommendations concerning the public domain plan, proposals for community facilities, green space and traffic/parking management as per I below.
- I. That the following be prepared for the Turramurra Centre:
- i. A public domain concept plan.
 - ii. An action plan for traffic and parking management.
 - iii. Proposals for community facilities.
 - iv. Other proposals for a schedule of works for inclusion in a Draft Section 94 Plan.
- J. That the development of a Section 94 Development Contributions strategy be commenced.
- K. That Council inform Rail Corp of its support for a 7.5 metre wide pedestrian bridge over the railway at Turramurra Station, subject to further negotiation regarding the financial aspects, and provide a further report to Council on funding matters associated with making this commitment.
- L. That a best case traffic plan be prepared for Option E, both including and excluding a road bridge from Rohini Street to Ray Street. This is to be considered by Council separately prior to inclusion in the Draft LEP and Draft DCP.

That creation of new roads generally as indicated on the map in attachment H be further considered by Council prior to inclusion in the Draft LEP and Draft DCP but that no new roads be included in the Rohini Street/Turramurra Avenue precinct.

- M. That final controls and rezoning of land within the Turramurra Centre as outlined in this report is subject to economic feasibility assessment by a suitably qualified consultant and further consideration and investigation and review as outlined within this report.

Traffic considerations and contraindications should also be taken into account on any recommendation or decision on increasing densities.

If there is to be any variation to the controls and rezonings as proposed, a report must come to Council before any variation occurs.

- N. That a further report be brought back to Council on the assessment of the potential to rezone properties currently zoned residential 2d and 2e to higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and as outlined in Attachments E and F and include recommendations on which properties should be included for rezoning in the draft Turrumurra Centre LEP. Traffic considerations and contraindications should also be taken into account on any recommendation or decision on increasing densities.

Precinct	Address
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line.	1345, 1351, 1359 Pacific Highway
	6, 8 10, 12, 14, 16, 18 Ray Street.
	2 Cherry Street
Corner of Pacific highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, Turrumurra 2-4, 6 Boyd Street, Turrumurra
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line.	51, 53 Rohini Street
	22, 24, 26, 28 Eastern Road
	6 King Street

- O. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Turrumurra LEP. This report is to include the properties identified in Council's resolution on 18 October 2005 as well as any other properties in Residential 2(c) or 2(c2) zones that may be impacted by the resolved preferred draft planning option for the Turrumurra centre.

Traffic considerations should be taken into account in any recommendation or decision on rezoning of interface properties.

- P. That the Aquatic Study come to Council at the earliest opportunity, preferably the first meeting of 2006 with further recommendations for an indoor leisure centre at a location outside the Turrumurra Town Centre.

For the Resolution: The Mayor, Councillor E Malicki, Councillors Bennett, Cross, Innes & Shelley

Against the Resolution: Councillors Andrew, Ebbeck, Hall, Lane & Ryan

*The voting being EQUAL, the Mayor exercised her Casting Vote
IN FAVOUR of the Motion*

*The above Resolution was CARRIED as an Amendment to the Original Motion.
The Original Motion was:*

(Moved: Councillors Ebbeck/Andrew)

- A. That Council adopt in principle the recommended option (option D) as outlined in this report and in Attachment D to guide future development of retail, residential, community and commercial activity within the Turramurra Centre.
- B. That Council commence preparation of a Draft Local Environmental Plan to rezone land consistent with Council's preferred option and notify the Department of Planning of its resolution under Section 54 of the Environmental Planning and Assessment Act.
- C. That Council notify relevant government agencies of its intention to prepare a Local Environmental Plan as required under Section 62 of the Environmental Planning and Assessment Act.
- D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the following table and as outlined in this report.

Land Description	Addresses	Proposed Zones
Land Bound By Duff Street, Pacific Highway and Kissing Point Road.	1A, 1, 3 Kissing Point Road	Local Centre
	1364, 1370-1378, 1390, 1392, 1396 Pacific Highway	Local Centre
	1380-1388 Pacific Highway	Part Local Centre Potential Part Local Open Space - Public
	1408 Pacific Highway, 2 Duff Street	Local Centre
	4 Duff Street, 3 Stonex Lane	Part Local Centre Part Local Open Space - Public
Land bound by Kissing Point Road, Pacific Highway and Railway line	1334 (Hillview), 1340, 1356, 1358, 1360, 1362 Pacific Highway, 2 Kissing Point Road	Residential - High Density – Potential additional permitted uses: health centre; community facilities; commercial, potential open space, public access
Land on corner of Ray Street and Pacific highway	1335, 1337 Pacific Highway	Residential - High Density
Land bounded by Ray Street, Pacific Highway and Railway Line	1275, 1293, 1295, 1297-9, 1301, 1305, 1307, 1311, 1315, 1319, 1323, 133 Pacific Highway, 1& 5 Ray Street, 4, 6, 8, 10, 12 William Street,	Local Centre
Land Bounded by Rohini Street, Eastern Road, Gilroy Road, Uniting Church and Turramurra Ave.	1251, 1253, 1255, 1257, 1259, 1263, 1267, 1269, 1271, 1273 Pacific Highway, 1-3, 5-7, 9, 17, 19, 21, 23, 25, 29, 31, 33, 35, 37, 39 Rohini Street, 1-7 Gilroy Road, 2-8 Turramurra Avenue.	Local Centre
	9-11 Turramurra Avenue,	Infrastructure – Place of Public Worship.
Land on Corner Pacific	1233, 1243, 1245, 1247	Residential – High

Land Description	Addresses	Proposed Zones
Highway and Turramurra Avenue	Pacific Highway	Density
Land on corner of Eastern Road and Rohini Street.	47- 49 Rohini Street	Residential - High Density
	2, 4, 8, 10, 14, 20 Eastern Road	Local Centre

- E. That Council prepare a Draft Development Control Plan for the Turramurra Centre in accordance with the table of contents outlined in Attachment I.
- F. That Council adopt the work programme as outlined in the report including the timeframe for the final submission of an adopted Local Environmental Plan to the Minister for Planning.
- G. That Council formally consider the Draft Local Environmental Plan and Draft Development Control Plan prior to them being placed on public exhibition.
- H. That this report consider reclassification of community land within the Turramurra centre
- I. That the following be prepared for the Turramurra Centre:
 - i. A public domain concept plan.
 - ii. An action plan for traffic and parking management.
 - iii. Proposals for community facilities.
 - iv. Other proposals for a schedule of works for inclusion in a Draft Section 94 Plan.
- J. That the development of a Section 94 Development Contributions strategy be commenced.
- K. That Council inform Rail Corp of its support for a 7.5 metre wide pedestrian bridge over the railway at Turramurra Station, subject to further negotiation regarding the financial aspects, and provide a further report to Council on funding matters associated with making this commitment.
- L. That creation of new roads generally as indicated on the map in Attachment H be further considered by Council prior to inclusion in the Draft Local Environmental Plan and Draft Development Control Plan.
- M. That final controls and rezoning of land within the Turramurra Centre as outlined in this report is subject to economic feasibility assessment by a suitably qualified consultant and further consideration and investigation and review as outlined within this report.
- N. That a further report be brought back to Council on the assessment of the potential to rezone properties currently zoned residential 2d and 2e to

higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and as outlined in Attachments E and F and include recommendations on which properties should be included for rezoning in the draft Turrumurra Centre LEP.

Precinct	Address
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line.	1345, 1351, 1359 Pacific Highway
	6, 8 10, 12, 14, 16, 18 Ray Street.
	2 Cherry Street
Corner of Pacific highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, Turrumurra 2-4, 6 Boyd Street, Turrumurra
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line.	51, 53 Rohini Street
	22, 24, 26, 28 Eastern Road
	6 King Street

- O. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Turrumurra LEP. This report is to include the properties identified in Council's resolution on 18 October 2005 as well as any other properties in Residential 2(c) or 2(c2) zones that may be impacted by the resolved preferred draft planning option for the Turrumurra centre.
- P. That there is no retail or commercial development within 25 metres of the Uniting Church boundary except within the existing buildings.
- Q. That the draft LEP includes consideration of the road bridge from Ray Street to Rohini Street.

TURRAMURRA TOWN CENTRE - ADDITIONAL MATTERS - HERITAGE, HILLVIEW, INTERFACE SITES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present to Council additional information relating to Turramurra Town Centre for the preparation of a draft Local Environmental Plan and Development Control Plan for the centre.
BACKGROUND:	On 6 December 2005 Council resolved to prepare a draft Local Environmental Plan (LEP) and draft Development Control Plan (DCP) to apply to the Turramurra Town Centre. Council's resolution requested that further detailed information relating to heritage, the Hillview site at 1334 Pacific Highway, Turramurra, zone interface matters and the potential to rezone certain land currently zoned 2(e) and 2(d) to higher densities be provided to Council before finalising the draft LEP and draft DCP for public exhibition.
COMMENTS:	Further studies have been undertaken which investigate heritage matters in the town centre and of the Hillview site, potential impacts of future development on the properties on the zone interface and opportunities to rezone nominated sites currently zoned 2(d) and 2(e) to a higher density in accordance with the Minister's direction. Recommendations are provided on heritage listings and appropriate zonings for sites to be included in the draft LEP as well as matters to be addressed in the draft DCP prior to being formally adopted by Council for public exhibition.
RECOMMENDATION:	That Council include land in the draft Local Environmental Plan applying to the Turramurra Town Centre in accordance with the recommendations of this report. That the sites identified in this report for heritage listing be included as heritage items under the Draft Town Centres LEP.

PURPOSE OF REPORT

To present to Council additional information relating to Turramurra Town Centre for the preparation of a draft Local Environmental Plan and Development Control Plan for the centre.

BACKGROUND

In a letter dated 27 May 2004, the State Government gave a direction (under section 55 *Environmental Planning and Assessment Act*) to Council to prepare an LEP in relation to areas in and around existing retail and commercial centres in the Rail / corridor and St Ives Centre as Stage 2 of its Residential Development Strategy.

At its meeting on 6 December 2005, Council considered and adopted a preferred land use option for the Turramurra town centre and resolved to prepare a draft Local Environmental Plan (LEP) and draft Development Control Plan (DCP). The report also identified further work that needed to be completed prior to finalising the Draft LEP and DCP.

A recision motion was adopted by Council on 7 February 2006 for the Turramurra town centre, however, the effect of the recision motion is separate and does not have a direct effect on this report.

Further investigations were required to be carried out on the Hillview precinct, which includes the properties bounded by the Pacific Highway, Kissing Point Road, Boyd street and the railway. The purpose of this work was to further assess heritage within the area, determine an appropriate future use for the Hillview buildings and of the former road corridor land to the satisfaction of the RTA/DOP and investigate the potential for the adaptive re-use of heritage buildings. In regard to this, Council resolved the following:

- D. *That the Draft Local Environmental Plan propose rezoning of lands in accordance with the following table and as outlined in this report, but removing the Land Bound by Kissing Point Road, Boyd, railway and Highway precinct including Hillview. This precinct to be the subject of a further detailed report based on the "Hillview Garages and Historic Precincts Conservation Plan: and any other studies and consultation.*

The report to council also noted that additional heritage assessment for particular sites would be undertaken to complement the planning and urban design work for the adopted land use option for the Turramurra centre.

The Minister's Directive requires Council to review all existing medium density zones including 2(d), 2(e) and 2(h) to determine areas appropriate for rezoning to higher densities similar to those under the 2(d3) zone in LEP 194. The report to Council on 6 December 2005 identified which sites within the current 2(d) and 2(e) zones would be appropriate for further consideration for rezoning to higher densities in accordance with the Minister's directive. In regard to this matter Council resolved:

- N. *That a further report be brought back to Council on the assessment of the potential to rezone properties currently zoned residential 2d and 2e to higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and as outlined in Attachments E and F and include recommendations on which*

Item 12

S04038
16 February 2006

properties should be included for rezoning in the draft Turrumurra Centre LEP. Traffic considerations and contraindications should also be taken into account on any recommendation or decision on increasing densities.

Precinct	Address
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line.	1345, 1351, 1359 Pacific Highway
	6, 8 10, 12, 14, 16, 18 Ray Street.
	2 Cherry Street
Corner of Pacific highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, Turrumurra
	2-4, 6 Boyd Street, Turrumurra
Area bounded by Rohini Street, Eastern Road, King Street, pathway between King and Cherry Streets and railway line.	51, 53 Rohini Street
	22, 24, 26, 28 Eastern Road
	6 King Street

Further assessment of properties on the zone interface was required prior to making recommendations to council for potential rezoning. In regard to this matter Council resolved:

- O. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Turrumurra LEP. This report is to include the properties identified in Council's resolution on 18 October 2005 as well as any other properties in Residential 2(c) or 2(c2) zones that may be impacted by the resolved preferred draft planning option for the Turrumurra centre.*

Traffic considerations should be taken into account in any recommendation or decision on rezoning of interface properties.

COMMENTS

Heritage

As part of the Turrumurra centre site analysis and urban design studies, heritage matters have been considered. An independent heritage consultant was engaged to conduct the review. The information has been sourced from Ku-ring-gai Heritage and Neighbourhood study 2000 Godden McKay Logan-Keys Young. This report investigated the history, neighbourhood character values, built heritage values and landscape values.

This information has been reviewed by Council's Heritage adviser, Senior Urban Design, Urban design consultant and planning staff. Current items of heritage significance (existing and items for further review) were identified in the Turrumurra Commercial Centre Background Report presented to Council on 6 December 2005.

Following Council's adoption of the recommended land use option, an independent review has been undertaken of the existing heritage and draft or potential heritage items previously identified by Council

Item 12

S04038
16 February 2006

within the Turrumurra Town Centre. The study report comments on heritage status, potential for the adaptive reuse of items and opportunities for redevelopment of the Hillview site. It also comments on other heritage related urban design issues. For the purpose of this study, only the core area the town centre affected by changed land use and increased densities was included. A copy of the consultant's report on heritage and interface is included as **Attachment A** to this report.

The consultant's report comments on all the previously identified heritage items, draft heritage items and potential heritage items under investigation and makes recommendations on which of these properties should be included as heritage items in the draft Turrumurra town centre LEP. The table below presents the recommendations of the heritage assessment report.

Property	Status	Recommendation
Masonic Temple, 1247 Pacific Highway Turrumurra.	Heritage Item	Recommended for retention as Heritage item in DLEP
St Margaret's Church, 17A Eastern Road, Turrumurra	Heritage Item	Recommended for retention as Heritage item in DLEP
1358 and 1360 Pacific Highway, Turrumurra	Heritage Item	Recommended for retention as Heritage item in DLEP
Former Commonwealth Bank, 1356 Pacific Highway, Turrumurra.	Heritage Item	Recommended for retention as Heritage item in DLEP
8 Kissing Point Road, Turrumurra	Heritage Item	Recommended for retention as Heritage item in DLEP
1428 Pacific Highway, Turrumurra	Heritage Item	Recommended for retention as Heritage item in DLEP
2 Nulla Nulla Street, Turrumurra	Heritage Item	Recommended for removal as Heritage item in DLEP
Uniting Church, 10 Turrumurra Avenue, Turrumurra.	Draft Heritage Item (awaiting gazettal).	Recommended to be included as Heritage item in DLEP
Hillview, 1334 Pacific Highway, Turrumurra	Draft Heritage Item (awaiting gazettal).	Recommended to be included as Heritage item in DLEP
8 Ray Street ,Turrumurra	Potential Heritage Item under investigation.	Recommended Heritage listing in DLEP
2-4 Boyd Street, Turrumurra	Potential Heritage Item under investigation.	Recommended for Heritage listing in DLEP
Turrumurra Library, 5 Ray Street, Turrumurra	Potential Heritage Item under investigation.	Heritage listing not recommended
Turrumurra Village Park, 1275 Pacific Highway, Turrumurra	Potential Heritage Item under investigation.	Heritage listing not recommended
18 Turrumurra Avenue, Turrumurra	Potential Heritage Item under investigation.	Heritage listing not recommended
1362 Pacific Highway, Turrumurra	Potential Heritage Item under investigation.	Heritage listing not recommended
35-39 Rohini Street, Turrumurra	Potential Heritage Item under investigation..	Recommended for retention of façade as part of DDCP controls
Westpac Bank, 1-3 Rohini Street, Turrumurra.	Potential Heritage Item under investigation.	Recommended for retention of façade as part of DDCP controls

In order for the identified properties to either retain or gain a heritage status under the town centres LEP as recommended in the study, they need to be listed in Schedule 6 of the Draft LEP.

Item 12

S04038
16 February 2006

The property at 2 Nulla Nulla Street has been recommended for removal from the heritage list as the property has been substantially added/alterd to since heritage listing and it is unsupported by other heritage listings within the immediate vicinity to provide an ongoing context. In addition there is a conflict with the surrounding 2(d3) zone and it has been recommended for rezoning as part of the interface study.

In order remove the heritage listing from the property at 2 Nulla Nulla Street, this property should be left off the list under Schedule 6 of the draft LEP. This would mean that, upon the gazettal of the Town Centres LEP (Turrumurra) , the properties current heritage status under the Ku-ring-gai Planning Scheme Ordinance (KPSO) will be extinguished.

Hillview Precinct - Background

Council's resolution of 6 December 2005 required that the Hillview precinct be the subject of a further detailed report prior to a decision being made on the sites inclusion in the DLEP and DDCP. This precinct includes the land bounded by the Pacific Highway, Kissing Point Road, Boyd Street and the railway and includes the properties at 1334(Hillview), 1340, 1356, 1358, 1362 Pacific Highway, 4-6, 8 Kissing Point Road and 2-4, 6 Boyd Street.

The area contains a number of heritage items both listed, potential and awaiting gazettal. It also contains the former road corridor land in which the Road and Traffic Authority and Department of Planning have an interest.

The purpose of the further investigation was to:

- Further assess of the heritage values within the area
- Determine an appropriate future use for the Hillview buildings
- Determine an appropriate use of the former road corridor land to the satisfaction of the RTA/DOP
- Identify the potential for adaptive re-use of heritage buildings

Potential development options for Hillview have previously been recommended in a study by Peter Annand & Associates Pty Ltd (1997), informed by a Conservation Plan for the Hillview Garages and Historic Precincts by Design 5 Architects (1997). The further investigations have been conducted by Council's urban design and heritage consultants. This included a review of the existing documentation, and has identified alternative proposals for the site to retain the significant values of the heritage item and curtilage, as well as providing opportunities for new development with a higher level of functionality and amenity. The consultant's report on the Hillview precinct is included in the Heritage and Interface report in **Attachment A**.

Proposed Future use for the Hillview and Former Road Reserve Sites

The urban design and heritage consultants have recommended the following future uses of the site.

1. A new two storey building (potentially commercial) situated to the north of the Hillview Garages, and between the driveway and west side boundary. Provide a physical and visual separation between the two buildings (however the two may be connected at ground level), and a setback from the gates on the Pacific Highway frontage.

Item 12

S04038
16 February 2006

2. A new three storey building (maximum) situated on the existing gravel car park facing the Pacific Highway, between Hillview cottage and the western driveway. Side setback from Hillview cottage to be defined by the existing Camphor Laurel windbreak closest to the cottage, and front setback to be behind the front building line of Hillview cottage, and the building orientate to the street alignment. The west end may adjoin the western entrance drive. This proposal would require the partial removal of a section of the western Camphor Laurel windbreak.
3. A new three to five storey residential building at the south west corner of the site on the Boyd Street frontage. Building footprint to be L-shaped, providing north easterly light to the majority of units. Proposal may require the realignment of a section of the driveway entering from Boyd Street.
4. Retention of Hillview cottage and garages and an appropriate adaptive re-use.

These proposals are presented in figure 4.4 of **Attachment A** and will be reflected in the detailed site controls for the site in the draft DCP.

Zoning

The study recognises that the Hillview precinct needs to be considered as a whole, and recommends that the draft heritage item status be extended to cover the former road reserve part of the site. Similar principles should apply to site zoning. The report suggests that 'local centre' zoning over the whole of the site will provide greater flexibility than dividing the site into separate residential and local centre zones. This will allow for the potential commercial use of the site to the north of the Hillview garages, and also provide for either residential or commercial use of the Hillview garages themselves. The open space areas in the centre of the site, and the driveway circuit, essentially form shared spaces which cannot be alienated from the different site functions.

In regard to the other sites in the precinct, it is recommended that the properties at 1356, 1358, 1362 Pacific Highway be included in the local centre zone to reflect their current retail and commercial uses. The sites at 4-6, 8 Kissing Point Road and 2-4, 6 Boyd Street are currently zoned 2(e). It is proposed that these be included in the Draft LEP as part of the high density residential zone. This issue is discussed in more detail later in this report.

Opportunities for adaptive reuse

The study notes that the existing health care use of Hillview is of great community value and is a low impact use on the significant fabric of the cottage and former guest house. However, it is also noted that this use brings with it limited resources to invest in the maintenance and/or restoration of Hillview. The study recommends that other future uses should be considered strictly from the perspective of their compatibility with the significance of the place. The study suggest the following future potential adaptive reuses for the existing buildings on the site:

1. *Hillview cottage & former guesthouse*

Item 12

S04038
16 February 2006

- Residential (original residential nature of the buildings provides good adaptability for residential use).
- Hospitality (quality and presence of Hillview and its associated grounds could be of value, and could be integrated with new development as part of a consistent site approach).
- Professional Suites
- Commercial Office use

2. *Hillview garages*

- Residential
- Commercial (Office)
- Health care

Rohini Street

As part of the heritage assessment of the Turrumurra town centre a more detail investigation was undertaken on the Rohini Street shops. The study and report did not identify any buildings that warranted potential listing as heritage items in the draft LEP. However, the building facades of 1-3, 21 and 35-39 Rohini Street were of particular significance for their streetscape contribution and recommended that these be retained as part of future development.

The report recommends that, in order to retain and enhance the character of Rohini Street as a key local shopping street, the draft DCP should include a succinct Character Statement for Rohini Street which describes the key elements which contribute to its character, and which are to be retained or enhanced by new development. The buildings at 1-3, 21 and 35-39 Rohini Street should be identified in the draft DCP as contributory elements, with appropriate controls for their retention and adaptation.

Zone interface

On 18th October 2005, Council considered a report sites at the interface with medium density 2(d3) zones and single dwellings. As a result of this report, Council resolved to defer consideration of a number of interface sites that were within the boundaries of the Turrumurra Town Centre so the appropriate treatment could be considered as part of the entire Town Centre land use strategy. This involves the following sites:

- 30 Turrumurra Avenue, Turrumurra
- 37 & 39 Gilroy Road, Turrumurra
- 3 Wonga Wonga Street, Turrumurra
- 1 & 3 Nulla Nulla Street, Turrumurra
- 5 Duff Street, Turrumurra
- 2 Nulla Nulla Street, Turrumurra

In addition to these sites nominated by Council, other sites which are currently zoned 2(c) or 2(c2) with potential interface implications from the adopted planning option have been identified and assessed. The assessment of all sites used the same methodology identified in the interface sites report presented to Council on 18 October 2005 and has included a detailed heritage assessment in the cases where the properties are existing or potential heritage items.

Item 12

S04038
16 February 2006

The interface properties under consideration are shown in FIG 1 of the Heritage and Interface report included in **Attachment A** to this report. Below are comments relating to specific precincts and issues noted in the report.

Land between Turramurra Avenue and Gilroy Road

The report notes that the mid block interface with the 2(d3) zone along Turramurra Ave and Gilroy Rd creates an awkward scale related interface issue. The report recommends that a mid-block medium density zone should be created to form a transition between the low and high density zones. The minimum width of this zone should be 30m (or two lots) and cater for 2.6 storey townhouse style development. This would involve the properties at 30, 32 Turramurra Avenue, 37, 39 Gilroy Road.

The report also suggest that a more complete streetscape and better overall urban form could be provided by extending the medium density zoning along Turramurra Ave, Gilroy Rd and Eastern Rd to Brentwood Ave. While it is not recommended that this extended medium density zone be pursued in the draft town centres LEP it does warrant further investigation as part of Council's future comprehensive LEP process as an alternative approach to dual occupancy development.

2 Nulla Nulla Street

The property at 2 Nulla Nulla Street is listed as a heritage item under the KPSO and is adjoined by 2(d3) zoning that permits high density residential. As discussed earlier in this report, the dwelling has been extended/added significantly since its heritage listing, and is unsupported by existing items within the immediate vicinity to provide context. It is recommended that the heritage listing be removed from this property and that it be rezoned the same as the adjoining properties.

Land Between Turramurra Ave and Ku-ring-gai Ave.

The report concludes that, from an urban design perspective, there is not a critical issue in the scale change between the high density properties fronting Turramurra Ave and those facing Wonga Wonga and Nulla Nulla St. The view contained in the report is that the separate street address and deep block of the Turramurra Ave properties resolve potential scale issues and minimise privacy and shadowing impacts of future 5 storey development.

However, the report also notes that the subdivision pattern, minimal vegetation (by comparison to other sites) and topography of the land in Nulla Nulla Street and Wonga Wonga Street between Turramurra and Ku-ring-gai Avenues would be appropriate for a medium density zone allowing, 2.6 storey townhouse style development, if the sites were consolidated into large lots. This would exclude the sites fronting Ku-ring-gai Avenue. As with the land discussed above, it is not recommended that this extended medium density zone be pursued in the draft town centres LEP, however, it does warrant further investigation as part of Council's future comprehensive LEP process as an alternative approach to dual occupancy development.

Land Between Finlay and Duff Streets

This area was the subject of both the 'Interface Sites' report and subject to an urban design study to prepare 'nominated area controls' for the Residential 2(d3) sites under DCP 55. The urban design

Item 12

S04038
16 February 2006

study recommended that the draft nominated area controls in DCP 55 incorporate a bushland buffer zone be created along the western boundary to protect properties along the interface in Finlay Road and Denman Street. Envelope controls were recommended to address interface issues for 5 Duff Street. The draft DCP 55 controls were publicly exhibited and were subsequently amended following a detail vegetation assessment of the sites and further discussions at the Planning Committee. The revised draft DCP 55 controls have not been reported back to Council for final adoption and are unlikely to do so in time to satisfy the statutory requirements for amending DCPs prior to 31 April 2006 set by the Department of Planning.

A possible solution to implementing the proposed development controls for this precinct to address the interface issues is to bring this precinct under the draft Turrumurra town centre LEP. This would involve incorporating the existing Residential 2(d3) in the residential high density zone and including the draft development controls/envelopes that have been prepared in the draft Town Centre DCP.

Also included in this precinct is the heritage items at 1428 and 1458 Pacific Highway. The item at 1429 Pacific Highway is discussed above under the heritage section of this report. It is recommended that this site be rezoned to enable consolidation with the surrounding 2(d3) zoned sites so as to provide the opportunity for a more sympathetic curtilage to the heritage item and the potential for the building to be restored as part of the development process. Similarly the item at 1458 Pacific Highway would also benefit from the high density residential zone to enable consolidation and a sympathetic curtilage to be provided. It is proposed that the item retain its heritage listing.

Plan Z09 in the Heritage and interface report included in **Attachment A** shows interface sites recommended for rezoning, and those where future rezoning for medium density is feasible and should be considered as part of the comprehensive LEP.

Existing 2(D) And 2(E) Zoned Sites Under The KPSO

The Minister's Directive of 24 May 2004 requires Council to review all existing medium density zones including 2(d), 2(e) and 2(h) to determine which areas are appropriate for improved development standards so as to encourage the redevelopment of land in the existing medium density zones. Development standards similar to those under the 2(d3) zone in LEP 194 are to be considered for these sites.

The report to Council on 6 December 2005 recommended particular sites zoned 2(d) and 2(e) within the Turrumurra town centre study area that warranted further investigation for rezoning to higher densities in accordance with the Minister's Section 55 Direction. Not all land currently zoned 2(d) and 2(e) was recommended for further investigation.

Council's urban design consultant has undertaken an assessment and provided recommendations as to the appropriate zoning for the sites zoned 2(d) and 2(e) identified in the report to Council on 6 December 2005. The recommendations are shown on Plan Z-10 included as **Attachment B** to this report. The recommendations were based on:

- a. Proposed Town Centre structure;

Item 12

S04038
16 February 2006

- b. Appropriate zoning selection to minimise impacts of privacy and overshadowing on interface;
- c. Topography, vegetation and access;
- d. Suitability for redevelopment and increase in density;
- e. Existing density and development.

The subject sites include the following recommended for rezoning:

Corner Pacific Highway And Duff St

This area includes the properties at 1A Duff Street, 1416 and 1420 Pacific Highway. The site currently contains two storey residential flat buildings under strata title. Surrounding sites are zoned Residential (2d3) under LEP 194. Topography is generally flat. The site is located on the highway with good access and unlikely to result in significant traffic issues due to the size of the site. This site is appropriate for higher density development and would result in a consistent built form outcome with the surrounding sites.

Sites Bounded by Ray St, Pacific Highway and Cherry St

This precinct includes the properties at 1345, 1351, 1359 Pacific Highway, 6, 8, 10, 12, 14, 16, 18 Ray Street, 2 Cherry Street. This area is currently a combination of dual occupancies and residential flat buildings. Topography has a gentle fall to the south east. Adjoining properties in Cherry street are currently zoned Residential 2(d3). The site's location provides good pedestrian and traffic access. The potential of the Ray Street properties being zoned high density has already been factored into the traffic modelling for the Turramurra town centre.

It has been recommended elsewhere in this report that the property at 8 Ray Street be included in the draft LEP as a draft heritage item. The inclusion of this whole precinct in the high density residential zone will help facilitate the potential heritage item at 8 Ray Street to be restored and adaptively reused as part of a future development. This process would be aided by the heritage incentive clauses contained in the draft LEP.

Area bounded by Rohini Street, Eastern Road, King Street and railway line.

This site includes the properties at 51, 53 Rohini Street, 22, 24, 26, 28 Eastern Road and 6 King Street. The site is currently occupied by a number of residential flat buildings which are in both strata and company title. The site also includes a retirement village. Height of development ranges is generally three storeys, although some parts are four due to semi basement car parking.

Land to the north of this site is typically zoned residential 2(c2) and is separated by King Street and a public pathway joining King Street and Cherry Street. The potential 1 -2 storey increase in height that would result should the area be zoned high density residential is unlikely to have a significant impact on the lower density properties to the north. The potential for greater setbacks and front landscaping under the higher density zone would help alleviate potential visual impacts.

The higher density zone would also help integrate future development in the area with the proposed local centre zone for the adjoining land in Eastern Road.

Item 12

S04038
16 February 2006

Corner of Kissing Point Road and Boyd Street

This site includes the properties at 4-6, 8 Kissing Point Road and 2-4, 6 Boyd Street. The site currently contains 2 storey residential flat buildings, a heritage item (8 Kissing Point Road) and a property recommended for heritage listing (2-4 Boyd Street). The heritage significance of these properties has been discussed earlier in this report. It is proposed that the adjacent sites be included in the local centre zone in the draft LEP.

The common zoning across these properties will enable a development to take place across all the sites, with the potential for the heritage items to be restored and adaptively reused as part of the development process. The high density zone will help facilitate this process with the aid of the heritage incentive clauses contained in the draft LEP.

Proposed future zoning

It is recommended that all the above sites be included in the residential high density zone and in order to comply with the Minister's direction, development standards be consistent to that of the Residential 2(d3) zone. Council should note that if any of these sites are not included in the draft town centres LEP, they would still be required to be zoned residential high density under the future comprehensive LEP, as this is the zone under the LEP template which permits residential flat building development.

It is acknowledged these sites are unlikely to redevelop in the immediate future, particularly given the existing strata laws. However, all these sites are well located in terms of the access to transport, services and facilities and higher development standards applied to these sites have the potential to provide an incentive to redevelop in the long term. Applying the high density residential zone to these sites will provide a consistent approach to the residential zoning in the town centre.

CONSULTATION

Matters covered by this report were presented to the Planning Committee on 21 February 2006. The recommended changes to draft LEP and draft DCP proposed by this report will be incorporated prior the formal public exhibition. The draft LEP and Draft DCP will be subject to a further report to council prior to the formal public exhibition.

Properties owners significantly affected by the recommendation of this report have been notified of the report going to Council.

FINANCIAL CONSIDERATIONS

The planning work associated with the preparation of this report so covered within the Planning Department Budget-Turramurra town centre.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The integrated planning approach has ensured input from all Council departments throughout the project

SUMMARY

Further studies have been undertaken on a number of unresolved matters within the Turramurra town centre study area. This includes matters relating to heritage, the Hillview precinct, zone interface issues and the potential to rezone nominated sites currently zoned Residential 2(d) and 2(e) adjacent to the town centre.

The heritage study has assessed all previously identified heritage items, draft heritage items and potential heritage items under investigation and recommends that the following properties should be included as heritage items in the draft Turramurra town centre LEP:

- 1247, 1334, 1340, 1356, 1358, 1360 and 1428 Pacific Highway
- 10 Turramurra Avenue,
- 8 Kissing Point Road
- 2-4 Boyd Street
- 8 Ray Street
- 17A Eastern Road

The report also recommends that the heritage listing that currently applies to 2 Nulla Nulla Street be removed.

The assessment of the Hillview precinct has included a consideration of the land bounded by the Pacific Highway, Kissing Point Road, Boyd Street. The study has given particular consideration of heritage matters in the precinct and provides recommendation for uses on the site with a focus on the adaptive reuse of the significant buildings. It is recommended that this precinct be rezoned a combination of residential High Density and local Centre.

Further investigation have been conducted on interface sites, including the properties identified in Council's resolution on 18 October 2005 as well as other properties that may be impacted by the resolved preferred draft planning option for the Turramurra centre. The immediate rezonings that are recommended to address interface issues are a medium density zone to apply to 30, 32 Turramurra Avenue, 37, 39 Gilroy Road to allow 2.6 storey townhouse development and a residential high density zone for 2 Nulla Nulla Street to make it consistent with the adjoining 2(d3) zone.

The report also suggest that a more complete streetscape and better overall urban form could be provided by extending the medium density zoning along Turramurra Ave, Gilroy Rd and Eastern Rd to Brentwood Ave and also to that land between Turramurra Avenue and Ku-ring-gai Avenue (excluding the Ku-ring-gai Avenue properties). This is a matter that should be investigated further as part of Council's future Comprehensive LEP process.

In regard to the interface issues on land between Duff Street and Finlay Road, it is recommended that the land in this area currently zoned 2(d3) be included in the residential high density zone in the Draft

Item 12

S04038
16 February 2006

LEP for the Turramurra town centre and that the draft nominated area controls previous proposed for DCP 55 for this area be included in the draft town centre DCP

Further investigation has been undertaken of the particular 2(d) and 2(e) sites recommended to Council on 6 December 2005 for zoning for higher densities in accordance with the Minister's Section 55 Direction. It is recommended that these nominated sites be included in the residential high density zone in the draft Turramurra Town Centre LEP. While it is acknowledged these sites are unlikely to redevelop in the immediate future, particularly given the existing strata laws, all these sites are well located in terms of the access to transport, services and facilities and higher development standards applied to this site have the potential to provide an incentive to redevelop in the long term.

RECOMMENDATION

- A. That the following properties be included as draft heritage items in Schedule 6 of the Draft Local Environmental Plan for the Turramurra town centre.

Address	Item Name /Description
1247 Pacific Highway Turramurra.	Masonic Temple,
1334 Pacific Highway, Turramurra	Hillview
1340 Pacific Highway, Turramurra	Hillview Garages
1356 Pacific Highway, Turramurra.	Former Commonwealth Bank
1358 and 1360 Pacific Highway, Turramurra	Pair Federation Shops
1428 Pacific Highway, Turramurra	Inter-war Tudor style dwelling
1458 Pacific Highway, Turramurra	Dwelling
10 Turramurra Avenue, Turramurra.	Uniting Church,
8 Kissing Point Road, Turramurra	Federation dwelling
2-4 Boyd Street, Turramurra.	Semi detached Federation dwellings
8 Ray Street, Turramurra	Inter-war Georgian Revival/Mediterranean dwelling
17A Eastern Road, Turramurra	St Margaret's Church

- B. That the Draft Local Environmental Plan for the Turramurra town centre include the rezoning of additional lands in accordance with the following table and as outlined in this report.

Land Description	Addresses	Proposed Zones
Hillview and adjoining sites fronting Pacific Highway	1334, 1340, 1356, 1358, 1360 1362 Pacific Highway	Local Centre
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line	1345, 1351, 1359 Pacific Highway, 6, 8 10, 12, 14, 16, 18 Ray Street, 2 Cherry Street	Residential - High Density
Corner of Pacific Highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway	Residential - High Density

Item 12

S04038
16 February 2006

Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, 2-4, 6 Boyd Street	Residential - High Density
Area bounded by Rohini Street Eastern Road, King Street, pathway between King and Cherry Streets and railway line	51, 53 Rohini Street, 22, 24, 26, 28 Eastern Road 6 King Street	Residential - High Density
	2 Nulla Nulla Street	Residential - High Density
	1428, 1458 Pacific Highway	Residential - High Density
	30, 32 Turramurra Avenue, 37, 39 Gilroy Road	Residential - Medium Density

- C. That land between Duff Street and Finlay Road, Turramurra currently zoned 2(d3) be included the Draft Local Environmental Plan for the Turramurra town centre. This land is to be zone Residential High density with development standards equivalent to the 2(d3) zone. Draft development controls for this land based on the revised draft nominated area controls previous proposed for DCP 55 are to be included in the draft town centre DCP.

Craige Wyse
Senior Urban Planer

Bill Royal
Senior Urban Designer

Antony Fabbro
Manager
Urban Planning

Steven Head
Director
Open Space and Planning

Attachments: Attachment A - Heritage & Interface Report Turramurra Town Centre - 585255
Attachment B - Fig Z.10 - Existing Residential 2(d) & 2(e) land to be rezoned - 585266

RESOLUTION OF ORDINARY MEETING OF COUNCIL

28 FEBRUARY 2006

53 **Turramurra Town Centre - Additional Matters - Heritage, Hillview, Interface Sites**

File: S04038

The following members of the public addressed Council:

**I Ellis-Jones
C Turton
R Bolin
K Soutar
B Symons
J Wee**

To present to Council additional information relating to Turramurra Town Centre for the preparation of a draft Local Environmental Plan and Development Control Plan for the centre.

Resolved:

(Moved: Councillors Ebbeck/Cross)

- A. That the following properties be included as draft heritage items in Schedule 6 of the Draft Local Environmental Plan for the Turramurra Town Centre.

Address	Item Name /Description
1247 Pacific Highway Turramurra.	Masonic Temple,
1334 Pacific Highway, Turramurra	Hillview
1340 Pacific Highway, Turramurra	Hillview Garages
1356 Pacific Highway, Turramurra.	Former Commonwealth Bank
1358 and 1360 Pacific Highway, Turramurra	Pair Federation Shops
1428 Pacific Highway, Turramurra	Inter-war Tudor style dwelling
1458 Pacific Highway, Turramurra	Dwelling
10 Turramurra Avenue, Turramurra.	Uniting Church,
8 Kissing Point Road, Turramurra	Federation dwelling
2-4 Boyd Street, Turramurra.	Semi detached Federation dwellings
8 Ray Street, Turramurra	Inter-war Georgian
	Revival/Mediterranean dwelling
17A Eastern Road, Turramurra	St Margaret's Church

CARRIED UNANIMOUSLY

- B. That the Draft Local Environmental Plan for the Turrumurra town centre include the rezoning of additional lands in accordance with the following table and as outlined in this report.

Land Description	Addresses	Proposed Zones
Hillview and adjoining sites commercial sites	1334, 1340, 1356, 1156a, 1358, 1360 1362 Pacific Highway, 2 Kissing Point Road	Local Centre
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line	1345, 1351, 1359 Pacific Highway, 6, 8 10, 12, 14, 16, 18 Ray Street, 2 Cherry Street	Residential - High Density
Corner of Pacific Highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway	Residential - High Density
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, 2-4, 6 Boyd Street	Residential - High Density
Area bounded by Rohini Street Eastern Road, King Street, pathway between King and Cherry Streets and railway line	51, 53 Rohini Street, 22, 24, 26, 28 Eastern Road 6 King Street	Residential - High Density
	1428, 1458 Pacific Highway	Residential - High Density
	30, 32 Turrumurra Avenue, 37, 39 Gilroy Road	Residential - Medium Density

For the Resolution: Councillors Andrew, Bennett, Cross, Ebbeck, Hall, Lane, Ryan & Shelley

Against the Resolution: The Mayor, Councillor E Malicki

- C. That land between Duff Street and Finlay Road, Turrumurra currently zoned 2(d3) be included the Draft Local Environmental Plan for the Turrumurra town centre. This land is to be zone Residential High density with development standards equivalent to the 2(d3) zone. Draft development controls for this land based on the revised draft nominated area controls previous proposed for DCP 55 are to be included in the draft town centre DCP.
- D. That the travel agent site on 10 William Street Turrumurra be identified for retention within the draft Turrumurra town centre DCP and that appropriate built form controls be provided for the site within the draft DCP.
- E. That an independent heritage report for 6, 8 and 10 William Street be undertaken.

CARRIED UNANIMOUSLY

RESOLUTION OF ORDINARY MEETING OF COUNCIL

14 MARCH 2006

63 CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 28 February 2006

Minutes numbered 34 to 60

Resolved:

(Moved: Councillors Ryan/Ebbeck)

- A. That Minutes numbered 34 to 52 & 54 to 60 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

B. That Part B of Minute No 53 - Turramurra Town Centre - Additional Matters- Heritage, Hillview, Interface Sites be amended to read as follows:

- B. That the Draft Local Environmental Plan for the Turramurra Town Centre include the rezoning of additional lands in accordance with the following table and as outlined in this report.*

Land Description	Addresses	Proposed Zones
Hillview and adjoining sites commercial sites	1334, 1340, 1356, 1356a , 1358, 1360 1362 Pacific Highway, 2 Kissing Point Road	Local Centre
Area bounded by Ray Street, Pacific Highway, Cherry Street and railway line	1345, 1351, 1359 Pacific Highway, 6, 8 10, 12, 14, 16, 18 Ray Street, 2 Cherry Street	Residential - High Density
Corner of Pacific Highway and Duff Street	1A Duff Street, 1416 and 1420 Pacific Highway	Residential - High Density
Corner of Kissing Point Road and Boyd Street	4-6, 8 Kissing Point Road, 2-4, 6 Boyd Street	Residential - High Density
Area bounded by Rohini Street Eastern Road, King Street, pathway between King and Cherry Streets and railway line	51, 53 Rohini Street, 22, 24, 26, 28 Eastern Road 6 King Street	Residential - High Density
	1428, 1458 Pacific Highway	Residential - High Density
	30, 32 Turramurra Avenue, 37, 39 Gilroy Road	Residential - Medium Density

CARRIED UNANIMOUSLY

RESOLUTION OF ORDINARY MEETING OF COUNCIL
07 FEBRUARY 2006

19 Turramurra Town Centre Preferred Land Use Options

File: S04038

The following members of the public addressed Council:

**G Kemp
E Sanhueza
P Roach**

Councillor Hall returned during addresses

**M Thomas
A Parr
V Harris
S Wesley
D Newbrun**

Notice of Rescission from Councillors N Ebbeck, A Andrew, T Hall, A Ryan & M Lane dated 27 January 2006.

We move:

That Parts A, L & P of Council's resolution for Turramurra Town Centre (6 December 2005) be rescinded (*vide Minute No 522*).

We further move:

- "A. That Turramurra will be a local centre with a total of approximately 21,500sqm NFA of retail, including shop front commercial.
- Two main retail centres, one on the south of Pacific Highway and the other on the eastern side around the Gilroy Lane and Turramurra Avenue area; small retail and shop front commercial in the Ray Street precinct.
 - Community facilities are located around the Ray Street precinct to create a community hub.
 - Two expanded supermarkets with a combined total of 4,500sqm.
 - Future consideration given by Council of a leisure centre.
 - Strip shops are retained fronting onto Pacific Highway with commercial and retail uses.
 - New cafes, restaurants and specialist shops at the rear of the centre facing north onto new public spaces.
 - Total of 5000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical service and the like.
 - Residential shop top housing in all retail areas.

- L. That a best case traffic plan be prepared for the option as adopted, both including and excluding a road bridge from Rohini Street to Ray Street. This is to be considered by Council separately prior to inclusion in the Draft LEP and Draft DCP.

That creation of new roads generally as indicated on the map in attachment H be further considered by Council prior to inclusion in the Draft LEP and Draft DCP.

- P. That the Aquatic Study come to Council at the earliest opportunity with recommendations for an indoor pool/leisure centre."

Resolved:

(Moved: Councillors Ebbeck/Andrew)

That the above Notice of Rescission as printed be adopted.

For the Resolution: Councillors Andrew, Ebbeck, Hall, Lane & Ryan

Against the Resolution: The Mayor, Councillor E Malicki, Councillors Bennett, Cross & Shelley

(Moved: Councillors Ebbeck/Hall)

- A. That Turramurra will be a local centre with a total of approximately 21,500sqm NFA of retail, including shop front commercial.
- Two main retail centres, one on the south of Pacific Highway and the other on the eastern side around the Gilroy Lane and Turramurra Avenue area; small retail and shop front commercial in the Ray Street precinct.
 - Community facilities are located around the Ray Street precinct to create a community hub.
 - Two expanded supermarkets with a combined total of approximately 4,500sqm.
 - Future consideration given by Council of a leisure centre.
 - Strip shops are retained so as to maximise amenity for the community and viability for local businesses.
 - New cafes, restaurants and specialist shops at the rear of the centre facing north onto new public spaces so as to maximise amenity.
 - Total of 5,000sqm NFA commercial (located on the upper floors rather than ground floor) to cater for small local businesses, professional services, medical services and the like.
 - Residential shop top housing in all appropriate retail areas.
- L. That a best case traffic plan be prepared for the option as adopted, both including and excluding a road bridge from Rohini Street to Ray Street. This is to be considered by Council separately prior to inclusion in the Draft LEP and Draft DCP.

That creation of new roads generally as indicated on the map in attachment H be further considered by Council prior to inclusion in the Draft LEP and Draft DCP.

- P. That the Aquatic Study come to Council at the earliest opportunity with recommendations for an indoor pool/leisure centre."

For the Resolution: Councillors Andrew, Ebbeck, Hall, Lane & Ryan

Against the Resolution: The Mayor, Councillor E Malicki, Councillors Bennett, Cross & Shelley

The second part of the above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:

(Moved: The Mayor, Councillor Malicki/Councillor Bennett)

- A. Turramurra will be a local centre with a total of approximately 21,500sqm NFA of retail including shop front commercial:

- Two main retail centres, one on the south of the Pacific Highway and the other on the eastern side, around the Gilroy Lane and Turramurra Avenue area, except that a major supermarket (currently Coles) will be located in the Ray Street precinct, along with the library.
- Two expanded supermarkets with a combined total of approximately 4,500sqm.
- Strip shops are retained fronting away from the Pacific Highway with commercial and retail uses.
- New cafes, restaurants and specialist shops at the rear of the centre facing north onto new public spaces.
- Total of 5,000sqm commercial (located on the upper floors rather than the ground floor) to cater for small local businesses, professional services, medical services and the like.
- Residential shop top housing in appropriate retail areas.

- L. That a best case traffic plan be prepared for the option as adopted, both including and excluding a road bridge from Rohini Street to Ray Street. This is to be considered by Council separately prior to inclusion in the Draft LEP and Draft DCP.

- P. That the Aquatic Study come to Council at the earliest opportunity with recommendations for an indoor pool/leisure centre outside of Turramurra Town Centre.

During the debate, a Motion was moved by Councillors Hall & Ebbeck to put the Motion to the vote in accordance with Clause 250 of the Local Government (General) Regulations, 2005.

For the Motion: Councillors Andrew, Cross, Ebbeck, Hall, Lane, Ryan & Shelley

Against the Motion: The Mayor, Councillor E Malicki & Councillor Bennett

2.1 Vision and Structure

- 2.1.1 Vision Statement
- 2.1.2 Structure
- 2.1.3 Land Use
- 2.1.4 Open Space and Links
- 2.1.5 Landscape

2.2 Objectives & Strategies

- 2.2.1 Built Form
- 2.2.2 Street Character
- 2.2.3 Heritage
- 2.2.4 Biodiversity
- 2.2.5 Water Management
- 2.2.6 Pedestrian Access and Circulation
- 2.2.7 Bicycle Access and Circulation
- 2.2.8 Public Transport
- 2.2.9 Vehicle and Service Access and Carparking

2.1.1 VISION STATEMENT

Turramurra Centre will have a strong village atmosphere with a green landscape character, gardens and tall trees and village squares surrounded by cafes, shops and community facilities providing meeting places for the community.

The centre will offer a mix of uses including shop-top housing, retail, commercial and offices, community and open spaces. Cafes and restaurants will encourage night-time vitality. A comprehensive range of community facilities will include a library, youth and aged facilities. Health services will be available.

The shops will be orientated away from the highway onto village squares. Future development will step down in height to the village squares to enhance solar amenity for residents and community. New developments will be set back from the highway to allow widening of the road and improved pedestrian amenity. Heritage items and significant buildings will be protected and integrated into the town centre encouraging reuse.

Pedestrian and cycle routes will provide strong connections between the main shopping areas to minimise the impediments of the highway and railway. Cycle routes to the centre will also be integrated with the regional networks. The bus interchange and train station will be upgraded to operate efficiently, be user friendly and be accessible to all.

The local road network will have improved traffic flows and reduced delays. Some car parking will be located underground to provide greater public space and pedestrian amenity within the town centre.



The map shows a dense urban grid with numerous streets. A red outline highlights a specific area, likely a project site or a neighborhood boundary. The number 1 is placed within this outlined area, near a large building footprint. The number 2 is placed in the upper right corner of the map, near a large building footprint. The number 5 is placed in the lower right corner of the map, near a street intersection. The map also shows various other streets and building footprints, providing a detailed view of the neighborhood's layout.

- Turramurra Development Control Plan, Ku-ring-gai Council (Exhibition Version - MARCH 2006)

ILLUSTRATIVE MASTERPLAN





2.1.2 STRUCTURE

For Turrumurra to become a vibrant local centre every opportunity must be taken to reinforce its role as a destination and to differentiate its experience from other areas. Turrumurra remains a local village centre, the railway station makes it a destination while elements of its architectural heritage and remnants of previous development are key elements of Turrumurra's unique quality. The existing landscape is characterised by two distinct landscapes - the northern 'gardenesque' and the blue gum high forest on the steep southern slopes.

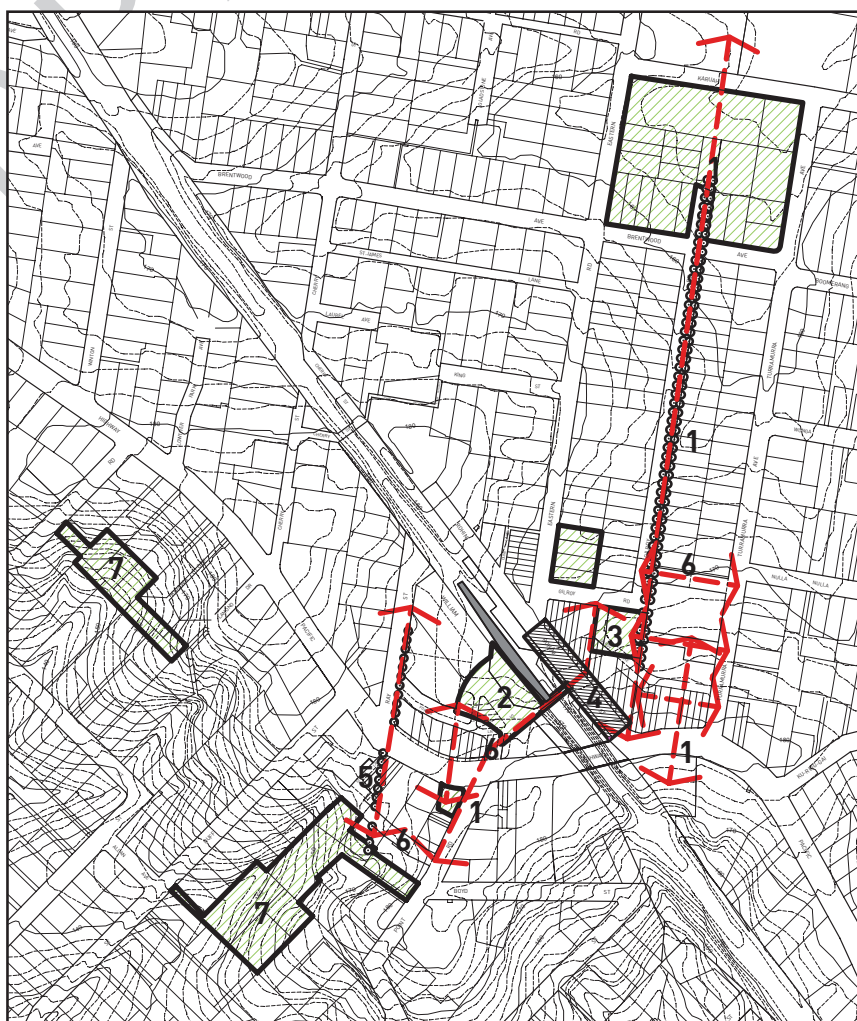
The development within Turrumurra must therefore aim to reinforce these qualities.

There are key new elements in this plan which for both catalysts for redevelopment and play a major part in resolving some of the existing shortcomings. These are

- i. New landscape links;
- ii. New public spaces;
- iii. Greater accessibility across the highway and east - west through the existing long blocks;
- iv. Consolidation of the retail centre.

2.1.2 NEW ELEMENTS

1. NEW LANDSCAPE LINKS
2. WILLIAM SQUARE
3. TURRAMURRA GREEN
4. ROHINI VILLAGE STREET
5. STONEX STREET
6. ACCESS NETWORK
7. BLUE GUM HIGH FOREST PROTECTION



2.1.3 STRUCTURE - LAND USE







Objectives

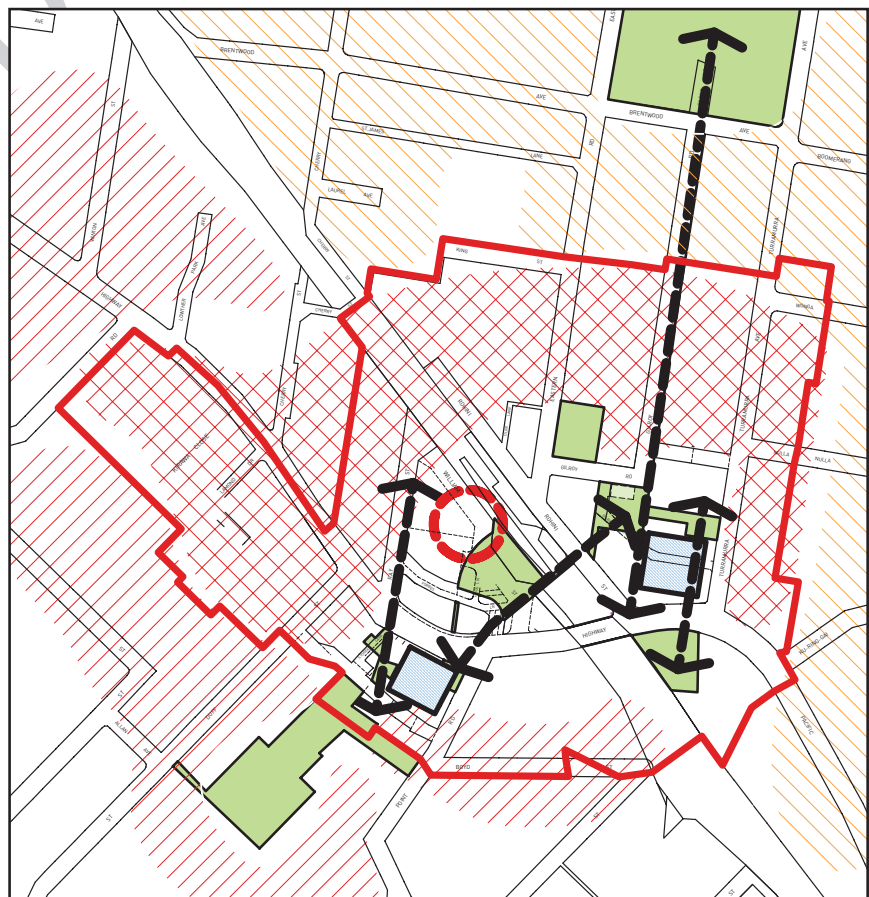
- To provide a range of housing types to increase housing choice in the area.
- To provide greater housing densities to make the best use of services and amenities of the town centre such as the new squares, public transport, shops, schools and community facilities
- To provide for retail, commercial and community activities that will cater for the local community and future residents.
- To revitalise existing retail and commercial areas
- To provide a range of facilities to service the needs of the community.

Strategies

- Allow the expansion of the retail centre to allow greater diversity of shopping.
- Consolidate the existing three retail centres into two centres, linked by public spaces with community uses and transport access located in between.
- Encourage commercial space for small scale businesses, professional services and medical consulting rooms adjoining the retail core.
- Provide active frontages to all streets and lanes in the retail core.
- Re-orientate the main retail away from the highway
- Develop a leisure precinct offering a range of activities including cafes, restaurants and outdoor dining as well as night time activity.
- Provide a variety of housing types within easy walking distance of the town centre.
- Shop-top multi-unit housing in the central areas above retail and commercial uses.
- Low density residential detached dwellings on the fringes of the town centre.
- Relocate and consolidate community services to a central

2.1.3A LAND USE STRATEGY

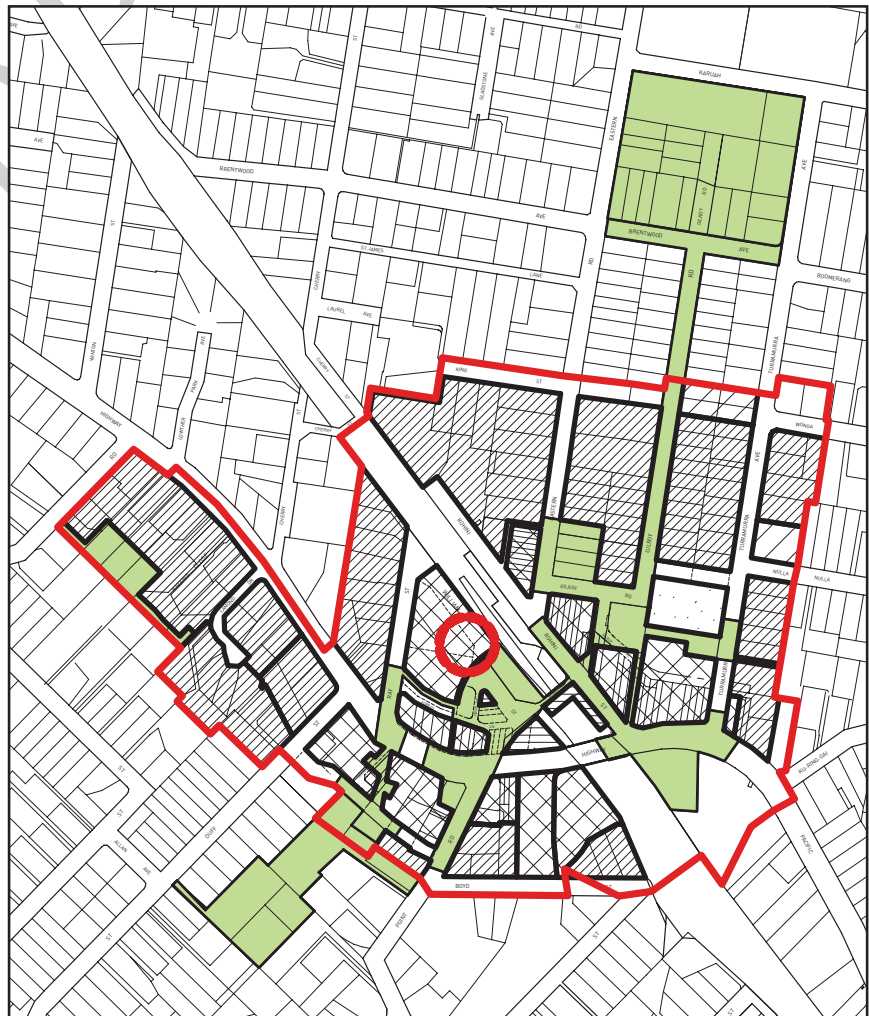
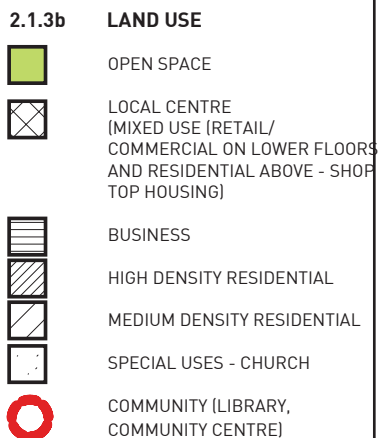
-  RETAIL CORE
-  PERIMETER HIGH DENSITY RESIDENTIAL
-  PERIMETER LOW DENSITY RESIDENTIAL
-  OPEN SPACE NETWORK
-  COMMUNITY
-  LINKS



2.1.3 STRUCTURE - LAND USE

Strategies (cont....)

- location within the retail core around William Square.
- xi. Provide a new library of area 2000sqm (net) integrated with other community services. New facility should orientate towards the square and have a visible 'shop front' presence. The architecture should integrate with the surrounding retail but provide a strong public presence.



2.1.4 STRUCTURE - OPEN SPACE & LINKS

Objectives

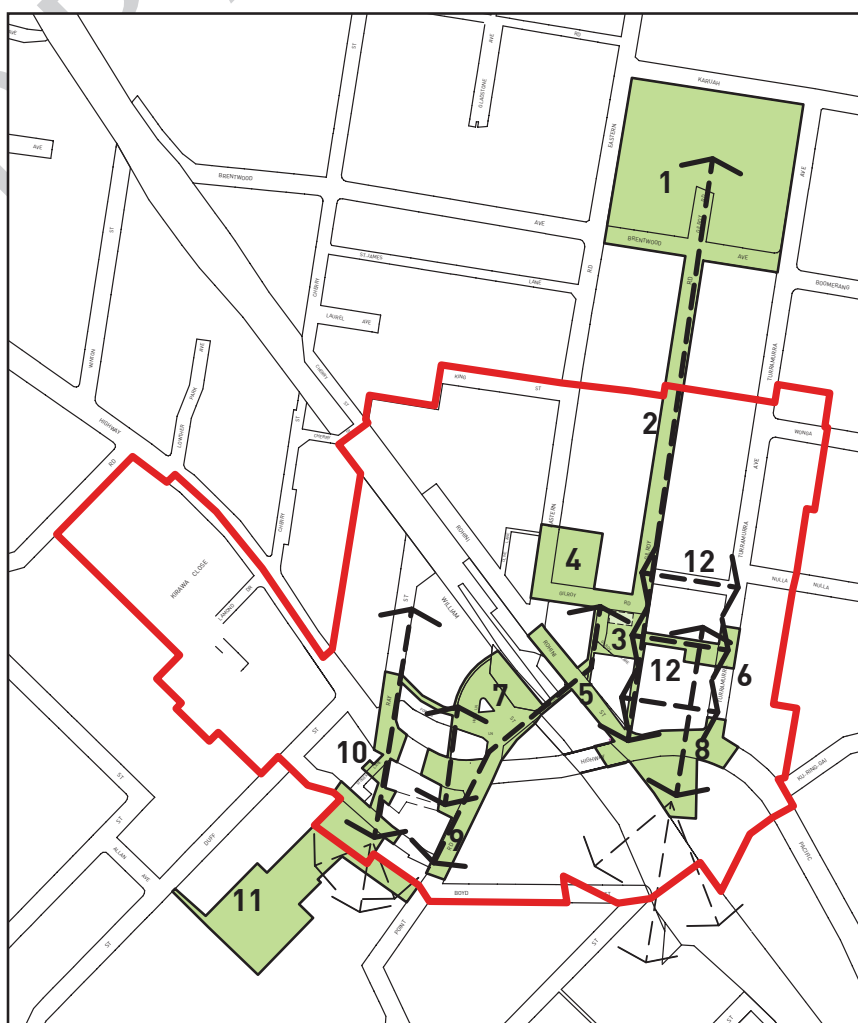
- Provide a network of high quality parks and urban spaces catering for the recreational and leisure needs of existing and future residents in the area.
- Ensure all parks are of a high quality design and provide high levels of safety, accessibility and amenity.
- Increase the amount of passive recreation space within the town centre.

Strategies

- Improve the connection to existing bushland at the perimeter of the town centre.
- Provide open space that links the key public spaces by widening footpaths or increasing lane widths.
- Enhance existing parks and reserves where appropriate to provide improved access and safety and amenity.
- Provide increased opportunities for passive recreation in the area including children's playgrounds, dog walking informal games cycling etc. particularly within the Cameron Park.
- Increase footpath widths in primary circulation areas such as the Highway and Rohini Street.
- Provide a series of new squares that provide a high level of activity and interaction as a focal point or meeting place for people.

2.1.4 OPEN SPACE AND LINKS

- KARUAH PARK
- GILROY WALK
- TURRAMURRA GREEN
- CAMERON PARK
- ROHINI VILLAGE STREET
- CHURCH SQUARE
- WILLIAM SQUARE
- LINK TO LOOKOUT PARK
- KISSING POINT ROAD
- STONEX LANE
- TURRAMURRA FOREST
- GILROY TO TURRAMURRA LINK



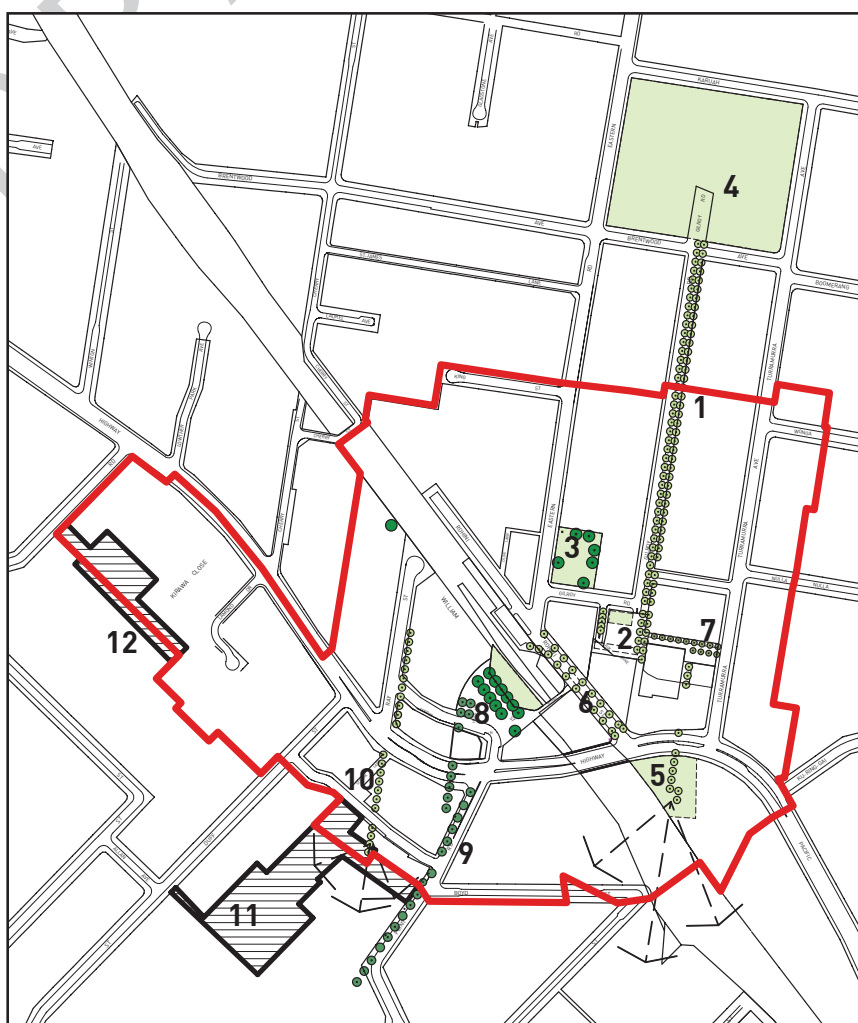
Strategies

- Integration of the planning and design of buildings with the site's landscaping.
- Retain the existing landscape character
- Provide shade and shelter through the use of canopy planting.
- Establish bio-linkages through continuous tree canopy.
- Minimise visual impact of hard building surfaces and paved areas by vegetation

- i. Improve the connection to existing bushland at the perimeter of the town centre.
- ii. Retain and rehabilitate existing stands of blue gum high forest
- iii. Retain and strengthen the existing landscape character - being the Blue Gum High forest on the southern side of the highway and the 'gardenesque' style planting on the north.
- iv. Provide street tree planting and canopy planting within public spaces to provide shade and stabilise the micro climate
- v. Retain and strength the indigenous planting in mid block that provide canopy linkages.
- vi. Use landscape to strengthen links between public spaces and across the highway.

PARKS

1. GILROY WALK (NEW)
 2. TURRAMURRA GREEN (NEW)
 3. CAMERON PARK
 4. KARUAH RESERVE
 5. LOOKOUT PARK
- CIVIC SPACES**
6. ROHINI STREET
 7. CHURCH SQUARE (NEW)
 8. WILLIAM SQUARE (NEW)
 9. KISSING POINT ROAD (NEW)
 10. STONEX LANE (NEW)
- BUSHLAND RESERVES**
11. TURRAMURRA FOREST
 12. LAMOND - DUFF (NEW)



2.2.1 BUILT FORM

Objectives

- To promote well designed buildings.
- To protect the green character of the area.
- To ensure the built form responds to streets and open space areas.

Strategies

- Restrict building heights to between 2 and 5 storeys so that they are within or below the dominant tree canopy of the area.
- Provide large landscaped front setbacks to all residential streets.
- Restrict building footprints to allow large deep soil zones for planting of canopy trees in residential areas.
- Provide setbacks along the northern and southern sides of Pacific Highway to allow for tree planting and road widening
- Ensure significant cant vegetation and items of heritage are protected.
- The built form should define and address the public spaces.
- Allow the built form to step with the natural topography
- Prevent unacceptable levels of overshadowing of open space or public domain areas.

2.2.1 BUILT FORM



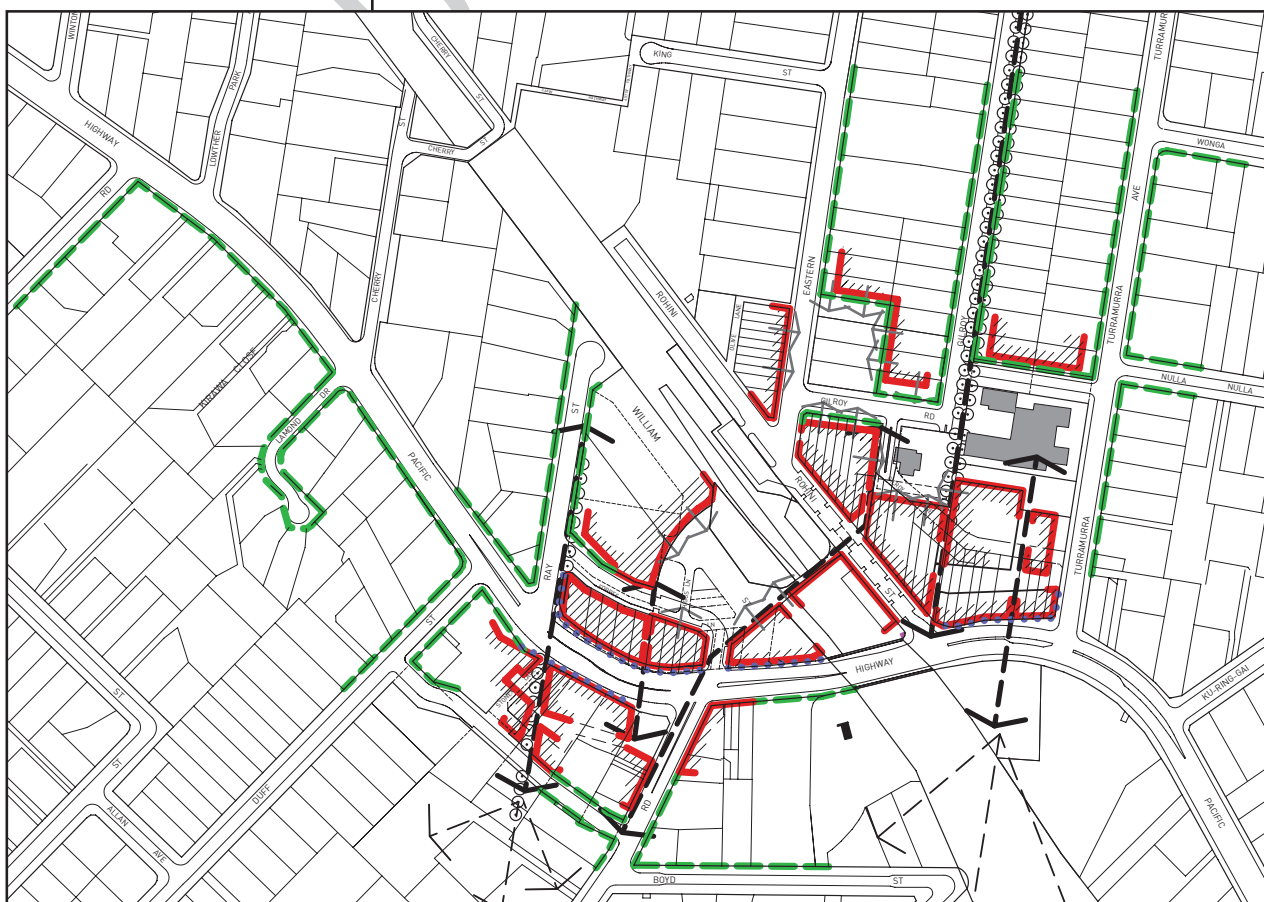
LANDSCAPE SETBACK



ALIGNMENT OF IMPORTANT BUILT FORM



SETBACK FOR STREET TREE PLANTING



2.2.2 STREET CHARACTER

Objectives

- To protect and enhance the landscape and visual character of the streets within the area.
- Improve the quality of residential streets in the town centre.
- To ensure that Turrumurra retains its own individual character.
- To create a series of 'places' within the Town Centre each with their own character
- To preserve items of character unique to Turrumurra

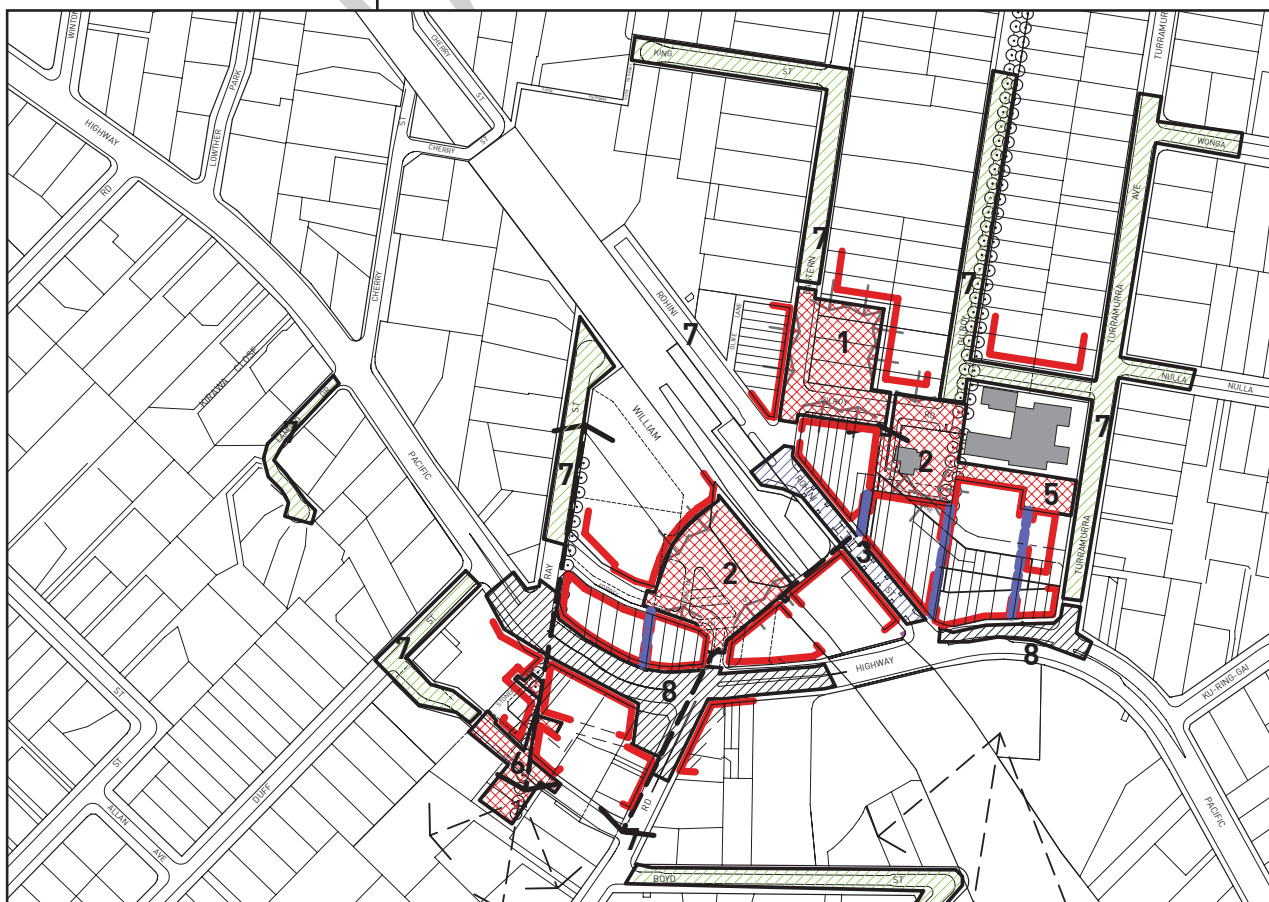
2.2.3 CREATING PLACES

1. CAMERON PARK
2. TURRAMURRA GREEN
3. ROHINI VILLAGE STREET
4. WILLIAM SQUARE
5. CHURCH SQUARE
6. STONEX
7. RESIDENTIAL STREETS
8. HIGHWAY
9. LANEWAY



Strategies

- i. Retain the existing fine grain urban fabric. New development should step with the topography
- ii. Retain the scale and 'village appearance' of Rohini street through high quality public domain works, street tree planting, fine grain small scale buildings and consistent architectural style.
- iii. Widen existing lane ways to provide greater pedestrian amenity.
- iv. Provide active uses such as shops or commercial spaces that open onto the lane ways.
- v. All existing overhead power lines are to be relocated underground as part of the redevelopment process.
- vi. Landscape setbacks within the residential streets to enhance the existing 'gardenesque' landscape.
- vii. Enhance the pedestrian experience on the Pacific Highway by widening footpaths, street furniture, landscape and tree planting.



2.2.3 HERITAGE

Objectives

- To ensure new development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of identified items, their settings and the streetscape in which the items are located.
- To ensure retention of items of local character that are not classified as heritage under the LEP.

2.2.3 HERITAGE



RECOMMENDED HERITAGE SITES

- HILL VIEW GROUP
- 1356 PACIFIC HWY (BANK)
- 1358 PACIFIC HIGHWAY
- 8 KISSING POINT ROAD
- 2-4 BOYD STREET
- MASONIC CENTRE
- UNITING CHURCH
- 8 RAY STREET
- 1428 PACIFIC HIGHWAY
- 1458 PACIFIC HIGHWAY
- ST MARGARETS CHURCH
- 2 NULLA NULLA STREET

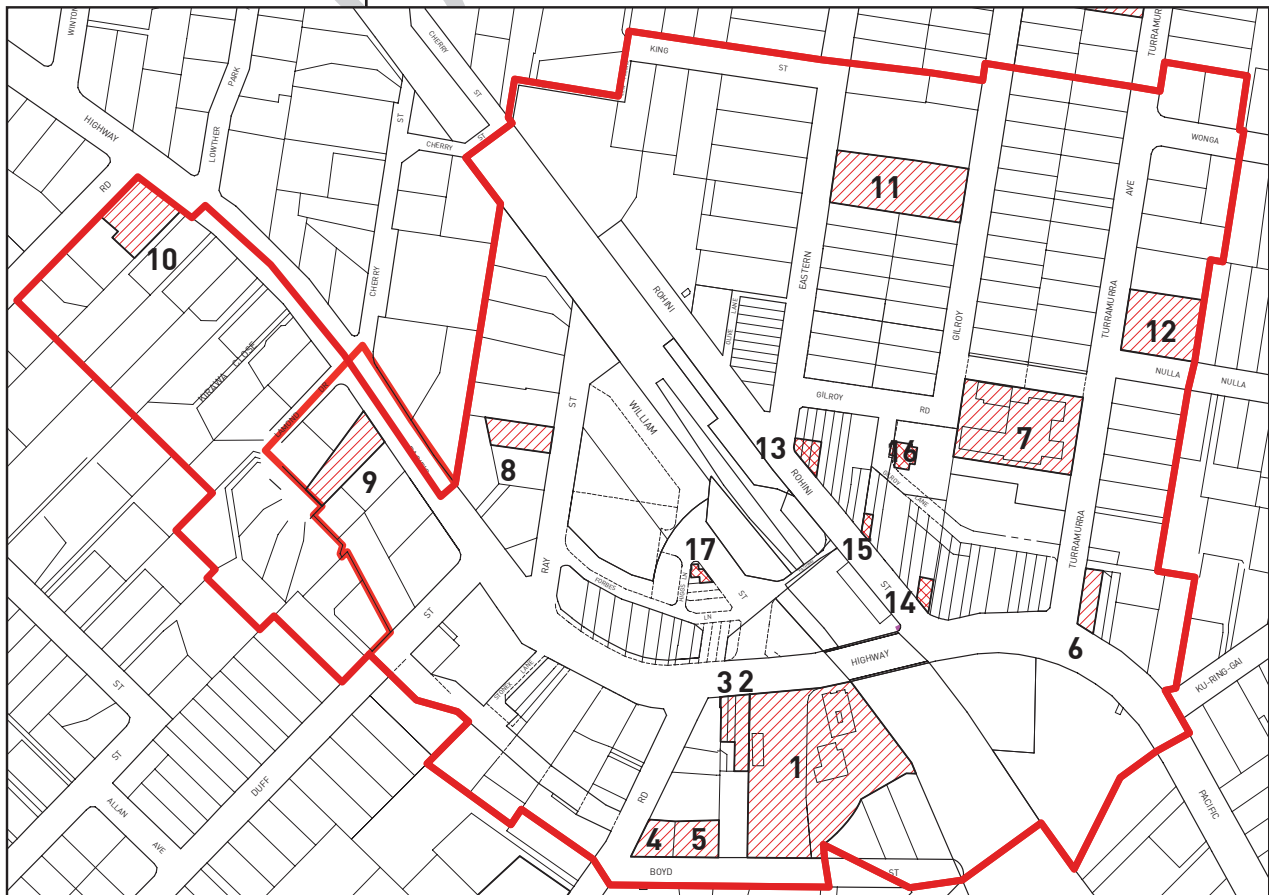
Strategies

- Development adjacent to a heritage item or a character item shall be setback from the front boundary so that it is not closer than the adjoining heritage building.
- New development shall respect the aesthetic character of the item and not dominate it.
- Colours and building materials are to be complementary to the heritage building or character item
- An applicant's statement of environmental effects shall discuss the effect that the proposed development will have on a heritage item (including its garden and setting).
- The purpose of the character items is to ensure elements of the 1912 streetscape and evidence of the original village development remain intact - retaining some of the valued character and local context, while allowing significant redevelopment and adaptive reuse.



CHARACTER ITEMS

- 35-39 ROHINI STREET
- 1-3 ROHINI STREET
- 21 ROHINI STREET
- 1 GILROY ROAD
- 10 WILLIAM STREET



2.2.4 BIODIVERSITY

Objectives

- To protect and enhance the natural systems and the high forest landscape character of the area.
- To promote sustainable design principles in urban development and infrastructure.
- To allow for the re vegetation of the blue gum high forest

Strategies

- Establish bio-linkages by joining the corridors from Bobbin Head and Lane Cove River National park through the town centre
- Protect and enhance the existing remnant vegetation in the area on both public and private land
- New trees planting should be local endemic species where possible.
- Encourage roof top garden in the local centre zones.
- Extend existing reserves including Turramurra Forest and Karuah Reserve.
- Ensure implementation of sustainable storm water management programs are integrated into all new developments minimising flows and pollutants.
- Restore existing and former riparian corridors as part of the bio-links

2.2.4 BIODIVERSITY

- BLUE GUM HIGH FOREST REGENERATION
- POTENTIAL BIO-LINK



TREE CANOPY
- Mixed species / grouping



SIGNIFICANT ENDEMIC TREE CANOPY
- Blue Gum High Forest spp.



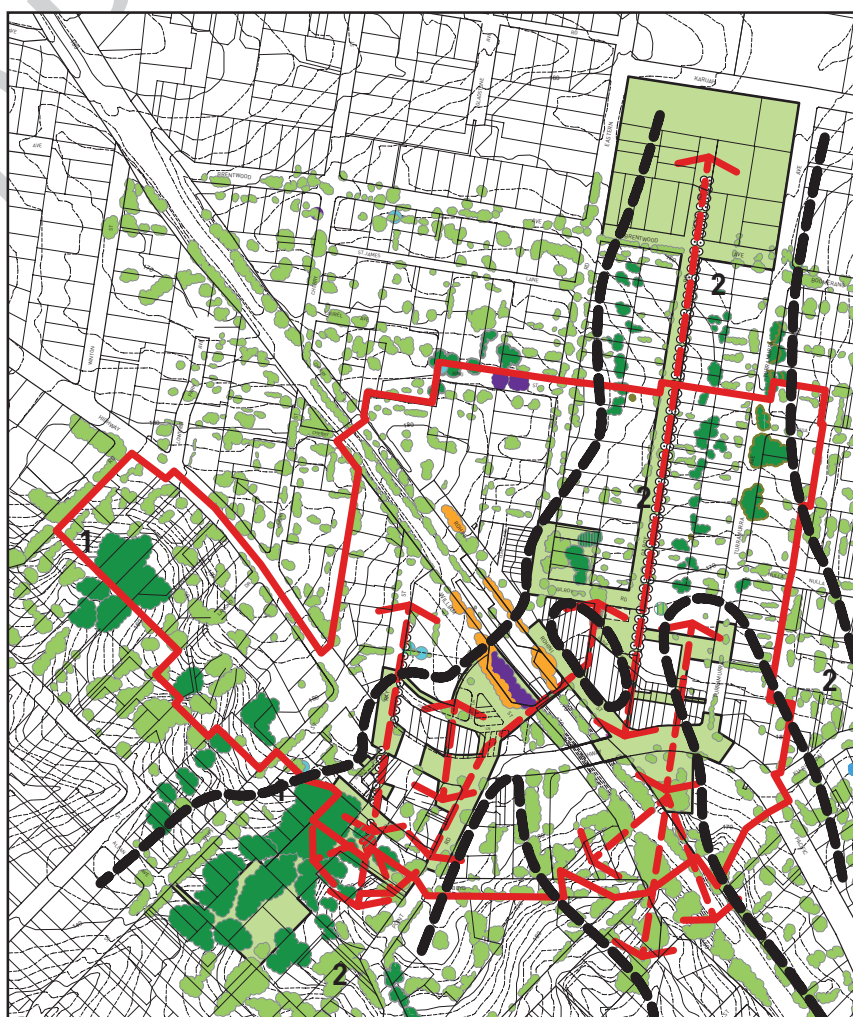
SIGNIFICANT TREE EXOTIC SPECIES
- Lophostemon confertus



SIGNIFICANT TREE EXOTIC SPECIES
- Cinnamomum camphora
- Quercus spp.



SIGNIFICANT TREE PINE SPECIES
- Araucaria cunninghamiana
- Araucaria heterophylla



2.2.5 WATER MANAGEMENT

Objectives

- Reduction in pollutants and contaminants being discharged into the local water system.
- To ensure that development controls its own stormwater quality and quantity.
- Reduce quantity of discharge to mitigate against erosion and flooding.
- Enhance and re-establish riparian corridors
- Increase community awareness of stormwater issues through demonstration projects

Strategies

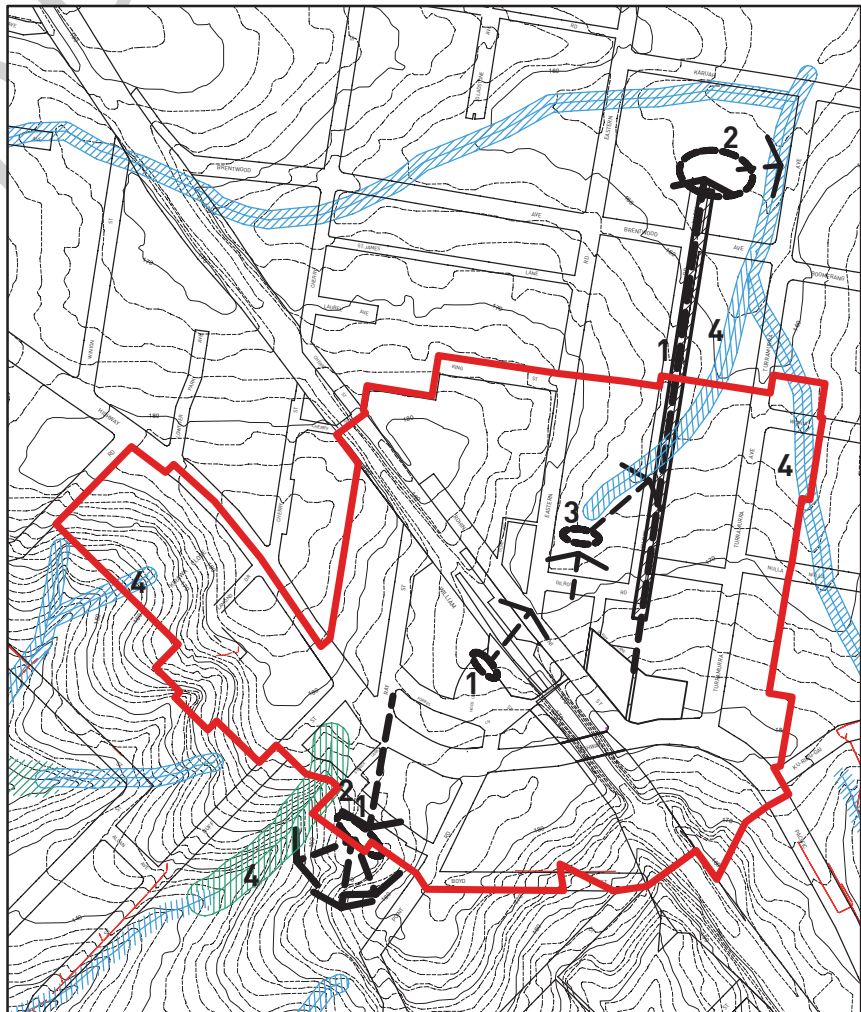
- On-site water retention / detention and reuse to minimise discharge from site.
- Provide primary and tertiary treatment of stormwater discharged from paved public areas prior to entering riparian zones.
- Enhance and re-establish riparian zones through appropriate vegetation, landscaping and bank stabilisation.
- Include visible water treatment systems such as in-line wetlands and swales in the public domain.

2.1.5 PUBLIC WATER MANAGEMENT

- SWALES - INLINE TREATMENT
- WETLANDS - SECONDARY TREATMENT
- PRIMARY TREATMENT
- RIPARIAN REHABILITATION



EX. RIPARIAN ZONES



2.2.6 PEDESTRIAN ACCESS AND CIRCULATION

Objectives

- To improve pedestrian access, safety and amenity within the town centre

Strategies

- Provide new footpaths and ramps to all residential streets
- Provide street furniture and lighting along the main pedestrian routes to Australian Standards
- Establish new cross site links through blocks to reduce walking distances.
- Cross site links should provide a clear line of site from one street to the next to improve security and ease of use.
- Improve pedestrian priority on residential streets with new traffic calming measures including pedestrian crossings or other measures such as road narrowing and pedestrian refuges.
- Increase footpath widths in the retail core and on main pedestrian paths.
- Widen the pedestrian railway bridge to 7m
- New works to comply with AS1428 to allow access for people with disabilities and strollers.

2.2.6 PEDESTRIAN ACCESS



PUBLIC ACCESS



PRIVATELY OWNED PUBLIC ACCESS



SIGNALISED PEDESTRIAN CROSSING



PEDESTRIAN CROSSING = ROAD NARROWING



2.2.7 BICYCLE ACCESS AND CIRCULATION

Objectives

- To improve cycle accessibility and safety around the town centre

Strategies

- Provide linkages to regional and local on-road cycle ways
- Off road recreational cycle ways for younger children to be provided on Cameron Park
- Require secure bicycle parking for residents and visitors in all new residential buildings
- Provide secure bicycle storage in public carparks and near railway stations

2.2.7 BICYCLE

ON - ROAD MARKED BICYCLE ROUTES

OFF ROAD SHARED BICYCLE ROUTES



BICYCLE STORAGE - LOCKERS / RACK



2.2.8 PUBLIC TRANSPORT

Objectives

- To encourage public transport use by providing improved access and facilities

Strategies

- Upgrade existing bus stop to Council standards
- Provide shade and shelter for people leaving and entering the station and bus interchange.
- Provide new 'kiss and ride' and taxi ranks within close proximity to the station.
- Retail and community facilities within the town centre to be centre around the train station and bus interchange.

2.1.8 PUBLIC TRANSPORT

- RAIL
- STATION
- COVERED WALKWAY
- BUS INTERCHANGE
- BUS ROUTE
- 'KISS AND RIDE'
- TAXI



2.2.9 VEHICLE & SERVICE ACCESS, CARPARKING

Objectives

- To improve vehicle access and circulation within the town centre
- To minimise delays at intersections

2.2.9 VEHICLE ACCESS CARPARK AND SERVICING



VEHICULAR THROUGH ROUTES



SIGNALISED INTERSECTIONS



ROUND - A - BOUT



EXISTING SURFACE CARPARKING TO BE LOCATED INTO NEW BELOW GROUND PARKING STRUCTURE



SURFACE CARPARKING



ON GRADE COMMUTER CARPARKING



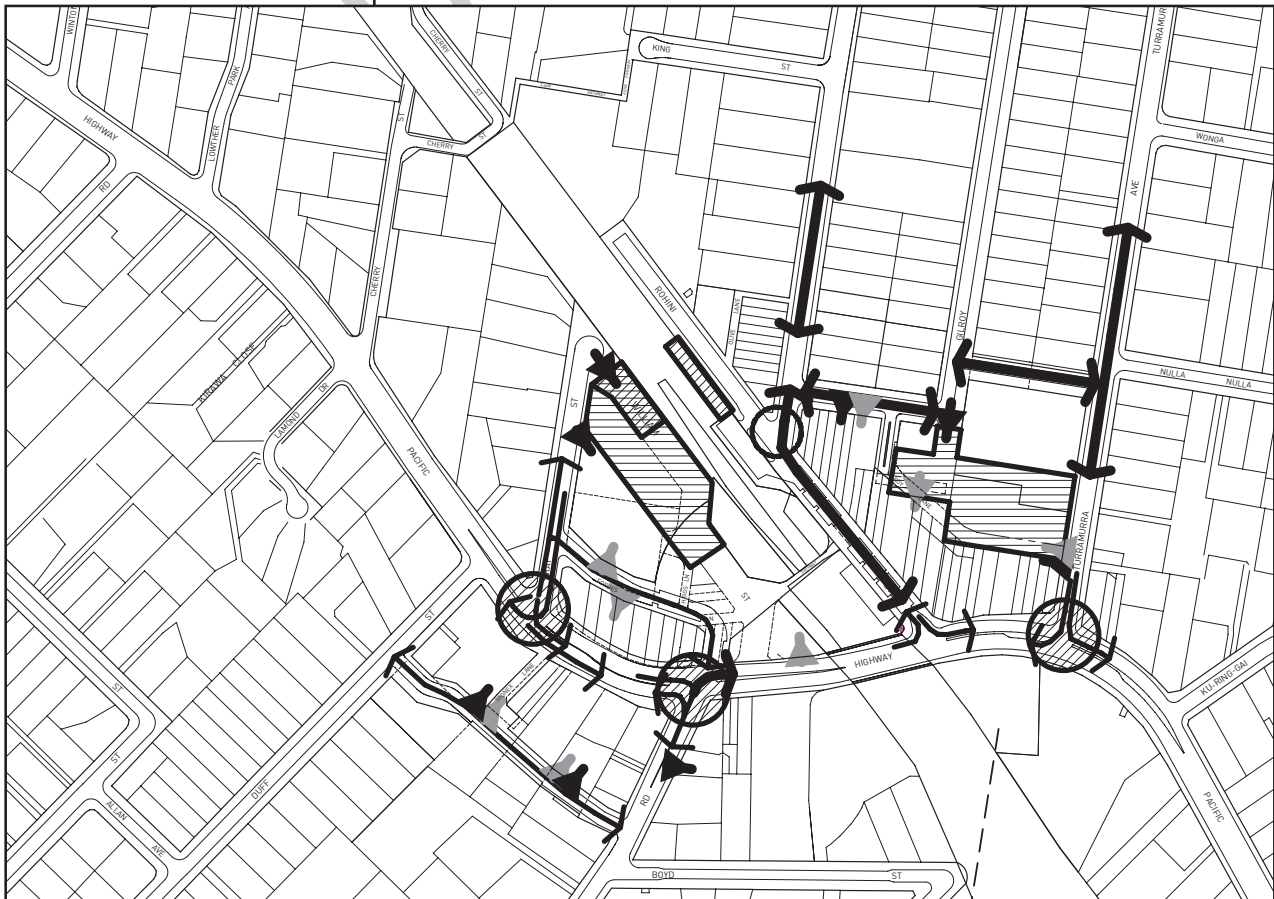
CARPARK ENTRY



LOADING ENTRY / EXIT

Strategies

- Align William Street with Kissing Point road to provide better access to the station.
- Restrain commercial and retail development within the Ray / William Street precinct too reduce load on Highway intersection
- Provide new link road between Gilroy and Turramurra Ave. to reduce traffic volumes on Rohini Street.
- Remove traffic signals and right turn out of Rohini Street to reduce congestion.
- Provide new traffic signals at Turramurra Ave. to provide right turn onto Highway.
- Loading areas and docks are to be integrated into the overall design of the building.
- Locate loading and service areas for retail and commercial separate from general public /private parking.
- Relocate existing public carparking underground
- Public on street parking to be provided on all streets and lanes for short-stay visitors.
- On grade carparking to be provided adjacent the community facilities for short stay visitors



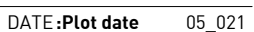
4.5.1 SITE SPECIFIC LEGEND

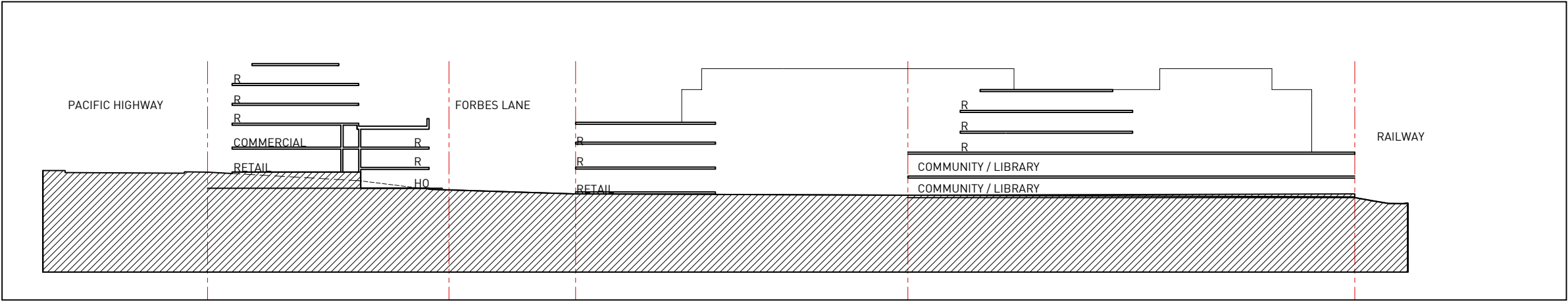


SITE SPECIFIC LEGEND
TURRAMURRA TOWN CENTRE

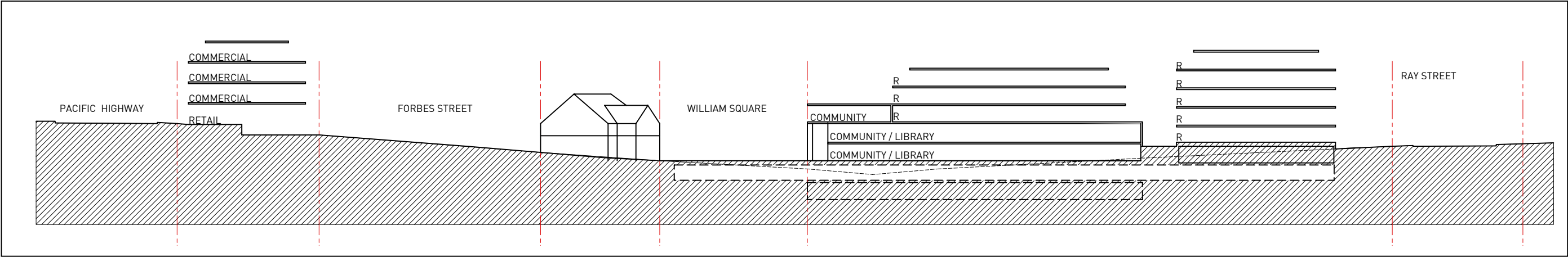
4.5.1







4.5.5.3 SECTION B



4.5.5.2 SECTION A

SITE SPECIFIC CONTROLS - PRECINCT A+B
TURRAMURRA TOWN CENTRE

4.5.3

4.5.5.4

BUILDING ENVELOPES

3

HEIGHT IN STOREYS

RECOMMENDED SITE AMALGAMATION

FOOTPRINT OF SUPERMARKET BELOW

CARPARK ENTRY

SERVICE ENTRY

1.

KISSING POINT SQUARE

2.

RE-ALIGNED STOEX LANE

3.

NEW STONEX STREET

4.

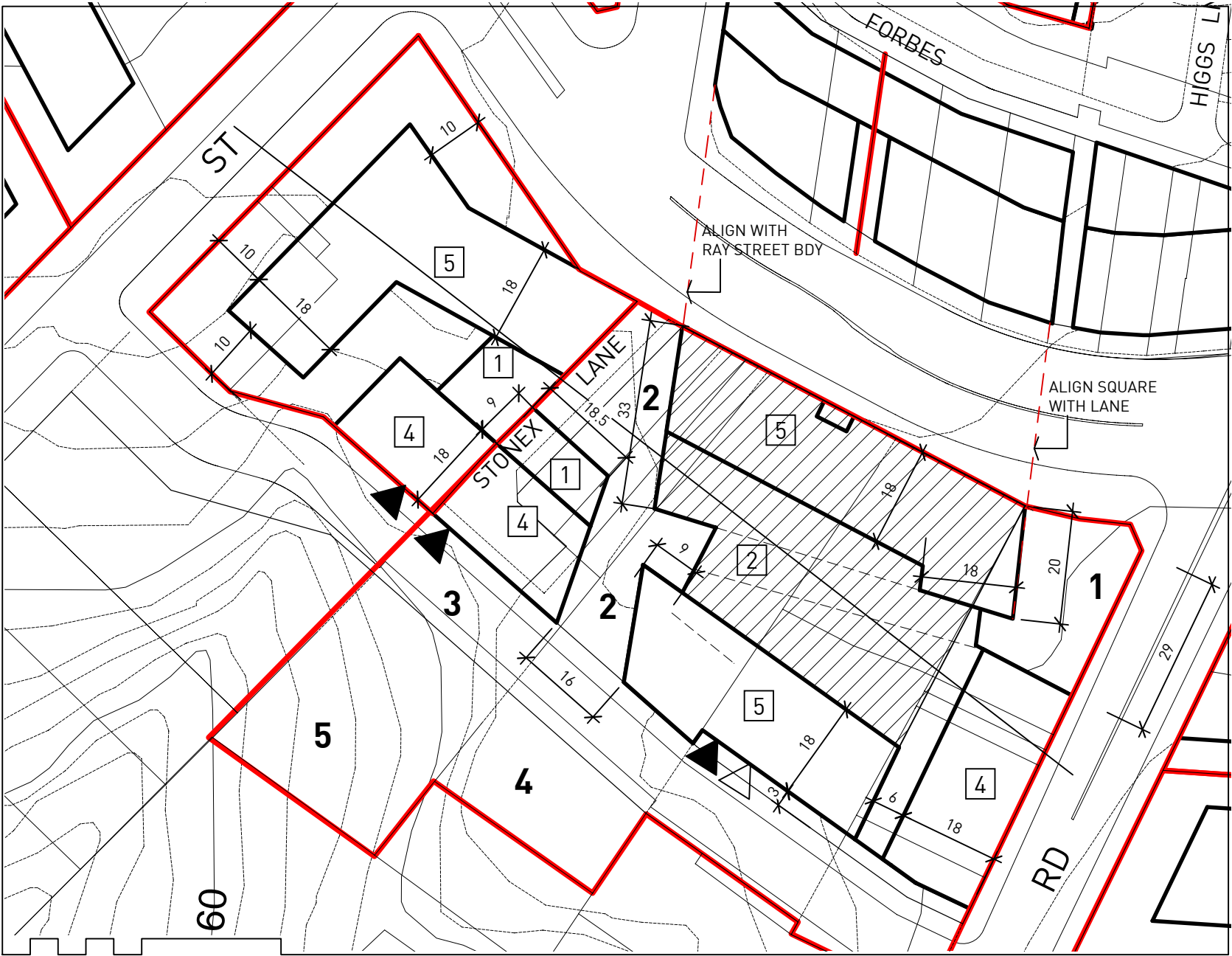
NEW PARK

5.

TURRAMURRA FOREST

NOTE: DIAGRAM SHOWS BUILDING ENVELOPES NOT BUILDING FOOTPRINTS. BUILDING TO BE ACCOMODATED WITHIN THIS AREA

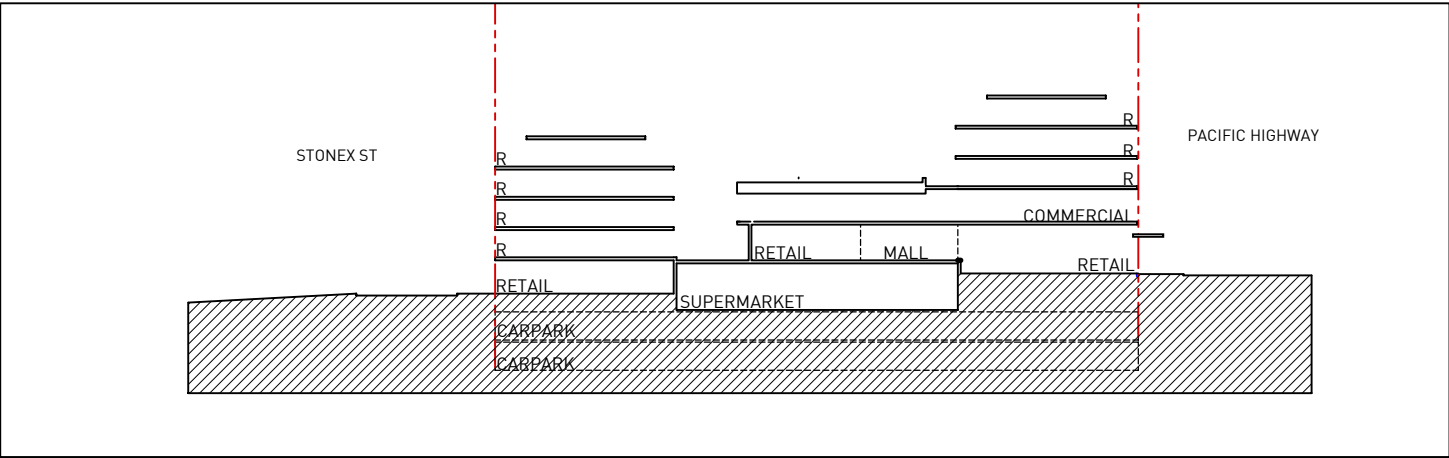
FOR BUILDINGS 4 STOREYS OR MORE THE TOP FLOOR AREA = MAX 60% FLOOR BELOW



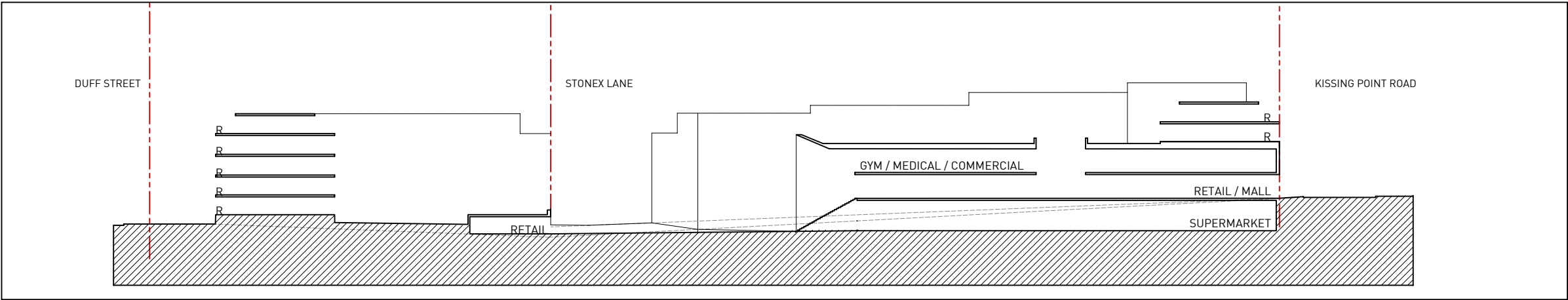
SITES SPECIFIC CONTROLS PRECINCT M+C
TURRAMURRA TOWN CENTRE

4.5.4

4.5.5.3 SECTION B

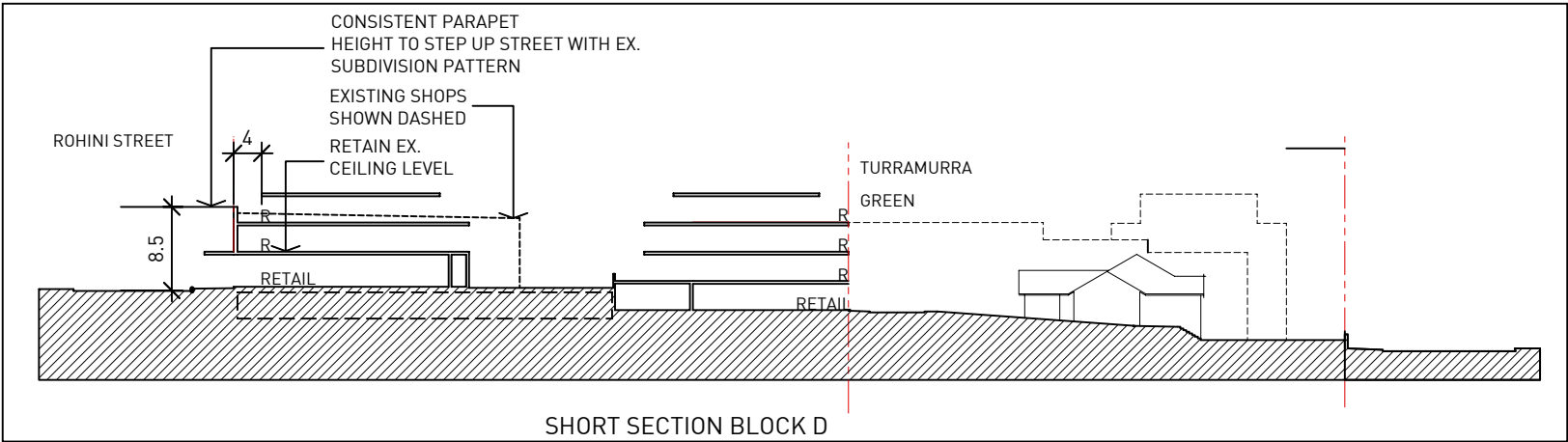


4.5.5.2 SECTION A

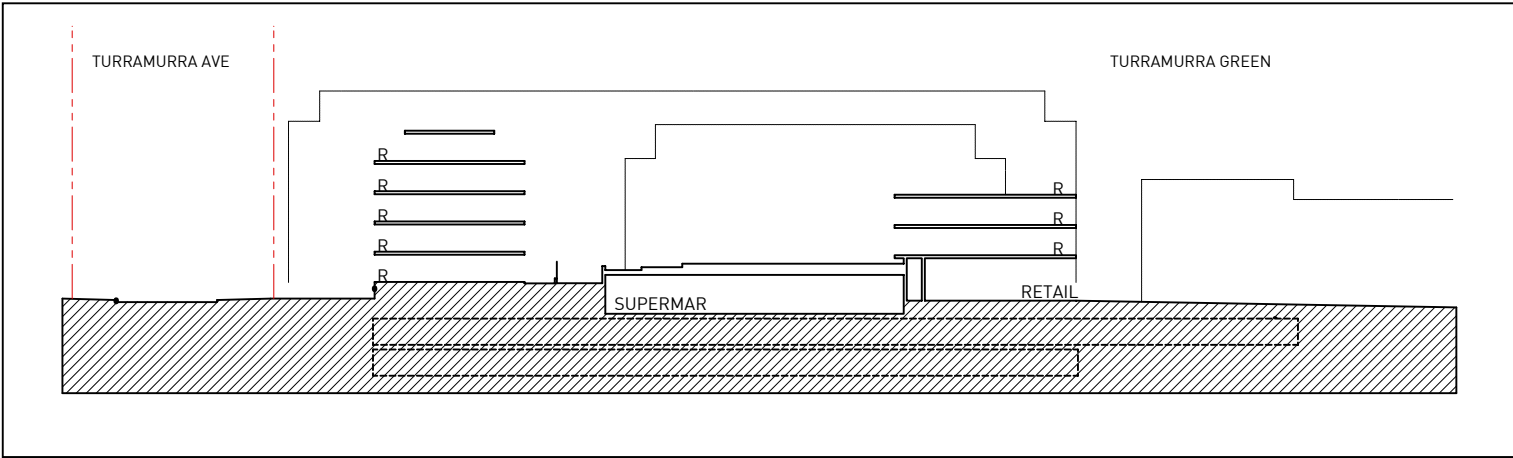


SITE SPECIFIC CONTROLS - PRECINCT C + M
TURRAMURRA TOWN CENTRE

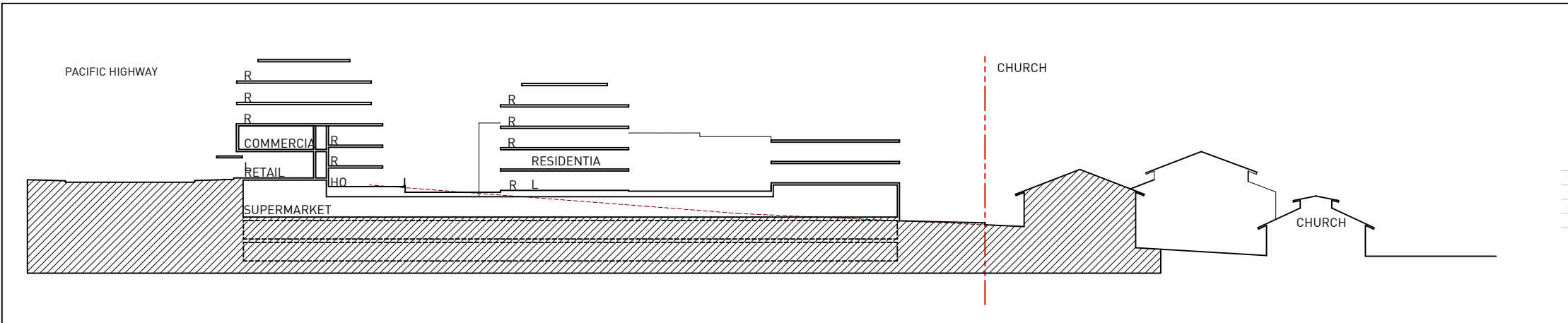
4.5.5.5 ROHINI STREET ELEVATION



4.5.5.4 SECTION C



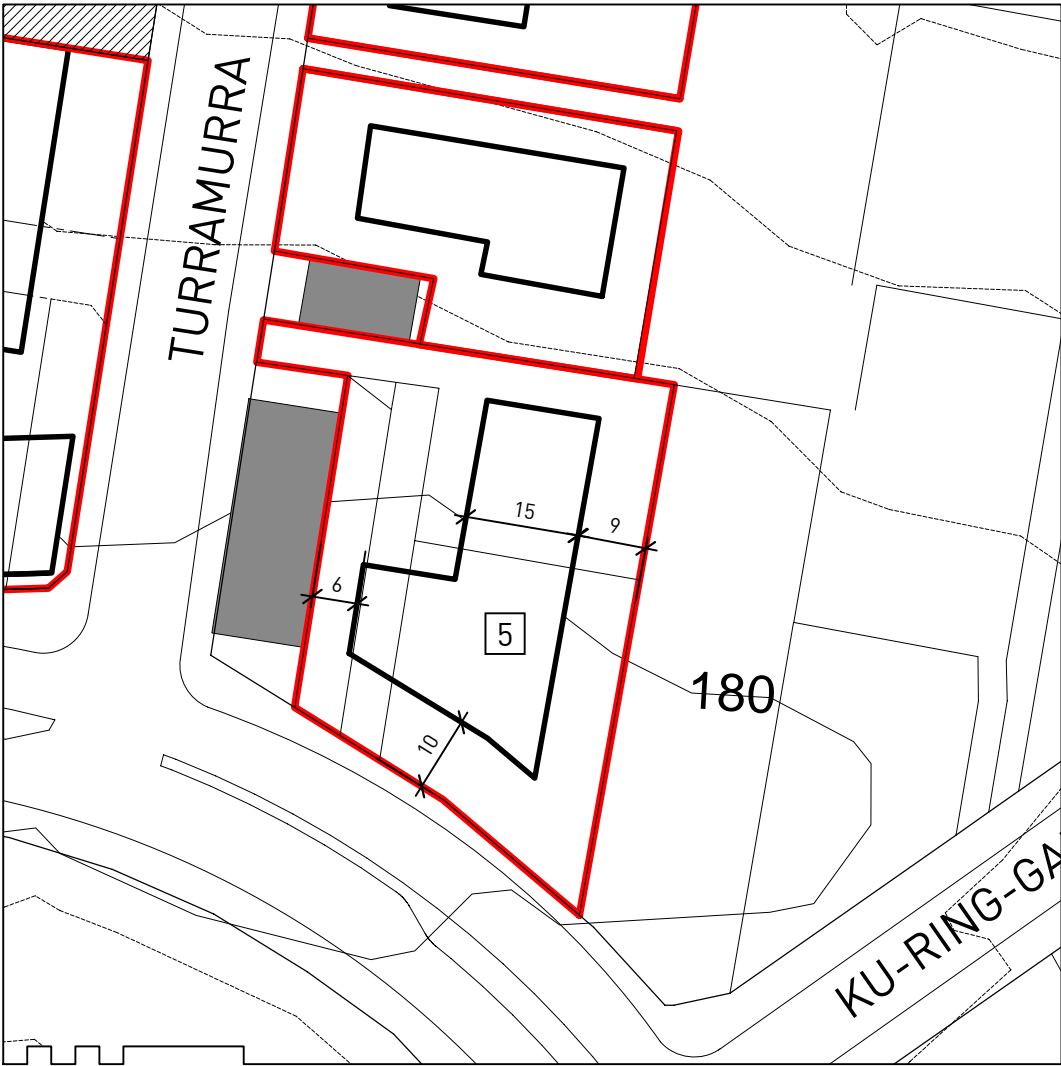
4.5.5.3 SECTION B



4.5.5.2 SECTION A

SITE SPECIFIC CONTROLS - TURRAMURRA GREEN
TURRAMURRA TOWN CENTRE

4.5.2S



4.5.5.1 BUILDING ENVELOPES

3
HEIGHT IN STOREYS

RECOMMENDED SITE AMALGAMATION

NOTE: DIAGRAM SHOWS BUILDING
ENVELOPES NOT BUILDING
FOOTPRINTS. BUILDING TO BE
ACCOMMODATED WITHIN THIS AREA

SITE SPECIFIC CONTROLS - PRECINCT F
TURRAMURRA TOWN CENTRE

4.5.5

4.5.5.6

BUILDING ENVELOPES

3

HEIGHT IN STOREYS

RECOMMENDED SITE AMALGAMATION

NEW STREET RESERVATION

PUBLIC PEDESTRIAN LINK

NOTE: DIAGRAM SHOWS BUILDING ENVELOPES NOT BUILDING FOOTPRINTS. BUILDING TO BE ACCOMMODATED WITHIN THIS AREA



4.5.5.1

BUILDING ENVELOPES

3

HEIGHT IN STOREYS

RECOMMENDED SITE AMALGAMATION

BUSHLAND REGENERATION

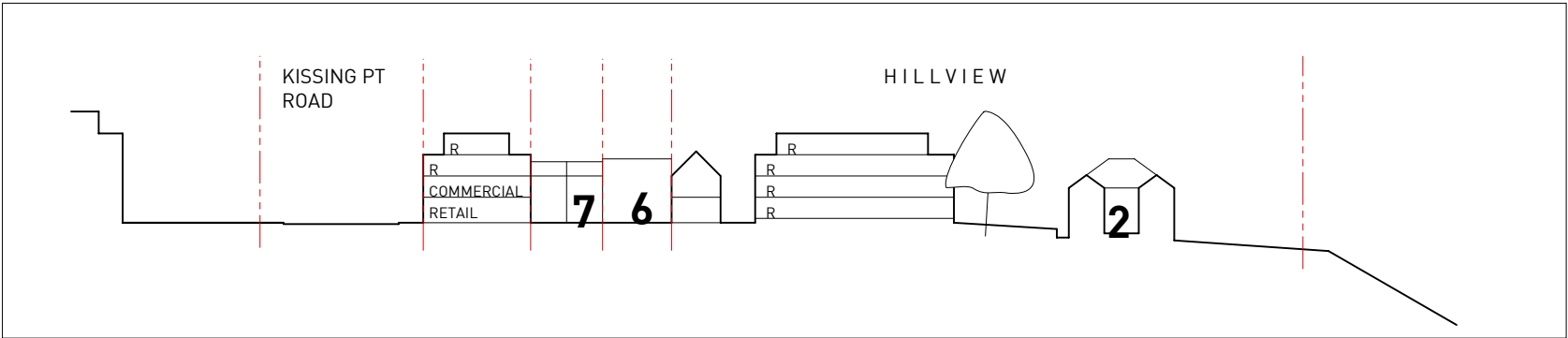
PRIVATE VEHICLE ACCESS

PUBLIC PEDESTRIAN ACCESS

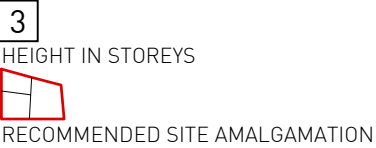
NOTE: DIAGRAM SHOWS BUILDING ENVELOPES NOT BUILDING FOOTPRINTS. BUILDING TO BE ACCOMMODATED WITHIN THIS AREA



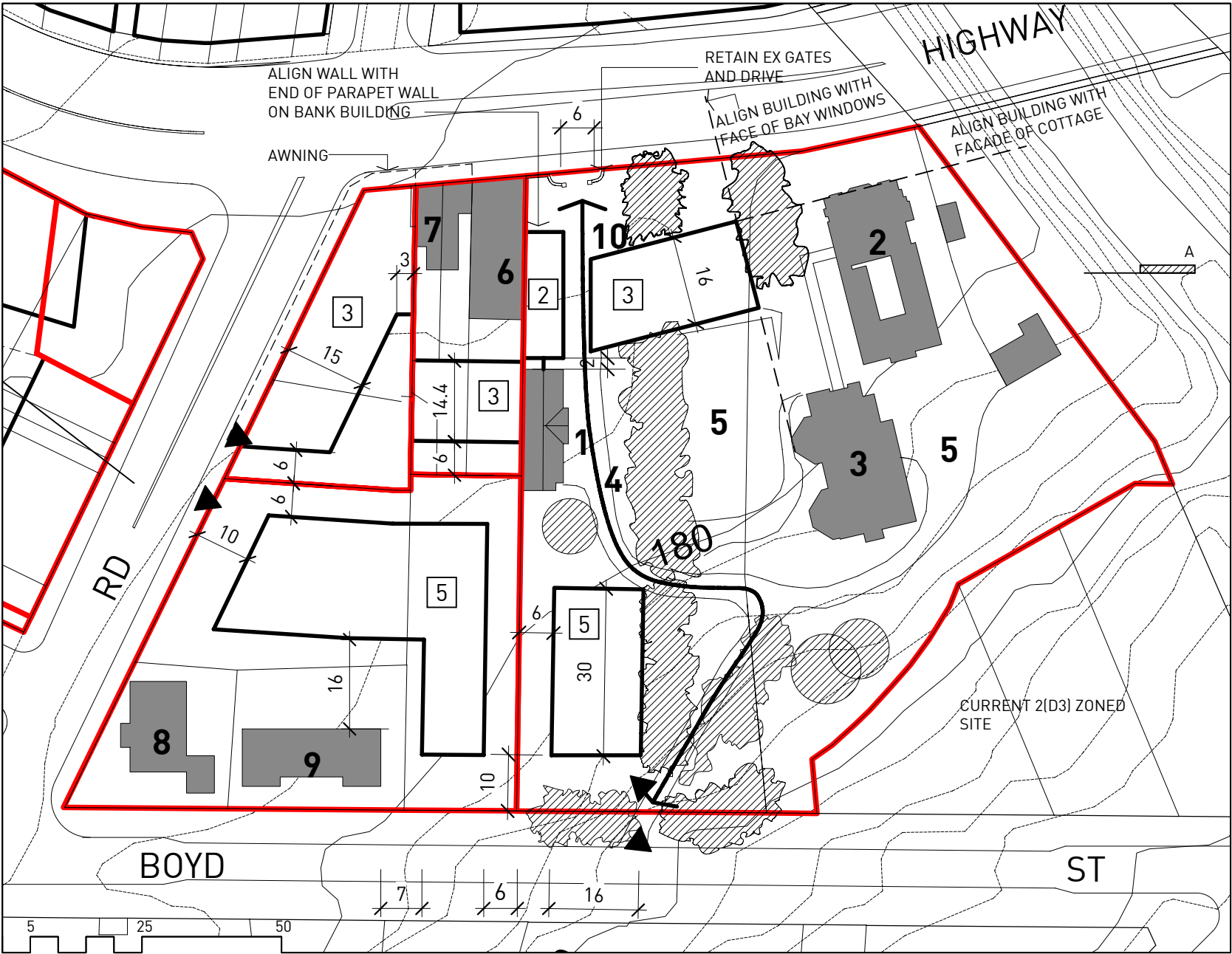
4.5.5.2 SECTION A



4.5.5.1 BUILDING ENVELOPES



NOTE: DIAGRAM SHOWS BUILDING ENVELOPES NOT BUILDING FOOTPRINTS. BUILDING TO BE ACCOMMODATED WITHIN THIS AREA



SITE SPECIFIC CONTROLS - PRECINCTS J,K,L
TURRAMURRA TOWN CENTRE

4.5.7



3
HEIGHT IN STOREYS

NOTE: DIAGRAM SHOWS BUILDING
ENVELOPES NOT BUILDING
FOOTPRINTS. BUILDING TO BE
ACCOMMODATED WITHIN THIS AREA

SITE SPECIFIC CONTROLS - SITES M

4.5.9 ○

S04038
TURRAMURRA CENTRE
20 March 2006

MEMORANDUM

TO: MAYOR
COUNCILLORS
DIRECTORS

COPY TO: BILL ROYAL, COLIN JOHNSTON, LOUISE O'FLYNN

FROM: MANAGER URBAN PLANNING

SUBJECT: **HERITAGE ASSESSMENT 6, 8 & 10 WILLIAM STREET,
TURRAMURRA**

As part of the Turramurra Centre Planning process on 28 February, 2006 Council made the following resolution;

E. That an independent heritage report for 6, 8 and 10 William Street be undertaken.

A heritage assessment has been made by Peter Woodley – Heritage Consultant using the standard ICOMOS Charter for the Conservation of Places and Cultural Significance (The Burra Charter November 1999), and its Guidelines, and the NSW Heritage Manual in determining heritage significance and recording information.

On the application of the heritage assessment criteria the consultant has recommended that 6, 8 & 10 William Street, Turramurra do not meet the criteria for identification as heritage items, nor are they located within a context which would allow for their identification as contributory items (see the heritage assessments **attached**).

Please note the draft Turramurra Centre plans allow for the retention of 10 William Street, Turramurra as a stand alone building with potential use as a café, restaurant or similar.

Antony Fabbro
**Manager
Urban Planning**

Attachments 593649, 593655

NSW Heritage Data Form

ITEM DETAILS			
Name of Item	Teddington Framing Pty Ltd & North Shore Secretarial Service (6 William Street) Fiducia (8 William Street)		
Other Name/s Former Name/s			
Item type (if known)	Built; Commercial		
Street number	6 & 8		
Street name	William Street		
Suburb/town	Turramurra		
Local Government Area/s	Ku-Ring-Gai Municipal Council		
Owner			
Current use	Shop and office (6 William Street) Hairdressing salon (8 William Street)	Postcode	
Former Use	Cake Shop (6 William Street)? Upholsterer (8 William Street)?		
Statement of significance	6 and 8 William Street were possibly built c.1919-1920, and may have originally been occupied by a cake shop and upholsterer respectively. Each building has been altered, however sufficient fabric remains to determine how they would originally have appeared. They are two of the last remaining buildings from the development of William Street during the first quarter of the twentieth century. However, in comparison with other items, the buildings do not reach a level of integrity to meet the heritage assessment criteria (see below), nor are they located within a context of buildings of a similar period and type which would lead to their identification as contributory items within a conservation area or heritage streetscape.		
Level of Significance	N/A		
DESCRIPTION			
Designer	Not available		
Builder/ maker	Not available		
Physical Description	<p>6 and 8 William Street are the middle pair of four buildings situated at the south eastern end of William Street, between Forbes Lane and Higgs Lane (4 to 10 William Street). Both are late Federation shops and feature similar architectural detailing (moulded brick cornice line).</p> <p>6 William Street is a two storey building, built to the streetfront boundary. The ground level shopfront has been completely modified retaining no original shopfront fabric. The awning (probably originally post supported) has been replaced with a suspended awning. Above awning level, the façade, originally face brick, has been painted. At first floor level the large arched opening, originally a balcony, has been infilled with aluminium framed windows. The parapet is distinguished by a central recessed roundel with rough cast render infill, and moulded brick cornice which arches over the roundel. The parapet has been capped with new flashing, and the south end of the curved profile has been filled in. As the adjoining shop is setback from the street, the north side elevation is visible. The original brickwork has been painted.</p> <p>8 William Street is a single storey shop building with a tall parapet. Originally a face brick façade, now painted. The façade features two originally tall window openings with transom lights. The window panes have been replaced. The central entry has a later canopy added over, and the entry doors and surrounds are not original. To the parapet, three recessed (central one arched) have been infilled.</p>		

	The parapet features the same moulded brick cornice detail as 6 William Street. The similarity in detailing between the two buildings suggests they are contemporary.					
Physical condition and Archaeological potential	Fair condition.					
Construction years	Start year		Finish year	1919-1920 (?)	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Painting of face brickwork on both buildings. Shopfront replaced at 6 William Street and first floor balcony infilled. Parapet altered. Recessed features on parapet of 8 William Street infilled, and entry doors and canopy replaced.					
HISTORY						
Historical notes	<p>Prior to its subdivision in 1892, two years after the railway station opened at Turrumurra, the area between the Pacific Highway, Eastern Road, Cherry Street and Brentwood Avenue, comprised the orchard of J Cherry. In 1892, the first subdivision of the orchard occurred, dividing the Cherry Estate into large allotments. The subject site may have been located to the rear of Lots 1 and 2 (Section A) which fronted the Pacific Highway.</p> <p>The development of William Street did not begin immediately however, and when Sydney Sands Directories for Turrumurra began in 1903, there was only one residence in William Street. The original date and occupants of 6 and 8 William Street are difficult to ascertain owing to the lack of street numbers in the Sands Directory, intervening years of vacancy, and reordering of the direction in which buildings were recorded. Until 1907, only houses were recorded in William Street, beginning from the Ray Street end. In 1907, R. Brown, bootmaker appears, followed in 1910 by J.T. Jenkins, plumber. Brown remained in occupation until 1916, possibly at 8 William Street, while the adjoining property either doesn't appear or has regular changes in occupancy (including a costumiere and decorators). Between 1918 and 1919 there is a gap in occupation at this end of William Street, and from 1920 onwards there is a fairly regular recording of two shops which appear to correlate with 6 and 8 William Street. Given the similar architectural detailing, it is reasonable to conclude that both 6 and 8 William Street were constructed around the same time. A construction date of c. 1919-1920 is reasonable on architectural grounds.</p> <p>The Sands Directory records nevertheless continue with discrepancies, however it is possible that from 1923 to the end of the Directory in 1933, 8 William Street was occupied by W. Hutchings, an upholsterer, while 6 William Street was a cake shop.</p> <p>There is no reference to either of these properties in any of the relevant local histories.</p>					
APPLICATION OF CRITERIA						
Historical significance SHR criteria (a)	6 and 8 William Street were possibly erected c. 1919-1920, 30 years after the opening of the Railway Line at Turrumurra. They are both late Federation shop buildings. They are likely to be the earliest buildings to survive in William Street, however William Street had previously been developed with houses and shops from as early as 1903 (now demolished). They are a surviving remnant illustrating the early development of William Street.					
Historical association significance SHR criteria (b)	Further research would be required in order to determine whether there is any association with people of importance in the history of the local area. The buildings would need to be able to reflect such an association in order to be significant in this respect.					
Aesthetic significance SHR criteria (c)	Both buildings have been altered from their original appearance, however the form and character of each façade remains to a sufficient degree to determine their original period and appearance. They are isolated examples and do not contribute to a consistent streetscape of buildings of a similar period and type.					

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Social significance SHR criteria (d)	Research conducted for this assessment has not indicated any significant cultural associations.
Technical/Research significance SHR criteria (e)	Each building is an example of a common building type and Sydney, and they are unlikely to yield further significant information.
Rarity SHR criteria (f)	A common building type. Some rarity in relation to William Street where most early buildings have been demolished, but not rare when considered in relation to Rohini Street of the Federation shops at 1358 Pacific Highway.
Representativeness SHR criteria (g)	Representative value is diminished by alterations. Comparison with other buildings in the local area indicates that they do not meet the same level of integrity as the heritage listed Federation shops at 1358 Pacific Highway, or those buildings in Rohini Street which have been identified as contributory items within a shopping strip context.
Integrity	Moderate.

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
	Kerrin Cook	"The Railway Comes to Ku-Ring-Gai"	1991	Gordon Library
	Ku-Ring-Gai Historical Society	"Focus on Ku-Ring-Gai"	1996	Gordon Library
	(Ed) Margaret Wyatt	"Streets of Ku-Ring-Gai"	1987	Gordon Library
		"Sydney Sands Directory"	1903-1933	Gordon Library
		Cherry's Orchard Subdivision sale, 30 th April 1892.	1892	Gordon Library (Map 994.41 Turr 1892)

RECOMMENDATIONS

Recommendations	That 6 and 8 William Street do not meet the criteria for identification as heritage items, nor are the located within a context which would allow for their identification as contributory items.
------------------------	---

SOURCE OF THIS INFORMATION

Inspected by	Peter Woodley
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Peter Woodley
Date	March 2006

NSW Heritage Data Form

ITEM DETAILS						
Name of Item	Turramurra Travel Associations & Cruiseabout					
Other Name/s Former Name/s	Turramurra Book Club; Turramurra Library (?)					
Item type (if known)	Built; Commercial					
Street number	10					
Street name	William Street					
Suburb/town	Turramurra					
Local Government Area/s	Ku-Ring-Gai Municipal Council					
Owner	Ku-Ring-Gai Municipal Council					
Current use	Commercial (travel agent)		Postcode			
Former Use	Library (?)					
Statement of significance	10 William Street was possibly built in 1924 and may originally have functioned as the Turramurra Book Club/Library, however this is uncertain. The building has been substantially altered such that its original type and character cannot be ascertained. The building fails to meet each of the heritage assessment criteria (see below).					
Level of Significance	N/A					
DESCRIPTION						
Designer	Not available					
Builder/ maker	Not available					
Physical Description	<p>Occupies a corner site formed by William Street and Higgs Lane. Originally single storey with attic level added later. The building form is T-shaped, comprising two gable ended wings perpendicular to each other. The building has been rendered. The roofing is concrete tile (not original), and skylights have been inserted. A single storey addition has been made at the south end of the William Street frontage. An earlier addition of a window bay with steel framed windows (possibly 1930s-1940s) was made to the north elevation of the western gabled wing.</p> <p>Multi-paned metal framed windows have been added to lend the building a Georgian Revival character. Small windows at attic level have been let in below the eaves line. Window sills on ground level are tiled. Metal framed display window and entry bays have been added on the north and west elevations. A large porthole window has been inserted in the gable end of the north elevation.</p> <p>The present character of the building is predominantly a result of the most recent phase of substantial modification. Only the general form of the building (which has nevertheless been added to) appears to be original.</p>					
Physical condition and Archaeological potential	Good condition.					
Construction years	Start year		Finish year	1924 (?)	Circa	<input checked="" type="checkbox"/>

NSW Heritage Data Form

Modifications and dates	Some evidence of mid-twentieth century modifications (steel framed windows to bay on east elevation), however most modifications appear to be of more recent date.
HISTORY	
Historical notes	<p>For much of the nineteenth century, the area between the Pacific Highway, Eastern Road, Cherry Street and Brentwood Avenue, comprised the orchard of J Cherry. The estate was subdivided in 1892 into large allotments, which were successively re-subdivided over time. The subject site was located on Lot 2 of Section A of the 1892 subdivision.</p> <p>Owing to the substantial modifications made to the subject building, its original date of construction is difficult to ascertain on stylistic grounds. The Sydney Sands Directory provides little certainty as to when the subject building was erected, owing to the lack of street numbers, and a high degree of irregularity in the recording of buildings in William Street. However, between the years 1924 to 1933, the most regular entry for the fourth property in William Street (sometimes recorded as the third property) is the Turrumurra Book Club, later the Turrumurra Library from 1930. It is possible but not certain that this is the original construction date and function of the building.</p> <p>Further research would be required in order to ascertain the subsequent history of the building, however no reference is made to the Turrumurra Book Club/Library in William Street in any of the relevant local histories.</p>
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The subject building was possibly constructed c.1924, some 30 years after the subdivision of the Cherry's Orchard and the opening of the railway station. William Street down to Ray Street was developed around the turn of last century (most buildings now demolished).</p> <p>The building may have been used as the Turrumurra Book Club/Library from 1924, however there does not appear to be any physical evidence to illustrate this.</p>
Historical association significance SHR criteria (b)	<p>Further research would be required in order to determine whether there is any association with people of importance in the history of the local area. The building would need to be able to reflect such an association in order to be significant in this respect.</p>
Aesthetic significance SHR criteria (c)	<p>The subject building has been modified to such an extent that the original style, and indeed date at which it was built, cannot be ascertained with certainty. It therefore cannot contribute any significant information to illustrate a particular period, style, or function of building of significance to the local area.</p>
Social significance SHR criteria (d)	<p>Research conducted for this assessment has not indicated any significant cultural associations.</p>
Technical/Research significance SHR criteria (e)	<p>The building has very little potential research value owing to the extent of modifications.</p>
Rarity SHR criteria (f)	<p>As an earlier building which has been substantially modified, it does not have rarity value.</p>
Representativeness SHR criteria (g)	<p>Owing to substantial modifications, the building has no characteristics which would make it a significant representative example of any particular building type or style within the local area.</p>

NSW Heritage Data Form

Integrity	Low			
INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
	Kerrin Cook	"The Railway Comes to Ku-Ring-Gai"	1991	Gordon Library
	Ku-Ring-Gai Historical Society	"Focus on Ku-Ring-Gai"	1996	Gordon Library
	(Ed) Margaret Wyatt	"Streets of Ku-Ring-Gai"	1987	Gordon Library
		"Sydney Sands Directory"	1903-1933	Gordon Library
		Cherry's Orchard Subdivision sale, 30 th April 1892.	1892	Gordon Library (Map 994.41 Turr 1892)
RECOMMENDATIONS				
Recommendations	That 10 William Street does not meet the criteria for identification as a heritage item.			
SOURCE OF THIS INFORMATION				
Inspected by	Peter Woodley			
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Peter Woodley		Date	March 2006

**Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006
(Draft Amendment No 1)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979.

FRANK SARTOR, M.P.,
Minister for Planning

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1)*.

2 Aims of plan

The aim of this plan is to make local environmental planning provisions for land in Turramurra in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

3 Land to which plan applies

This plan applies to the land identified on the map marked “Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Land Application Map” deposited in the office of Ku-ring-gai Council.

4 Amendment of Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 3 Land to which this plan applies

Insert at the end of clause 3 after the word 'Map':

'as amended by:

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Land Application Map.'

[2] Cause 10 Objectives for development in zones

Insert under Business Zones subclause (2) Local Centre the following additional objectives:

- (b) to integrate residential development with retail and commercial development that is compatible with the village character of the centre,
- (c) to provide community facilities that service the needs of the local community and are accessible by residents,
- (d) to ensure that development contributes to an efficient traffic and transport network including maximising public transport patronage and promotes travel by foot and bicycle from surrounding areas, and
- (e) to provide a vibrant and pleasant public domain.

[3] Clause 11 Zoning of land to which this plan applies

Insert at the end of clause 11 after the word 'Map':

'as amended by:

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Land Zoning Map.'

[4] Clause 12 Land use table

Insert before 'Mixed Use Zone':

Local Centre Zone

(1) Permitted without consent

Public utility undertakings & utility installations

(2) **Permitted with consent**

Advertisements; advertising structures; bed and breakfast establishments; bus stations; car parks; childcare centres; commercial premises; community facilities; drainage; educational establishments; home industries; home occupations; hospitals; hotels; medical centres; motels; neighbourhood shops; offices; places of public worship; public buildings; recreation areas; recreation facilities; registered clubs; residential flat buildings; restaurants; roads; schools; service stations; shop top or attached housing; shops; telecommunication facilities.

(3) **Prohibited**

Any use not otherwise permitted with or without consent.

[5] Clause 12 Land use table

Insert after 'Infrastructure Zone':

Local Open Space - Public Zone

(1) **Permitted without consent**

Public utility undertakings & utility installations

(2) **Permitted with consent**

Advertisements; advertising structures; caravan parks; community facilities; drainage; recreation areas; registered clubs; roads; telecommunication facilities.

(3) **Prohibited**

Any use not otherwise permitted with or without consent.

[6] Clause 37 Development Standards – Height of Buildings

Omit clause 37 (1) and insert instead:

- (1) Subject to subclause (a), the height of a building on any land is not to exceed the maximum height of height shown for the land on the Ku-ring-gai (Town Centres) Local Environmental Plan Height of Buildings Map as amended by:

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Height of Buildings Map.

- (a) In the High Density Residential Zone the maximum height of buildings is not to exceed the maximum height in the table below.

Site Area	Maximum Height of Buildings
Less than 1800sqm	3 storeys
1800sqm or more but less than 2400sqm	4 storeys
2400sqm or more	5 storeys

[7] Clause 38 Development standards – floor space ratio

Insert at the end of clause 38(1) after the word ‘Map’:

‘as amended by:

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Floor Space Ratio Map.’

[8] Clause 47 Development standards – building site coverage

Insert at the end of clause 47(1) after the word ‘Map’:

‘as amended by:

Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 (Draft Amendment No 1) Building Site Coverage Map.’

[9] Schedule 3 Additional permitted uses

Insert in the table under Schedule 3 the following:

Lot Description	Address	Additional Permitted Uses
Lot 7, DP214733 & Lot 6, DP26828	1334 & 1340 Pacific Highway, Turramurra	Commercial premises; offices; restaurants.
Pt. Lot 2, DP183894	1335 Pacific Highway	Commercial premises; offices;
Lot B, DP400653	1337 Pacific Highway	Shops
Lot 1, DP807765	1408 Pacific Highway	Service station

[10] Schedule 4 Additional prohibited uses

Insert in the table under Schedule 4 the following:

Lot Description	Address	Additional Prohibited Uses
Lot 1, DP81994 & Lot 6, DP666961	1275, 1293 Pacific Highway, 2 Rohini Street	Residential flat buildings
Lot 1, DP228129, Lot 2 & 3, DP323061 & Lot 1, DP656234	4, 6, 8, 10 William Street	Residential flat buildings

[11] Schedule 5 Classification and reclassification of public land

Insert in the table under the heading 'Reclassification of Land as Operational' the following:

Item No.	Address	Property	Description
	2-8 Turramurra Avenue	Lot 2, DP840070	Turramurra Avenue Car Park
	1-7 Gilroy Road	Lot 1, DP840070	Turramurra Senior Citizens Centre; Ku-ring-gai Support and Services Centre – HACC
	1275 Pacific Highway	Lot 1, DP81994	Turramurra Village Park
	12 William Street	Lot 1, DP519532	William Street Car Park
	5 Ray Street	Lot 2, DP221290	Ray Street Car Park; Turramurra Library
	1A-3 Kissing Point Road	Lot 2, DP500761, Lot 2, DP500077, Lot 2, DP502388, Lot A, DP391538 & Lot B DP435272	Kissing Point Road Car Park
	3 Stonex Lane & 4 Duff Street	Lot 2, DP550866 & Lot 1, DP807766	Stonex Lane & Duff Street car park

[12] Schedule 6 Environmental Heritage

Insert in the table under Schedule 6 the following:

Item No.	Address	Property	Description	Item Name
	1247 Pacific Highway	Lot 1, DP303959	Building	Masonic Temple,
	1334 Pacific Highway,	Lot 7, DP214733	Group of Buildings including former guest house	Hillview
	1340 Pacific Highway,	Lot 6, DP26828	Garage building	Hillview Garages
	1356 Pacific Highway,	Lot 5, DP132873	Commercial	Former

		building	Commonwealth Bank
1358 and 1360 Pacific Highway	Lot A & B, DP445374	Pair Federation shops	
	Lot 8, DP237813		
1428 Pacific Highway,	Lot 2, DP308421	Dwelling	
1458 Pacific Highway,	Lot A, DP374006	Dwelling	
10 Turramurra Avenue,	Lot 1, DP834582	Church	Uniting Church
8 Kissing Point Road,	Lot 1, DP743998	Dwelling	
2-4 Boyd Street,	Lot 2, DP596228	Semi detached dwellings	
		Dwelling	
8 Ray Street,	Lot 4, DP11752		
17A Eastern Road,	Lot1, DP830432	Church	St Margaret's Church
Turramurra			



NORTH



SCALE:1:3000



Land to which this plan applies

DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION	
PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
DEPT. FILE NO.	
CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT	DATE
GOVT. GAZETTE NO.	DATE

ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979

KU-RING-GAI COUNCIL

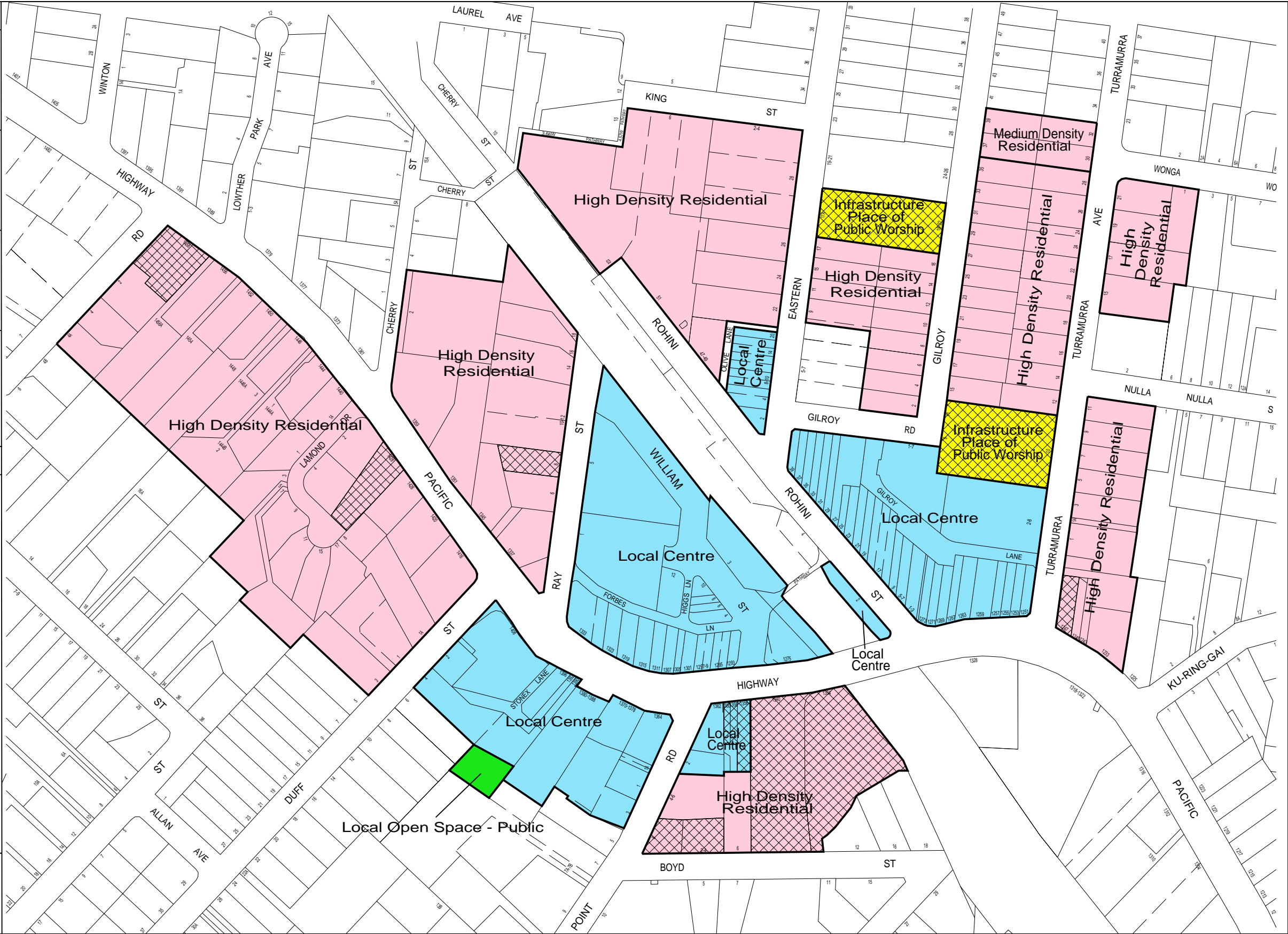
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN

AMENDMENT NO.1

Land Application Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS AMENDS THE KU-RING-GAI PLANNING SCHEME	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.	
GENERAL MANAGER	DATE

Zone Description	
Residential Zones	<div></div>
Medium Density Residential	
High Density Residential	
Local Centre	<div></div>
Local Centre	
Special Area Zones	<div></div>
Infrastructure	
Local Open Space	<div></div>
Public	
Item	
Heritage Item	<div></div>
Heritage Conservation Area	<div></div>
Archaeological site	<div></div>
Access across boundaries restricted	<div></div>
Foreshore protection line	<div></div>
Foreshore protection area	<div></div>
Scenic protection area	<div></div>
Environmentally sensitive land	<div></div>
Riparian land	<div></div>
<div></div> North	SCALE: 1:4000
DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION	
PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
DEPT. FILE NO.	
CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT	DATE
GOVT. GAZETTE NO.	DATE



ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Land Zoning Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS	
AMENDS THE KU-RING-GAI PLANNING SCHEME	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.	
GENERAL MANAGER	DATE 15 March 2006



NORTH



SCALE:1:3000



Maximum height shown in storeys

NB. The gross floor area of the top storey of a building, of 3 storeys or more, is not to exceed 60% of the gross floor area of the storey below.

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PLANNING OFFICER : ANTONY FABBRO	
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ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Height Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
AMENDS THE KU-RING-GAI PLANNING SCHEME

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

GENERAL MANAGER DATE 17 March 2006



NORTH



SCALE:1:3000

1.3:1

Floor Space Ratios (FSR)

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PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
DEPT. FILE NO.	
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ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Floor Space Ratio Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS AMENDS THE KU-RING-GAI PLANNING SCHEME	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.	
GENERAL MANAGER	DATE 17 March 2006



NORTH



SCALE:1:3000



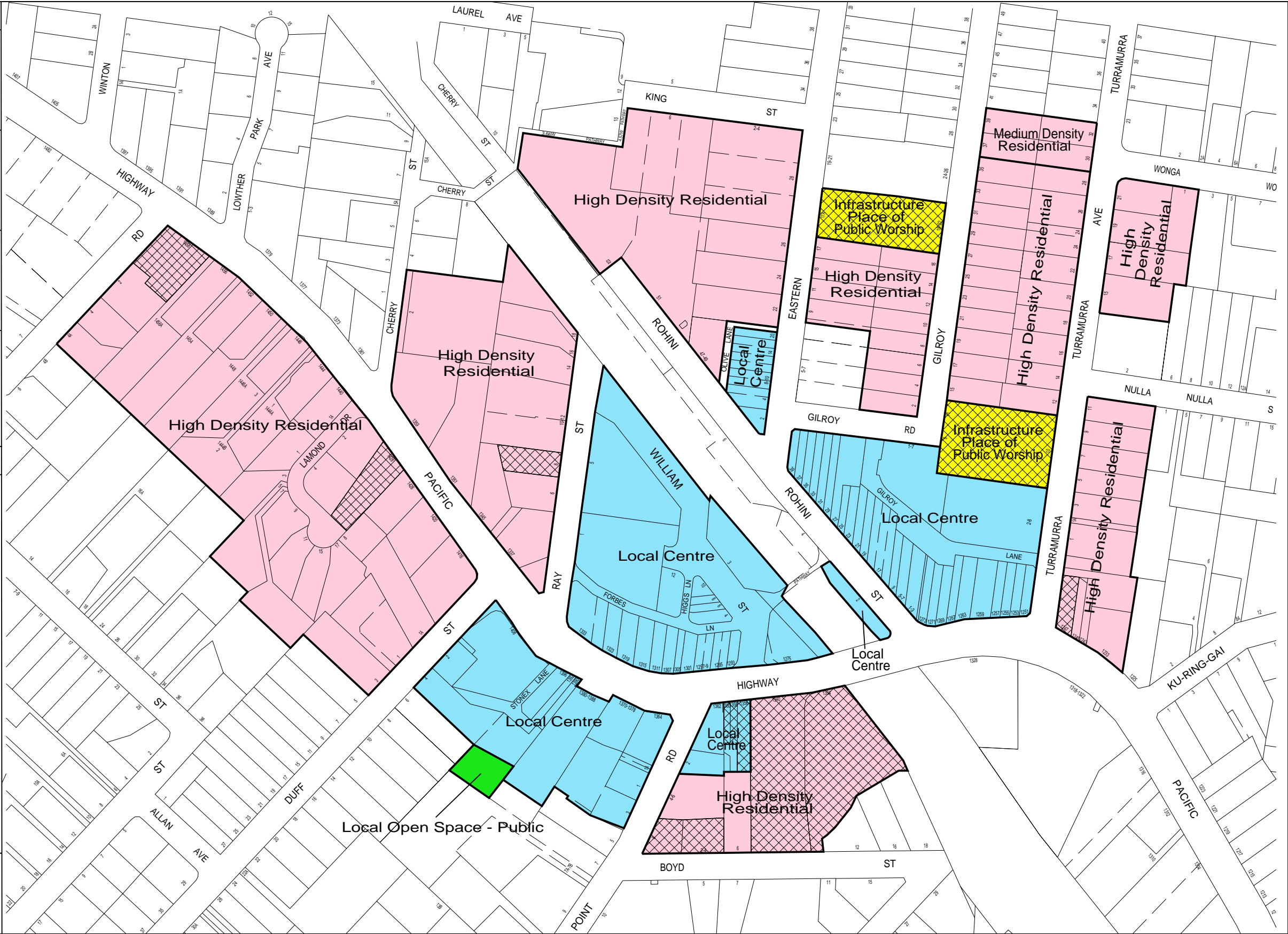
Land to which this plan applies

DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION	
PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
DEPT. FILE NO.	
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ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Land Application Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS AMENDS THE KU-RING-GAI PLANNING SCHEME	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.	
GENERAL MANAGER	DATE

Zone Description	
Residential Zones	<div></div>
Medium Density Residential	
High Density Residential	
Local Centre	<div></div>
Local Centre	
Special Area Zones	<div></div>
Infrastructure	
Local Open Space	<div></div>
Public	
Item	
Heritage Item	<div></div>
Heritage Conservation Area	<div></div>
Archaeological site	<div></div>
Access across boundaries restricted	<div></div>
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Environmentally sensitive land	<div></div>
Riparian land	<div></div>
<div></div> North	SCALE: 1:4000
DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION	
PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
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CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT	DATE
GOVT. GAZETTE NO.	DATE



ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Land Zoning Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
AMENDS THE KU-RING-GAI PLANNING SCHEME

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

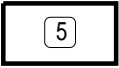
GENERAL MANAGER DATE 15 March 2006



NORTH



SCALE:1:3000



Maximum height shown in storeys

NB. The gross floor area of the top storey of a building, of 3 storeys or more, is not to exceed 60% of the gross floor area of the storey below.

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PLANNING OFFICER : ANTONY FABBRO	
COUNCIL FILE NO.	
DEPT. FILE NO.	
CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT	DATE
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ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Height Map

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
AMENDS THE KU-RING-GAI PLANNING SCHEME

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

GENERAL MANAGER DATE 17 March 2006



1.3:1

ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Floor Space Ratio Map

GENERAL MANAGER DATE 17 March 2006



NORTH



SCALE:1:3000

35%

Maximum percentage for building site coverage

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PLANNING OFFICER : ANTONY FABBRO

COUNCIL FILE NO.

DEPT. FILE NO.

CERTIFICATE ISSUED
UNDER SEC.65 E.P.A.ACT

DATE

GOVT. GAZETTE NO.

DATE

ENVIRONMENTAL PLANNING & ASSESSMENT ACT,1979
KU-RING-GAI COUNCIL
DRAFT KU-RING-GAI (TOWN CENTRES) LOCAL ENVIRONMENTAL PLAN
AMENDMENT NO.1
Building Site Coverage Map

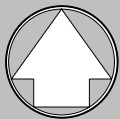
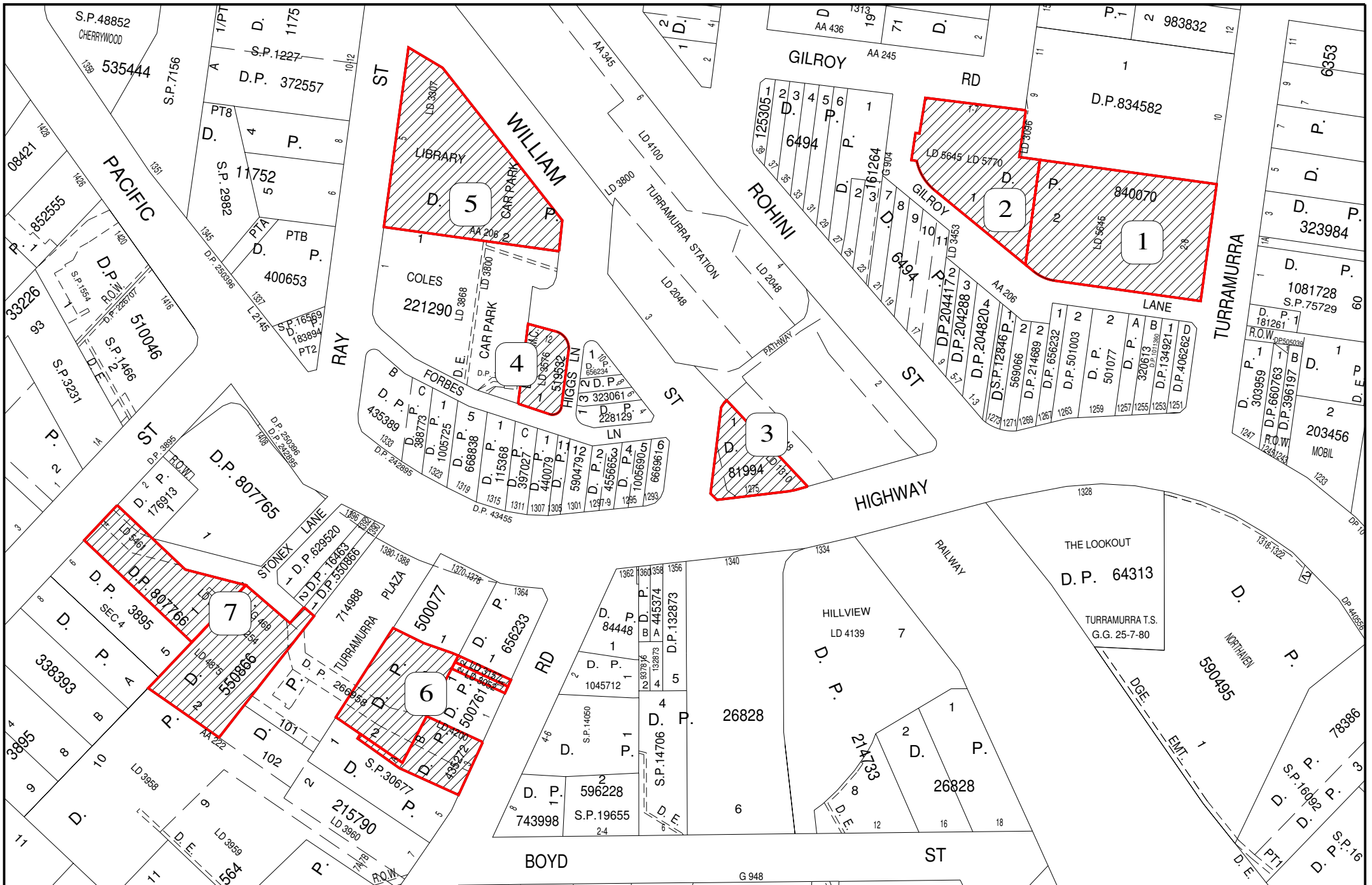
STATEMENT OF RELATIONSHIP WITH OTHER PLANS
AMENDS THE KU-RING-GAI PLANNING SCHEME

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

GENERAL MANAGER DATE 23 March 2006

Turramurra Centre - Land for Re-classification

Map Ref.	Property Name	Property Location	Legal Documents	Property Description	Current Zoning	Classification	Area	Current Leases	Acquisition Details	Restrictions on use
1	KMC Car Park No.21	2-8 Turramurra Avenue Turramurra	LD5645 - CT	Lot 2 DP840070	Business 3(b)-(B2) Commercial Services under the KPSO	Community	3619m2			POM
2	Turramurra Seniors Centre	1-7 Gilroy Road Turramurra	LD5645 - CT	Part Lot 1 DP840070	Business 3(b)-(B2) Commercial Services under the KPSO	Operational	1237m2			
2	HACC Support & Service Centre	1-7 Gilroy Road Turramurra	LD5645 - CT Licences 5770.1,2,3 & 4	Part Lot 1 DP840070	Business 3(b)-(B2) Commercial Services under the KPSO	Operational	1050m2	Licences to Easy Care Gardening, Hornsby Ku-ring-gai Aged Disabled Transport and Ku-ring-gai Meals on Wheels expire 31/01/2008		
3	Turramurra Village Park	1275 Pacific Highway, Turramurra	LD1310 - CT	Lot 1 DP81994	Part Recreation Existing 6(a) & Part Reserved for County Road Widening under the KPSO	Community	847.2m2			POM
4	KMC Car Park No.22	12 William Street Turramurra	LD3576 - CT	Lot 1 DP519532	Business 3(a)-(A2) Retail Services under the KPSO	Community	581m2			POM
5	KMC Car Park No.22	5 Ray Street Turramurra	LD3307 - CT	Part Lot 2 DP221290	Business 3(a)-(A2) Retail Services under the KPSO	Community	2030m2			POM
5	Turramurra Library	5 Ray Street Turramurra	LD3307 - CT	Part Lot 2 DP221290	Business 3(a)-(A2) Retail Services under the KPSO	Community	1441m2			POM
6	KMC Car Park No.23	1A-3 Kissing Point Road Turramurra	LD3130 - CT, LD3157 - CT, LD3052 - CT, LD4200 - CT	Lot 2 DP500077, Lot 2 DP502388, Lot 2 DP500761, Lot A DP391538, Lot B DP435272	Business 3(a)-(A2) Retail Services under the KPSO	Community	2272.6m2			POM
7	Stonex Lane, Duff Street Car park	Kissing Point Road Turramurra	Council Car Park No 23	Lot 1 DP807766, Lot 2 DP550866,	Part Recreation Existing 6(a) and Part Business 3(a)-(A2) Retail Services under the KPSO	Community	3344m2			POM



21-03-2006

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TURRAMURRA CENTRE - LAND FOR RE-CLASSIFICATION

