



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 17 MARCH 2026 AT 7:00 PM
LEVEL 3, COUNCIL CHAMBER**

LATE AGENDA

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

- GB.13 **Memorandum - GB.11 Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Post Exhibition**

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File: EM00049/2

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

Recommendation:

That Council:

- A. Receive and note the supplementary information.
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

MEMORANDUM - GB.11 PLANNING PROPOSAL FOR 1364-1396 PACIFIC HIGHWAY AND 1, 1A, 3 AND 3A KISSING POINT ROAD TURRAMURRA (TURRAMURRA PLAZA) - POST EXHIBITION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

BACKGROUND:

In accordance with the Code of Meeting Practice, additional information may come to light or specific clarifications may be requested by Councillors after the formal publication of the agenda. This report serves as a formal vehicle to ensure such information is recorded and incorporated into the official record of the meeting.

COMMENTS:

A memorandum from the Director, Strategy and Environment dated 5 March 2026 - **GB.11 Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Post Exhibition** is attached.

RECOMMENDATION:

That Council:

- A. Receive and note the supplementary information.
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

PURPOSE OF REPORT

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

BACKGROUND

In accordance with the Code of Meeting Practice, additional information may come to light or specific clarifications may be requested by Councillors after the formal publication of the agenda. This report serves as a formal vehicle to ensure such information is recorded and incorporated into the official record of the meeting.

This report and its attachments should be read in conjunction with the published Business Paper. Where information in this report or its attachments differs from the original report, the information contained herein is the most recent staff position and may supersede previous advice or recommendations.

COMMENTS

A memorandum from the Director, Strategy and Environment dated 5 March 2026 - **GB.11 Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Post Exhibition** is attached.

Councillors are advised that the content of these memos may include amended recommendations or superseded technical advice. It is essential that these updates are considered alongside the original reports to ensure a comprehensive understanding of the matters before Council.

GOVERNANCE MATTERS

This report complies with the *Local Government Act 1993* and Council's *Code of Meeting Practice*. By providing these updates in a formal report, Council ensures that all information used in decision-making is accessible to the public.

RECOMMENDATION:

That Council:

- A. Receive and note the supplementary information
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

Christopher M Jones
Manager Governance and Corporate Strategy

Item GB.13

EM00049/2

Attachments: A1 [↓](#) Memorandum from the Director, Strategy and Environment dated 5 March 2026 - GB.11 - Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Poste Exhibition

2026/067197

S14408 / 2026/067197
5 March 2026

MEMORANDUM

TO: General Manager
Mayor
Councillors

COPY TO: Directors
Governance

FROM: Director Strategy & Environment

SUBJECT: **OMC 17/03/2026 - GB.11**
Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Post Exhibition

At the OMC being held on 17 March 2026 a report on the Planning Proposal for 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road Turramurra (Turramurra Plaza) - Post Exhibition is being presented to Council.

The report Attachment A7 contains a superseded Transport for NSW response from August 2025. Their latest response is November 2025 (attached) which gave concurrence to the planning proposal.


[Andrew Watson \(Mar 5, 2026 08:26:06 GMT+11\)](#)

Andrew Watson
Director Strategy & Environment

Enc

Transport for NSW

26 November 2025

TfNSW Reference: SYD24/00763
DPHI Reference: PP-2024-321



Mr David Marshall
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Attention: Craig Wyse

UPDATED PLANNING PROPOSAL TO AMEND KU-RING-GAI LEP 2015 FOR 1364 -1396 AND 1, 1A AND 3A PACIFIC HIGHWAY, TURRAMURRA (TURRAMURRA PLAZA)

Dear Mr Marshall,

Reference is made to correspondence received by Transport for NSW (TfNSW) on 16 October 2025 in relation to the updated Planning Proposal for Turramurra Plaza.

Following our submission dated 26 August 2025, TfNSW has had extensive discussions with Council and the proponent in relation to identifying a new property / setback boundary on the Pacific Highway that accommodates a draft strategic widening plan for a proposed future upgrade of this section of the Pacific Highway. TfNSW has also assisted Council in identifying future road widening requirements on Kissing Point Road that supports the future traffic capacity requirements of the proposal and Council's vision for active transport on this regional road corridor.

Therefore, at this stage of the planning process, TfNSW is satisfied that the updated Planning Proposal's development footprint has provided a property / setback boundary that accommodates TfNSW's draft strategic widening plan for the Pacific Highway. More detailed comments are provided at **Attachment A** including copies of TfNSW's updated draft widening plans (**Attachment B** and **C**).

Thank you for the opportunity to provide advice on the subject Planning Proposal. Should you have any questions or further enquiries in relation to this matter, please contact Tricia Zapanta via email: development.sydney@transport.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Carina Gregory".

Carina Gregory
Senior Manager, Strategic Land Use - Eastern
Planning, Integration and Passenger

4 Parramatta Square
12 Darcy Street Parramatta NSW 2150

W transport.nsw.gov.au

ATTACHMENT A – TfNSW COMMENTS FOR THE UPDATED PLANNING PROPOSAL TO AMEND KURING-GAI LEP 2015 FOR 1364 -1396 AND 1, 1A AND 3A PACIFIC HIGHWAY, TURRAMURRA
(November 2025)

1. Council is advised that **Attachment B** (Indicative Interim Layout) shows agreed setback dimensions and indicative areas for both the Pacific Highway and Kissing Point Road frontages, noting that the areas have been split up by TfNSW's Pacific Highway frontage, Stonex Lane frontage and Council's Kissing Point Road frontage. Furthermore, the sketch shows a uniform 6m setback on Kissing Point Road which was requested by Council and will require Council to work through with TfNSW and the proponent how this ties-in towards the southern end of this development, acknowledging the adjoining private property to the south.

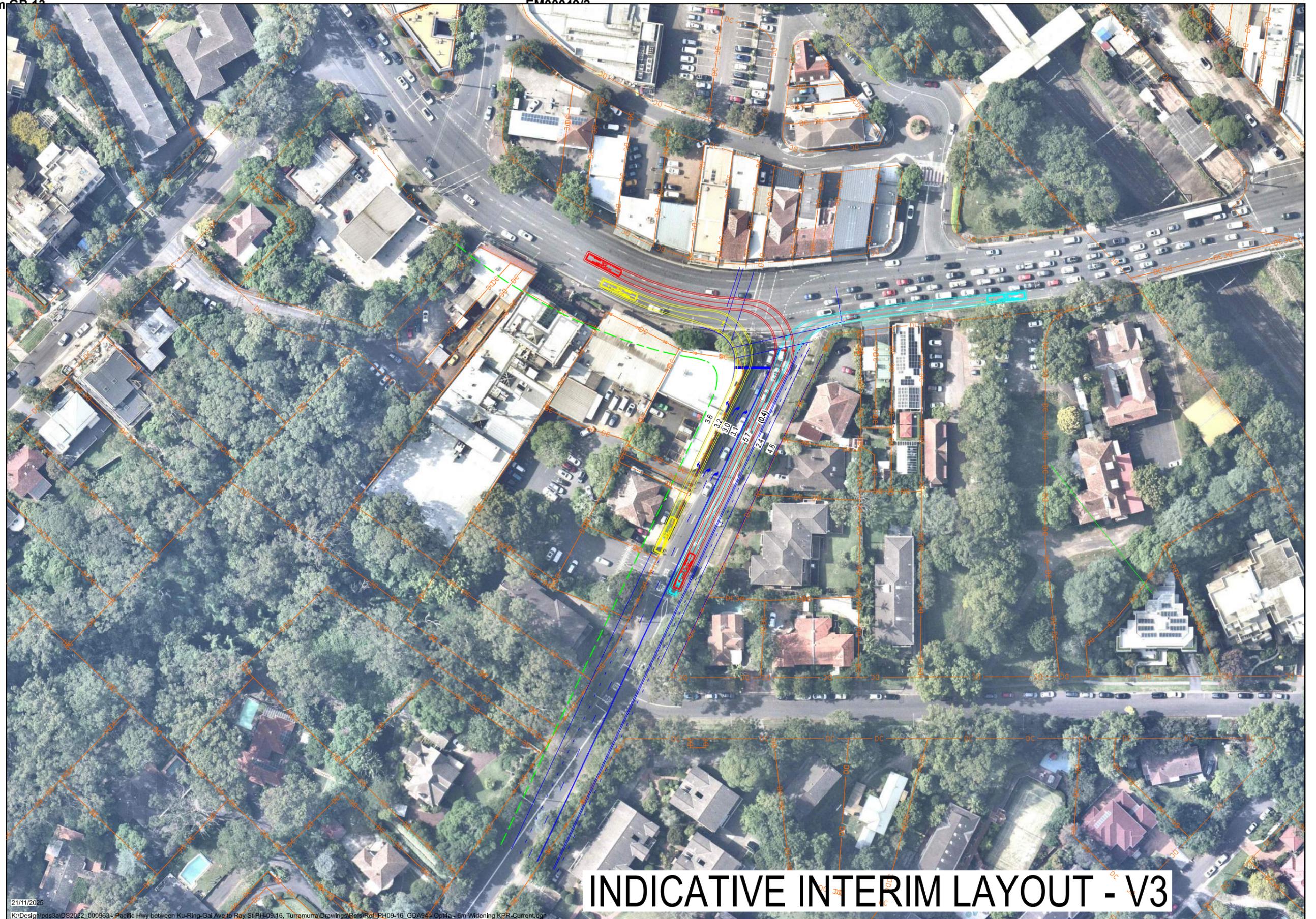
This plan also provides the proponent guidance on where the new kerb, and crossings on the Pacific Highway and Kissing Point Road may be located in order to accommodate the proposed upgrade on Kissing Point Road.

2. CADD files showing details of the Attachment B, plus vehicle turn paths for both the left and right turn movements into and out of Kissing Point Road will be sent to Council via email as part of TfNSW's submission.
3. **Attachment C** is a pdf of the CADD files.
4. Further discussions and appropriate agreements will need to be reached between TfNSW, Council and/or the proponent on the appropriate statutory planning mechanism for potentially impacted land (identified as acquisition areas in Attachment B plans).
5. With a new property / setback boundary agreed to for Pacific Highway and Kissing Point Road, and identification of a development footprint for the site, TfNSW is satisfied that other network and safety issues raised in our submission dated 26 August 2025 such as location of vehicular access, bus stop and pedestrian crossing relocation can be addressed at the Part 4 DA stage.

ATTACHMENT B – AGREED SETBACK DIMENSIONS AND INDICATIVE AREAS FOR PACIFIC HIGHWAY AND KISSING POINT ROAD (November 2025)



ATTACHMENT C – PDF of the CADD files (November 2025)



21/11/2025
K:\Design\pds\3a\DS2022_000963 - Pacific Hwy between Ku-Ring-Gai Ave to Ray St PH-09-16, Turramurra\Drawings\Ref\Ref_PH09-16_GDA94-OptHa-6m Widening KPR-Current.dgn