



**EXTRAORDINARY MEETING OF COUNCIL  
TO BE HELD ON MONDAY, 18 DECEMBER 2006 AT 7.00PM  
LEVEL 3, COUNCIL CHAMBERS**

**A G E N D A**

**\*\* \*\* \* \*\* \* \*\* \***

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

**APOLOGIES**

**DECLARATIONS OF INTEREST**

**CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING**

**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 Roseville Centre Draft Local Environmental Plan & Draft Development Control Plan - Final Report**

**1**

File: S04365

To enable Council to consider the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment 3 as it applies to Roseville and the Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006, and other planning matters following the exhibition period.

**Recommendation:**

That the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment 3 as it applies to Roseville and the Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006 as amended, be adopted by Council and forwarded to the Department and Minister for Planning with the Section 68 submission with a request that the Plan be made.

\*\* \*\*

---

## ROSEVILLE CENTRE DRAFT LOCAL ENVIRONMENTAL PLAN & DRAFT DEVELOPMENT CONTROL PLAN - FINAL REPORT

---

### EXECUTIVE SUMMARY

<b>PURPOSE OF REPORT:</b>	To enable Council to consider the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment 3 as it applies to Roseville and the Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006, and other planning matters following the exhibition period.
<b>BACKGROUND:</b>	The Minister for Planning has directed Council under Section 55 of the <i>Environmental Planning and Assessment Act (1979)</i> to prepare plans for additional housing in and around its key commercial centre and to provide for additional retail and commercial demand to cater for the needs of the local population. Council on 22 August 2006 resolved to exhibit Draft Plans.
<b>COMMENTS:</b>	Submissions have been received from State Agencies together with 93 public submissions. Key issues have been assessed and recommendations have been made for further amendments to the Draft LEP and Draft DCP. This report provides a recommendation on the future classification of these sites.
<b>RECOMMENDATION:</b>	That the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment 3 as it applies to Roseville and the Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006 as amended, be adopted by Council and forwarded to the Department and Minister for Planning with the Section 68 submission with a request that the Plan be made.

## PURPOSE OF REPORT

To enable Council to consider the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment 3 as it applies to Roseville and the Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006, and other planning matters following the exhibition period.

## BACKGROUND

On 28 May 2004 the Minister for Planning, directed Council under Section 55 of the Environmental Planning & Assessment Act 1979 to prepare plans for additional housing in and around its key commercial centres including Roseville and to provide for additional retail and commercial demand to cater for the needs of the local population (**Attachment 1a**).

Ku-ring-gai Council is also part of the Sydney North Sub-regional Plan under the NSW Metropolitan Strategy. Council considered a report on this matter on 27 June, 2006 and accordingly Council will provide 10,000 dwellings to the region over the next 25 year timeframe of the regional plan.

Roseville, in conjunction with Lindfield is the final group of centres to have a new Draft Local Environmental Plan and Development Control Plan prepared - this is known as Amendment No 3. The new plans have been prepared under the Standard Instrument (Local Environmental Plans) Order 2006.

On 22 August 2006, Council considered a conditional Section 54(4) notification from the NSW Department of Planning (**Attachment 1b**), and resolved to exhibit Draft Ku-ring-gai (Town Centres) Local Environmental Plan 2006 Amendment No 3 and Draft Ku-ring-gai Town Centres Development Control Plan (Roseville) 2006.

The Draft Local Environmental Plan (and Draft DCP and supporting documentation) has been referred to the relevant government authorities as required by Section 62 of the *Environmental Planning and Assessment Act (1979)* (EP&A Act) and has been placed on formal public exhibition in accordance with the Act.

The exhibition period commenced 30 October 2006 and concluded on 27 November 2006. A comprehensive consultation program was conducted throughout the project. An overview and analysis of consultation is dealt with in detail later in the report.

## OVERVIEW OF DRAFT KU-RING-GAI LEP 2006 (TOWN CENTRES) AMENDMENT NO 3

Draft Ku-ring-gai LEP 2006 (Town Centres) Amendment No 3 seeks to amend Draft Ku-ring-gai LEP 2006 (Town Centres), which is the principle Draft LEP previously adopted to apply to the St Ives, Turramurra, Pymble and Gordon centres. This amending Draft LEP will bring land in and around the Roseville and Lindfield centres under the principle Draft LEP and introduce

## Item 1

S04365  
8 December 2006

appropriate zonings, development standards and additional provisions to implement the overall master plan that has been developed for these centres.

The Draft LEP Amendment No 3 only contains the new provisions to be added to the principal Draft LEP. All existing provisions in the Draft LEP will also apply. The Draft LEP Amendment No 3 includes amendments to the written LEP instrument and introduces new land application, zoning and development standard maps which cover land to which the Draft LEP is to apply.

The principle Draft Ku-ring-gai LEP 2006 (Town Centres) has been prepared in accordance with the 'Standard Instrument (Local Environmental Plan) Order 2006 "under Section 33A of the *Environmental Planning and Assessment Act (1979)* (EP&A Act). The Standard Instrument LEP mandates provisions that are to be included in all future LEPs and substantially governs the content and operation of the Draft Ku-ring-gai LEP 2006.

The Draft Ku-ring-gai LEP 2006 (Town Centres) consists of a **written instrument** and a series of **maps**. The written instrument contains the detailed planning provisions that will apply to land covered by the LEP. This includes provisions relating to aims, standard zone descriptions and zone objectives, permitted land uses and development standards, subdivision provisions and numerous miscellaneous provisions.

### Zoning

The proposed new zones for Roseville Centre are described below. The Land Zoning Map identifies which land each zone applies to.

#### *Zone B2- Local Centre*

This zone is generally intended for centres that provide a range of residential, retail, business, entertainment and community functions that typically service a wider catchment than a neighbourhood centre.

#### *Zone B5- Business Development*

The objectives of this zone are to enable a mix of office, retail and warehouse uses in locations which are close to, and which support the viability of centres. The zone does not permit residential uses and applies to one site in Roseville that fronts the Pacific Highway.

#### *Zone R3- Medium Density Residential*

This zone is generally intended to provide housing choice by catering for a variety of medium density accommodation other than residential flat buildings, including townhouses and villas.

#### *Zone R4- High Density Residential*

This zone is generally intended for land where primarily high density housing (such as residential flat buildings) is to be provided. This includes land that was formally zone Residential 2(d3) under LEP 194 or is currently zoned 2(d) or 2(e) under the KPSO. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres.

## Item 1

S04365  
8 December 2006• *Zone REI- Public Recreation*

This zone is intended to provide for a wide range of public recreation areas and activities, including local and regional open space. This zone is to apply to the Memorial Park on the corner of Maclaurin Parade and the Pacific Highway.

**Principal development standards**

The standard instrument includes development standards for minimum subdivision lot sizes, height of buildings, and floor space ratio as optional clauses. Development standard clauses in the Draft LEP include:

- Clause 19 - Minimum subdivision lot size
- Clause 21 - Height of buildings
- Clause 22 - Floor space ratio

These standards may or may not apply to the whole zone, depending on how the map is drawn. Under the Standard Instrument, Council has the ability to identify different standards for different sites in the one zone.

**Schedules**

The Draft LEP contains five schedules as follows:

*Schedule 1 – Additional permitted uses (clause 14)*

Schedule 1 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 principally relate to potential complications arising from existing use rights on land where the zoning is changing from its current use and to enable compliance with the Section 117 Direction No 3 by maintaining the existing capacity of business and retail uses on these sites.

*Schedules 2 & 3 – Exempt and Complying Development (clause 16 and 17)*

Clauses 16 and 17 of the Standard Instrument requires that all exempt and complying development provisions be listed in schedules under the Draft LEP. This differs from the existing situation where Councils can make DCPs containing exempt and complying development provisions.

*Schedule 4 - Classification and reclassification of public land (clause 27)*

Schedule 5 of the Draft LEP includes a list of the Council owned land that is to be considered for reclassification from 'community land' to 'operational land' as part of the LEP making process. Note there is no land to be reclassified in the Roseville centre under this LEP.

*Schedule 5 – Environmental Heritage (clause 35).*

Schedule 5 lists sites to be included as heritage items under the Draft LEP. In the case of Roseville there are 6 items being considered for heritage listing. These include items are currently listed under the KPSO as well as a number of new items.

## Item 1

S04365  
8 December 2006**Dictionary**

The Dictionary defines the terms used in the written instrument. The Dictionary comes from the standard LEP template which applies a standard set of definitions state wide. Council is not able to alter the standard definitions or directly add its own definitions to the Dictionary.

**Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3 - Maps***i) Land Application Map*

This map shows which land will be rezoned by the Draft Ku-ring-gai LEP 2006 (Town Centres) Amendment No 3. The planning controls on all other land will remain unchanged and the Ku-ring-gai Planning Scheme Ordinance (KPSO) will continue to apply.

*ii) Land Zoning Map*

This map shows the new zones that will apply to the land covered by Draft Ku-ring-gai LEP 2006 (Town Centres) Amendment No 3. The zones, zone objectives and permitted land uses in the zones are described in Part 2 of the Draft LEP written instrument.

*iii) Minimum Lot Size Map*

The minimum lot size map identifies the minimum size of any new lot that will be created through either subdivision or amalgamation of lots. The minimum lot size requirements only apply to the R3- Residential medium density zone and the R4- Residential high density zone and reflect the existing requirements under LEP 194.

*iv) Building Height Map*

This map shows the maximum height of buildings permitted on any parcel of land. The heights range from 3 up to 6 storeys, which is reflected by the building envelope controls contained in the Draft DCP.

*v) Floor Space Ratio Map*

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 controls also specify minimum and maximum amounts of retail and commercial floor space that can be developed on sites where these uses are permitted. The FSR standards have been derived from the detailed building envelopes developed in the Draft DCP, ensuring consistency between the two plans.

**COMMENTS**

In line with Council's resolution the Draft Local Environmental Plan and Development Control Plan have been exhibited (**Attachment 4 and 5**).

Submissions have been received from the relevant State Agencies and 93 submissions have been received from the public in response to the exhibition (a list of persons who made a submission is included in the consultation section).

## Item 1

S04365  
8 December 2006

Key issues raised from the submissions have been considered and assessed with additional planning, urban design, traffic and parking, environmental and economic analysis, and where appropriate, recommendations have been made for further amendments to the Draft LEP and Draft DCP.

This section of the report contains the following analysis of submissions received and the proposed changes to the Draft plans:

- Section 62 notifications from State Agencies
- Matters of Policy
- Matters of Process
- Matters related to specific precincts and properties
- Matters related to the Draft LEP
- Matters related to the DCP

## SECTION 62 CONSULTATION KEY SUBMISSIONS AND RESPONSES

The Plans have been referred to the relevant State Agencies as required under Section 62 of the EP&A Act (**Attachment 2**).

### 1. NSW Roads and Traffic Authority

#### Council response:

To date Council has not formally received a response from the NSW RTA. However, the RTA have been notified and provided a copy of the Roseville centre information. A meeting was held on 24 October 2006 between Council staff, Council's traffic consultant and senior representatives from the NSW RTA. They have indicated verbally that they no major issues with the proposed plans. Council officers have followed up with the RTA on the matter of their formal response. Should it be received prior to Council considering the report, the RTAs section 62 submission with Council's analysis will be included as a late addendum to the report.

### 2. Sydney Water

#### Water and Water Infrastructure

*As rezoning can intensify water usage in a given area any proposed development that results from rezoning may impact upon Sydney Water System and Infrastructure.*

*Amplifications will be required throughout the Roseville precincts;*

*All existing 100mm water mains will be required to be amplified to 150mm mains.*

*All existing 150mm sewer mains will be required to be amplified to 225mm mains.*



## Item 1

S04365  
8 December 2006

*A Section 73 Compliance Certificate will be required (from Sydney Water) for all future developments within these precincts. This certificate will confirm that the developer has met Sydney Water's detailed requirements.*

*The developer will be responsible for funding any adjustments to Sydney Water infrastructure resulting from development.*

*Water conservation standards are encouraged, adoption of ecological sustainable development (ESD) principles is encouraged.*

*Sydney Water recommends that Council incorporates a water efficiency objective into its LEP to promote and encourage water conservation.*

*Sydney Water recommends that Council includes a mandatory requirement in the DCP that water saving devices such as AAA- related water efficient shower heads, water tap outlets, front loading washing machine and toilet cisterns are installed in new developments, renovations of existing structures and changes of use.*

Council response

Noted. The NSW Government's building sustainability index (BASIX) applies to residential development under the Roseville plan. The Draft DCP provides guidance for non residential development and the public domain plan will also provide the opportunity for Council to demonstrate and apply Water Sensitive Urban Design principles.

At the development application stage, a Section 73 Certificate is required by Council to demonstrate the developer has met Sydney Water's requirements.

**3. Department of Housing**

*The Department of Housing notes Ku-ring-gai is the least affordable market in the Sydney metropolitan area and outlines methods to incorporate and promote affordable housing eg planning mechanisms such as density bonuses, development incentive concessions. Such mechanisms can be implemented through planning instruments or planning agreement. Affordable housing can be achieved through more housing stock including private rental accommodation.*

Council response:

The Ku-ring-gai RDS Stage 1 and the Town Centres LEP will provide a wider range of housing stock and increase the opportunity for the supply of smaller and potentially more affordable accommodation in the private rental market.

If Council intends to provide for affordable housing a comprehensive policy needs to be prepared. This would include consideration of appropriate levels of accommodation, relevant standards, funding mechanisms, density bonuses, concessions, incentives and appropriate longer term management for affordable housing. This would most appropriately be considered during the preparation of the Ku-ring-gai Comprehensive LEP.

## Item 1

S04365  
8 December 2006

The issue of affordable housing and accompanying policy matters can be addressed at the Ku-ring-gai Comprehensive LEP stage. A current resolution of Council requires "*that the matter of affordable housing be forwarded to the Policy Committee for consideration*" (EMC 10 dated 8 November 2006).

**4. Energy Australia**

- *Energy Australia thanks Council for acceding to its request of 6<sup>th</sup> July 2006 for the Council to apply the Special Purposes SP2- Infrastructure (Electricity Supply) Zone to the site of its Lindfield Zone Substation.*
- *They have no further submissions to make in relation to the Draft LEP at the present time.*

Council response

Noted

**5. NSW Rural Fire Service**

*There is no land within the subject area that is identified as bushfire prone on the Ku-ring-gai Bush Fire Prone Land Map. Based on the above the RFS raises no concerns or special considerations in relation to bushfire matters for the LEP and DCP.*

Council response:

Noted.

**6. Rail Corporation*****Easy access upgrade at Roseville Station***

- *RailCorp suggests should Council wish to provide developer contributions to advance the progress of Roseville Station's Easy Access Upgrade (not expected within the next 5 years) it is recommended that they contact RailCorp to negotiate such arrangements.*
- *Zoning table for SP2 should include public administration buildings, car parks and bus interchanges as permitted within the zone (preferably without consent if ancillary to other public utility undertakings such as railway stations).*

Council response

The proposed works described in the submission are considered to be 'public utility undertakings' or are considered ancillary uses which are permissible with the consent within the SP2 zone. It is not desirable to have such uses as exempt development due to the potential extent of off site impacts that need to be considered prior to any consent.

***Car parking and promotion of public transport***

- *RailCorp is concerned that existing car parking ratios in the Ku-ring-gai LGA may be excessive considering the high levels of public transport use.*

Item 1

S04365  
8 December 2006

- *RailCorp believes there should be no net loss of commuter car parking spaces in the Roseville Town Centre as a result of the proposed LEP and DCPs, and therefore encourages Council to consider the replacement of any lost commuter car parking facilities.*

Council response

Noted.

See previous comments concerning commuter parking.

***Future Rail Works***

- *RailCorp are in the process of developing proposals for future rail facilities to meet existing and future rail demand. Some of these proposals may impact on developments adjoining the rail corridor.*
- *Council is advised that the proposed development adjacent to the railway corridor is likely to be affected by the proposed North Shore Line quadruplication with regard, but not limited to, rail noise, vibration and visual impacts. RailCorp recommends setbacks or easements should be implemented to accommodate such future rail works.*
- *Council is requested to attach an advisory note on any approval that alerts the Applicant and future occupiers to this proposal. The Applicant is also encouraged to contact RailCorp for further information regarding this proposal.*

Council response

Noted, this matter can be addressed through the development application process and by Section 149 Certificates.

***Noise and vibration***

- *RailCorp is concerned that residents and businesses will encounter rail-related noise and vibration from the adjacent rail corridor. Rail noise and vibration can seriously affect residential amenity and comfort, and jeopardise the structural safety of buildings, and should be addressed early in the development process. RailCorp have published documents related directly to these issues. The document relevant to Council is 'Interim Guidelines for councils' they are available at: [www.railcorp.info/about\\_railcorp/environmental\\_guidelines](http://www.railcorp.info/about_railcorp/environmental_guidelines)*
- *In Drafting the DCP, Council is encouraged to adopt the recommendations given in Part C- Draft Planning Instruments of the 'Interim Guidelines for councils'.*

Council response

Noted and the Draft DCP Part 5.7.2 Acoustic Privacy- makes reference to these guidelines.

***Stray Currents and Electrolysis from Rail Operations***

- *Stray currents as a result of rail operations may impact on the structure of nearby developments. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipe work and earthing rods) accelerating corrosion of metals and leading to concrete cancer.*
- *Council should consider this possible impact, and require developers to engage an expert consultant when designing buildings. It is requested that Council impose a clause requiring Electrolysis Risk reports and mitigation measures on developments adjacent to the railway corridor.*

**Council response**

Noted. These are matters to be considered at the development application stage.

***Geotechnical and Structural Stability and Integrity***

- *RailCorp needs to be assured that future development adjacent to the rail corridor have no adverse effects on the geotechnical and structural stability and integrity of RailCorp's facilities.*
- *It is requested that Council impose setbacks from the railway corridor for such developments. Alternatively, any adjoining development must submit geotechnical reports to RailCorp indicating what affect, if any, that their proposed development will have on the stability of the embankments, including a list of mitigation measures.*

**Council response**

Noted. These are matters to be considered at the development application stage.

***Building Set Backs and Design***

- *The placement of buildings and structures in relation to RailCorp's facilities should enable continued access for maintenance for RailCorp's facilities.*
- *To ensure the safety of passenger rail services, balconies and windows in the proposed development must be designed to prevent objects being thrown onto RailCorp's facilities. Alien objects can damage overhead power lines, cause injury to others and initiate derailment.*
- *In order to maintain the safety of the occupants of the new development, all balcony and window design should meet the relevant BCA standards, and the RailCorp Electrical*

Item 1

S04365  
8 December 2006

*Standards. These standards will provide appropriate separation of the building and its occupants from the electrified infrastructure.*

- *Balconies overlooking the RailCorp's facilities should not be serviced with outside taps, and rainwater should be piped down the face of the building overlooking the RailCorp's facilities.*

Council response

Noted. These are matters to be considered at the development application stage.

***Drainage***

- *RailCorp wishes to advise that run-off or stormwater discharge from any development onto the Rail Corridor is unacceptable, both during and after construction and installation. Any run-off or water arising from development activities needs to be properly disposed of and must not be allowed to enter onto the rail corridor.*
- *RailCorp looks to Council to ensure that stormwater is not diverted onto the rail corridor as the result of development.*

Council response

Noted. This is a matter to be considered at the development application stage.

***Fencing, Graffiti, Screening and Landscaping***

- *With adjacent developments it is important to carefully consider the options for reducing trespassing, graffiti and vandalism at the design stage, thereby reducing long-term costs and improving the aesthetic appearance of the RailCorp's facilities and the surrounding development. Should enhancements be desired, RailCorp must be contacted to ensure adequate safety measures are taken whilst work is carried out.*

Council response

Noted.

***Accessibility***

- *Large scale developments need to provide safe and convenient access to railway stations for pedestrians. If existing development lacks safe and convenient access to Roseville and Roseville stations, Council needs to ensure that upon completion adequate pedestrian links are established. Council may consider the imposition of developer contributions for the provision of such access.*

## Item 1

S04365  
8 December 2006Council response

Noted. This can be considered in the relevant section 94 plans and contributions strategy.

***General access to the RailCorp's Facilities***

- *The on-going ability to access the rail corridor for maintenance and emergency situations is critical to the safety, integrity and operation of the NSW rail network. Council needs to ensure that access to the corridor can continue to be easily achieved as a result of development.*

Council response

Noted. This is a matter to be considered at the development application stage.

***Development Control Plan***

- *RailCorp's also notes the Draft DCP 2.2.8 proposes upgrades to the rail crossings at Clanville road/Hill street to the Pacific Highway and at the station concourse. Council should be aware that any new or modified bridge structures should be built in a way as to leave room for the potential future quadruplication of the rail line. RailCorp rail Corridor management group must approve all designs for these proposed structures. Council is required to enter into an agreement with RailCorp defining the controls to be implemented for managing the access. RailCorp is not in a position to fund any changes to crossings of the rail corridors at these locations.*

Council response

The controls within this section are identified as strategies within the Development Control Plan. As proposals develop Council will be in close consultation with RailCorp to ensure their requirements are fully taken into account when preparing the design and feasibility studies for any new proposed works.

**7. Other State Agency submissions**

*Section 62 consultation responses were also received from the following organisations that raised no objection or did not request specific amendments to the Draft LEP:*

- *Hornsby Council,*
- *Warringah Council*

*Note: The NSW Heritage Office were consulted as part of the Section 62 process but at the time of the preparation of the report no formal response had been received, however comments may be provided prior to this matter going to Council.*

## Item 1

S04365  
8 December 2006**Matters raised by the Department of Planning*****Section 54 (4) Authorisation to exhibit Department of Planning***

The Department of Planning issued a delegation to exhibit the Draft plans under Section 54(4) under the *Environmental Planning and Assessment Act (1979)* 1979 (see **Attachment 1b**). The conditional Section 65(2) Certificate was considered by Council on 16 August 2006 and the required amendments were made as part of the exhibition.

Following the exhibition there are further clarifications required for the following matters:

***Section 117 Directions***

The Department of Planning have also advised that the new Section 117 Directions that require Council to make a request to the Director General justifying any inconsistencies with Directions No 3 - Business Zones and No 21 - Residential Zones.

*"In both cases the Council needs to justify the inconsistency" having regard to the provisions of Section 5 of the EP&A Act", and argue that "the rezoning is in accordance with the relevant Regional Strategy (in this case the Metropolitan Strategy) prepared by the Department."*

The Department have advised that only the Director General can make this decision as no delegations have been prepared.

It is considered that the Draft LEP complies with Direction No 21 - Residential Zones, as it provides for either maintained or increased residential densities in all zones. A revised yield table for Roseville to demonstrate this will be submitted to the Director General as part of the Section 68 report and provide details on how increased dwelling yields in Roseville will contribute to Ku-ring-gai's housing provision under the Metropolitan Strategy.

Direction No 3 – Business Zones includes the requirements that a Draft LEP shall not:

- (a) *alter the location of existing zonings, or*
- (b) *alter the area of existing zonings, or*
- (c) *create, remove or alter provisions applying to land zoned for Business that will result in a reduction of potential floor space area.*

In relation to requirements a) of the direction, the Draft LEP does propose the rezoning of a small number of sites currently zoned Business 3(a) to residential R4 zone. These sites include:

- 124-130 and 132 Pacific Highway
- 65 Hill Street

All these sites are currently used for business or retail purpose however are being rezoned to R4 to provide a more consolidated zoning pattern in the centre. Schedule 1 of the Draft LEP identifies the existing non residential uses as continuing to be permissible on these sites in the future. To ensure

## Item 1

S04365  
8 December 2006

compliance with the existing zoning capacity requirements under the Direction, it is proposed to retain a maximum FSR of 1:1 on these sites for the additional permitted non residential uses under Schedule 1.

In relation to requirement b) of the Direction, this proposes an actual net increase in the amount of land to be zoned for business and retail uses. This has involved the inclusion of sites between Larkin Street and Larkin Lane in the B2 zone (currently zoned 2(e)) to facilitate an active business retail frontage on Larkin Lane. The redistribution of the area zoned for business and retail purposes in Roseville is intend to concentrate there uses closer to the station to reinforce the centre function as a small village under the Metropolitan Strategy.

In relation to requirement c) of the Direction, there has been an overall increase in the floor space ratio available for business and retail uses. The future capacity of retail and business floor space is considered appropriate for the identified future role of the Roseville centre within Ku-ring-gai consistent with Council's adopted retail strategy and its role as a small village under the Metropolitan Strategy. This will included an increase of retail floor space from the existing 9750sqm (NLA) to approximately 12,650sqm, and an increase in business floor space from the existing 9405 sqm GFA to an estimated future 10379 sqm GFA.

The identified minor non compliances with the 117 Directions in the Draft LEP as it applies to the Roseville Centre are considered justifiable subject to the following amendment to the Draft LEP.

- Sites at 124-130 and 132 Pacific Highway and 65 Hill Street included a maximum 1:1 FSR for business and retail uses.

### **Amendments to the LEP Resulting from Revised Ku-ring-gai LEP 2006 (Town Centres)**

There are a number of amendments that are required to be made to Draft LEP Amendment No 3 as a result of the amendments being made to the principle Ku-ring-gai LEP 2006 (Town Centres). These amendments include:

- Amending the height of buildings map to identify maximum height of buildings in metres rather than storeys.
- Amending the subdivision map to apply a minimum 1200sqm minimum subdivision requirement in both the R3 and R4 zones.

### **Details of revised yields**

The proposed amendments to the Draft LEP following the considerations of submissions will result in minor changes to the potential dwelling, retail and commercial yields under the LEP.

A copy of the updated yield table for the Roseville centre is included as **Attachment 8** of this report. The yield table shows potential yields for the Roseville centre under full development of the plan, including dwelling yields from LEP 194 and LEP 200.



## COMMUNITY CONSULTATION

The issues raised in the submissions were comprehensively summarised and given detailed consideration by relevant Council staff and consultants where appropriate. The submissions are included as **Attachment 2**. A summary table of the submissions and recommendations is included as **Attachment 3**. Following are the key issues raised in the submissions:

### 1. MATTERS OF POLICY

The following is a summary of issues raised in submissions that relate to broader policy-related issues. Due to the broad nature of submissions in this category, few changes to the Draft LEP and DCP are recommended as a result of the review.

#### a. Traffic and Access

61 of the 93 submissions for the Roseville centre raised issues in regard to the proposed extension of Bancroft Lane behind the Uniting Church. The main concerns related to the loss of a variety of uses, i.e. meeting/storage rooms and offices and the unwillingness of the Church to sell the land.

The extension of Bancroft Lane is desirable as it would have benefits in terms of local vehicle/pedestrian access and circulation. However, the location can be altered to reduce impacts to the Church site. It is recommended that the extension of Bancroft Lane be retained, but its location amended.

Key concerns raised also included:

- the impacts (especially safety) of additional traffic on the Hill Street area, the Pacific Highway and Maclaurin Parade;
- the likelihood/practicality of the proposed changes at Clanville Road;
- the new road off Shirley Road
- the perceived lack of liaison with state government agencies and timing of road infrastructure.

The changes to the Clanville Road /Pacific Highway intersection would improve access and address a safety concern. Given the high cost it is not likely to take place for some time. The changes to Shirley Road and the proposed new road will not occur until the Clanville Road works are undertaken. These works, the traffic link between Maclaurin Parade and Shirley Road, and the provision of 3 northbound lanes near Maclaurin Parade, enabling a right hand turn from the highway at Maclaurin Parade will improve traffic flow in the area. Traffic modelling confirms that additional traffic generated in Roseville can be accommodated.

Council has also consulted with the RTA in regard to these changes. Further details are provided in regard to the Section 62 consultation elsewhere in this report.

Further detailed design and/or monitoring is required for the following:

- the Hill St area (Precinct D);
- pedestrian access across Lord St.

## Item 1

S04365  
8 December 2006*Recommendation:*

- *Amendment of the location of the extension of Bancroft Lane. Refer to details under Precinct C.*

**b. Parking**

Parking has also been a key issue for Roseville centre, consistent with early survey responses highlighting its importance in future planning. Specific concerns about its adequacy in locations such as Lord Street, where a new public space would replace ground level parking, indicated that sufficient underground parking below that space is essential. On that site, the single level basement parking shown in the plan was indicative only, and the option exists to the adjust car park capacity in response to future demand.

Larkin Street parking behind the shops was also raised as a concern. New developments indicated in the plans will have to provide additional parking to satisfy their demands. Submissions indicated that substantial upsizing of the Larkin Street car park would be needed. For this site, Council is proposing to underground its parking spaces. Additional spaces will have to be provided by new developments, to address their needs.

Highlighting the importance of parking law enforcement, was a concern that the *No Stopping* sign is often ignored by people parking too close to the traffic lights at the top of MacLaurin Parade, exacerbating traffic congestion at this intersection. This is a parking enforcement issue. Future parking restrictions will be considered during the detailed design stage.

While parking has been a notable issue for Roseville residents from the consultation through to this planning stage, it is important to recognise that Council will oversee provision for additional parking required of each new development to match the demand created.

Lord Street underground parking, associated with development of the current car park as open space, will require monitoring for adequacy. It should also be noted that under existing Council resolution, a parking management plan for the centre is required to be developed prior to the gazettal of the Plan.

*Recommendation:*

- *No further changes recommended.*

**c. Lack of infrastructure/services**

Submissions expressed concern about the adequacy of certain infrastructure to support the level of development intended by the plans. Inadequate traffic, community infrastructure and public services in Ku-ring-gai were suggested, and that the plans proposed would exacerbate an already poor situation.

Traffic issues are traversed above, and Council's studies related to this plan have considered

## Item 1

S04365  
8 December 2006

Council-provided facilities in Ku-ring-gai to match new development. Consultation with State Agencies has been undertaken and the responses are discussed elsewhere in this report. State Government approval, if given, would infer that NSW authorities can satisfy the demand for their services.

A larger supermarket on the eastern side was suggested, together with some smaller shops. Some additional retail space will be provided in Roseville upon redevelopment. No specific provision for a supermarket is included in the plans, which is consistent with the majority of feedback received in relation to these plans.

While doubt was expressed that new streets, paths and cycleways would ever be developed due to expense and access difficulties (especially from Shirley Road to the Highway), there is every reason to indicate that these new links will be used, just as current ones are. Their provision is dependent, however, on developments proceeding and contributions by developers to their provision.

It is worth noting that Council and other authorities (eg water & sewer) will require contribution by developers as a condition of development, for provision of community and infrastructure services, to match that development.

*Recommendation:*

- *Council continue to pursue investment by the NSW State Government in infrastructure within Ku-ring-gai.*

**d. Character, amenity and safety**

Issues raised included concerns relating to the impact of higher density development on the relaxed atmosphere and landscape character of the area, the safety of underground car parks, possible creation of wind tunnel effects and overshadowing of existing low density dwellings.

While many of these concerns are valid, Council is acting under a direction from the State Government and has prepared the plans to balance the competing objectives of existing and future character.

A public domain plan will include best practice design for public open spaces, which will involve further community input.

Relevant safety and wind-related issues will be addressed in the detailed design stages, and the assessment of development applications within the centre.

While the site specific controls include building envelope controls have considered overshadowing impacts in their design, the primary development controls in relation to solar access only limit neighbouring overshadowing for adjoining low density zones. It is recommended that controls be included in regard to solar access to adjoining development for any zone that includes a residential component.

## Item 1

S04365  
8 December 2006*Recommendation:*

- *Amend Draft DCP under Section 5.8.2 Solar Access and add Clause G8 New development must not prevent the achievement of G3 or G4 above on adjoining R3, R4 or mixed use sites.*

**e. Sustainability**

Issues raised concerned increased use of electricity in apartments and loss of trees, resulting in increased global warming. Global warming should be addressed as a local issue.

It is agreed that global warming is also a local issue. Urban consolidation is an attempt to limit the spread of urban development and providing for locations which allow efficient access to infrastructure and services. This reduces the need for travel which increases greenhouse gas production. The plans include tree replenishment for residential zones, and public domain plans which include tree planting. The design of residential flat buildings will need to comply with the requirements of BASIX, which limits energy and water use. Water management provisions within the plan will provide for significant improvements to catchment management compared to the current situation with the centre.

*Recommendation:*

- *No changes recommended*

**f. Heritage**

Key issues raised in the submissions include an objection to the listing of 79-81 Pacific Highway, the rezoning of 7 Roseville Avenue which contains a Federation dwelling, and 5 Oliver Road which supports Spanish Mission architecture.

Support was expressed for the retention of the façade of the historic shops on Hill Street, and the listing of the station master's cottage, the old Commonwealth Bank Building and the Roseville Cinema. An urban conservation area is also sought for the east side of Roseville to recognise and protect its heritage significance.

A request has been made for the Hill Street shops for a "main street programme" of co-ordinated colours and refurbishment of the heritage facades.

The information provided by the submitter in relation to 79-81 Pacific Highway has been referred back to Council's heritage consultant (**Attachment 9**). It is apparent that, through the design the shops and the bank were intended to read as a single building entity. The shops are integral to the understanding and appreciation of the places aesthetic and representative significance. There is sufficient integrity for the place to be understood as a single building. The shops are also important as they are a significant variation to the typical bank type as most did not feature shops. Listing as heritage item is warranted.

7 Roseville Avenue and 5 Oliver Road are not currently heritage listed and are covered under the Minister's direction. Council has included detailed plans for the adaptive re-use of the Hill Street

## Item 1

S04365  
8 December 2006

shops, and included a number of sites for heritage listing within these plans. Further consideration of the heritage significance of the eastern side, and the potential for a heritage conservation area will be considered as part of the Ku-ring-gai Comprehensive LEP.

The development of a Sustainability Plan, reported to Council on 12 December 2006 includes the development of specific action plans for the centres which will include components similar to main street programmes.

*Recommendation:*

- *That place management initiatives be considered in the development of the 2007/08 Management Plan.*

**g. Overdevelopment and other issues**

Submissions raised concerns that the proposal exceeds State Government requirements for high density housing and retail/commercial development and that 3 storey redevelopment would be adequate to satisfy these requirements. Concern was expressed that this results in increased rents, lack of housing choice and replacement of the village atmosphere and existing retail amenity into a “virtual ghetto”.

Other issues raised included lack of interface zones, and the impracticality of a supermarket. On the other hand, support was expressed for the proposed improvements to the public domain, an improved shopping experience and the potential for cafes to face the “village green”.

It is noted that the plan is consistent with the Ku-ring-gai Retail Study and the Minister’s Direction and that a high standard of urban design, architecture and planning has been incorporated into the planning for the centre. The scale of development will maintain Roseville as a small village, consistent with its proximity to Sydney CBD. Consideration of interface zoning will be undertaken as part of the Comprehensive LEP process. The plans do not specifically provide for a supermarket.

*Recommendation:*

- *No changes recommended*

**2. MATTERS OF PROCESS**

The predominant concerns expressed in the submissions included:

Submissions indicated that 4 weeks provided for lodgement of submissions is not enough for thorough analysis of the documents. The time provided for formal submissions is specified by NSW statute. It should be recognised that Council commenced the consultative process with interested residents and businesses in February 2006, with a major household survey to all owners in Roseville postcode area. The results of this were augmented with a Roseville Character Workshop in May, where residents and business distilled key issues and themes for planning the village. This was also tested via an email survey to interested Roseville residents. A Preliminary Exhibition of plans for Roseville town centre was mounted in August at the local Library and at

## Item 1

S04365  
8 December 2006

Council Chambers, and comments sought. The plans were then reviewed on the basis of resident feedback.

The above work, plus formal preparation and recent exhibition of plans for Roseville during November 2006, together with extensive public displays, modelling and information sessions by planning staff, has been extensive and effective.

Submissions included the need to address heavy traffic on roads and intersections to the Pacific Highway from the eastern side of Roseville prior to development be allowed to proceed. Council has already consulted with the RTA and with other NSW authorities and has received their support for the plans exhibited. Council will continue to engage with the RTA to achieve progressive resolution of traffic issues along the Pacific Highway.

One submission objected that Council's economic feasibility report was not made public. It is up to developers to establish their own development feasibility for site options. It is not appropriate for Council to provide commercially sensitive material.

The level of community engagement has been broad, open and extensive (as indicated in **Attachment 6**).

*Recommendation:*

- *Council continue to seek support for state government investment in infrastructure within Ku-ring-gai.*

### **3. MATTERS RELATED TO THE STANDARDS OF THE LOCAL ENVIRONMENT PLAN**

Public submissions raised a number of matters relating to the provisions of the Draft LEP. These related to how the Draft LEP applied to particular sites as well as more general issues. Details of Draft LEP related issues in respect to specific sites are discussed later in this report. A full consideration of all issues relating to the Draft LEP raised in submissions is included in **Attachment 3**. Issues of note and areas where amendments to the Draft LEP are proposed are discussed below.

Submissions seek a decrease in minimum lot frontages consistent with LEP 194 and a maximum height of 3 storeys or 5 storeys (consistent with LEP 194) and that the plans will not achieve the required yields. Concerns are also raised about inadequate transition between high and low density areas, and that the combination of the FSR controls in the Draft LEP and the building envelope controls in the Draft DCP do not comply with the Residential Flat Code. Additional FSR is also sought to compensate for very high Section 94 contributions.

Amendments to the principal LEP have been adopted by Council to ensure that the minimum lot frontages are consistent with LEP 194. Heights are appropriate to the scale of the centre as required under the Metropolitan Strategy and the Minister's direction, and consistent with the sites already re-zoned under LEP 194. The single 6 storey height limit is provided to offset the provision of

## Item 1

S04365  
8 December 2006

public open space and carparking. A yield table is provided with this report and excludes sites that are unlikely to be developed in the life of the plan.

5 storey sites adjacent to low density zones are specifically required to be rezoned under the Minister's direction. The DCP includes controls to minimise impacts on these zones. Further interface zones can be considered under the Comprehensive LEP.

Building envelopes have been developed in accordance with SEPP65 and the Residential Flat Design Code to allow for the achievement of an FSR of 1:3 in R4 zones. FSRs for the B2 zone along the highway are based on the DCP building envelopes and have been tested by Council's economic feasibility consultant.

A developer contributions strategy will be prepared subject to the requirements of the EP&A Act, including the test of reasonableness.

*Recommendation:*

- *No changes are recommended.*

#### **4. MATTERS RELATED TO THE DRAFTING OF THE LEP AND DCP**

Issues were raised relating to an inconsistency between the definition of building height in the Draft LEP and the building height map and the definition of gross floor area in the Draft LEP. One submitter requests that definition of deep soil landscaping be the same as for LEP 194 and the controls moved to the Draft LEP.

As with the other centres, the building height map will be amended to show maximum building in metres. The definition of GFA is included in the standard LEP and consequently cannot be amended by Council.

The definition of 'deep soil landscaping' included in the Draft DCP is the same as that included in LEP 194, other than increasing the exemption for path widths from 1 metre to 1.2 metres to satisfy accessibility standards. It is not possible to include a deep soil landscaping definition or standards in the LEP as they are not part of the standard LEP template gazetted by the NSW state government.

*Recommendation:*

- *Amend the building height map to show maximum building in metres consistent with the definition of building height in the standard LEP.*

#### **5. MATTERS RELATED TO KEY PRECINCTS & PROPERTIES**

##### **Key Precincts and sites**

The following discussion addresses the issues raised within the public submissions regarding Key Sites within the precincts of the Draft DCP. The discussion focuses on where the submissions request amendments to the Draft LEP and DCP. A comprehensive analysis is undertaken where the

## Item 1

S04365  
8 December 2006

issues raised in submissions are complex or may result in significant changes. This applies to Precinct C.

Precinct C – Part of the core area of Roseville Centre to the east which is broadly bounded by Bancroft Avenue to the south, Hill Street to the west and Lord Street to the north, and adjoins Uniting Church's cottage and Minister's residence to the east.

This precinct is generally zoned Business- Retail Services 3(a)-(A2) under the KPSO with a maximum FSR of 1.0:1 and a 2 storey (of 8 metres) height limit allowing retail, commercial uses. In addition, there are existing 2(e) Residential site (5 Hill Street) at the southern end and existing Special Uses 5(a) site (7 Lord Street) at the north-east corner of the precinct. A narrow lane separates part of the rear of properties fronting Hill Street from the single dwelling areas to the east.

The Draft Town Centre LEP proposes to rezone the precinct to B2- Local Centre allowing a mix of uses including residential, retail and business premises. This rezoning includes part of the Uniting Church's land at 7 Lord Street. The planning controls for this precinct allow a maximum FSR of 2.0:1 and building height of 5 storeys (to the rear of Hill Street properties).

The residential yield is approximately 59 dwellings in the form of shop-top housing. The proposed retail floor space (NFA) on the ground floor is up to 4,510sqm and proposed commercial floor space (GFA) is up to 770sqm.

*Summary of submissions*

A large number of submissions have been received for this precinct concerning the proposed extension of existing rear lane and 5 storeys development along the western side of the lane.

In summary, the submissions seek the following amendments to the Draft DCP:

- Removal of the laneway extension which is proposed to go through Uniting Church's cottage site on 7 Lord Street;
- Provision of adequate separation between the Hill Street redevelopment and existing properties along the eastern side of the laneway (including Uniting Church's cottage and Minister's residence).

Key issues raised in the submissions include:

- The extension of Bancroft Lane would destroy the spatial integrity of the Church grounds with up to six levels of alien development on its new western exposure. It would severely damage the Church's physical character and its short and long term potential.
- It will effectively prevent initiatives to upgrade or extend The Cottage to improve its existing services to the local community, as the proposed laneway will be considered in any application to upgrade the facilities on this site.
- The Cottage is an essential part of the whole Church site and within this building are situated the offices of the church staff and meeting rooms. The Church site is used not only for church activities but also throughout the week by many organisations providing for community interests.



## Item 1

S04365  
8 December 2006

It will also impact on storage space for the markets that provide valuable income for community projects.

- If the proposed extension of Bancroft Lane was to go ahead the present small scale courtyard space would be replaced by up to two storeys of nil setback commercial offices and consulting rooms with four levels of shop-top housing above, an unfriendly wall to overlook the exposed church and an unviable proposal, given the proximity of Chatswood, and the lack of even a bank branch in Roseville.
- The Church needs its property to maintain and expand its role in Roseville. The land is needed for future development in conjunction with the church site.
- Have concerns at the underground car park and safety of older users.
- Five storey development will overshadow the minister's residence at 2 Bancroft Avenue and church at 7A Lord Street.

*Analysis and Discussion*

Council staff and external consultants have undertaken an analysis of the amendments sought in the submission. The issues raised in the submission are addressed as follows:

## a) Public benefits

*Lane extension and widening*

The Draft DCP proposes to extend and widen the existing rear lane to accommodate a one way traffic lane to be edged with new footpath and verge for tree planting. This is to improve the local circulation in terms of pedestrian and vehicular access within the retail core area. The new street tree planting along the eastern side of the laneway will assist in providing a visual buffer between the retail and residential areas. The extension and widening is to be achieved as part of the Hill Street site redevelopment which requires land dedication post-development.

The Draft DCP shows the lane extension through Uniting Church's cottage site at 7 Lord Street which is aligned with the existing lane to create direct sightline between Lord Street and Bancroft Avenue. Other options of achieving this extension have been examined with an objective to maintain the sightline between main streets without any hidden corners for safety and security reason.

## b) Building envelopes

The Draft DCP identifies a number of Hill Street shops as "Character Buildings" and requires the retention and conservation of the front portion of these buildings to protect existing streetscape character of the area. As a result, the bulk of the redevelopment of 5 storeys is to be located at the rear fronting the laneway. It should also be noted that this height is required to ensure the viability of redeveloping the sites.

Shadow diagrams have been prepared for Hill Street redevelopment and they show minimal overshadowing impacts on adjoining properties with the proposed height (see **Attachment 11**). However, larger building setbacks along the lane have been considered to minimise the impacts of the adjoining properties to the east.

## Item 1

S04365  
8 December 2006*Summary and Recommendations*

The following amendments to Draft DCP are recommended for Precinct C (**Attachment 12**):

- Larger building setbacks ranging from 9m to 22m are proposed along the rear lane.
- Proposed extension between Lord Street and Bancroft Avenue is to be realigned and this is to be achieved as part of the redevelopment of some Hill Street properties.
- Incorporate a small pocket park with tree planting at the rear lane area.

**Summary of other Sites**

In precincts A, B, D, E, G and H the issues raised in submissions are less complex and more easily resolved in this case the discussion and recommendations are in **Attachment 3** and summarised below.

**Precinct A***Existing situation*

Precinct A is bounded by the Pacific Highway, Maclaurin Parade, the line of Larkin Street and 118-122 Pacific Highway. The precinct is currently zoned a mix of uses including Business 3(b)-(B1), Retail 3(a)-(A2), Residential 2(d) and 2(e).

The Draft Town Centre LEP proposes to rezone the precinct to B2 – Local Centre allowing a mix of uses including residential, retail and business premises. The area to the north of Larkin Street is proposed to be zoned Residential R4 – High Density allowing 5 storey apartment buildings.

*Summary of submissions*

- The proposed set of buildings between the highway and the lane/car park, with 2 x 5 storey strips, with a one storey strip in between, is nearly impossible to fit on the area of land available.
- Concerns regarding shop top housing, green space, residents car parking, garbage collection, fire safety
- Residents of 2 Larkin Street express their strong protest against the proposed commercial development into the area along Larkin Street.
- Objections to the zoning of six storeys. The overall bulk and scale will be oppressive and not in keeping with the “village centre” townscape.
- The proposal to extend the commercial zone west of the highway to include properties in Larkin Street would not be commercially viable:

A separate submission in relation to 1 & 3 Larkin Street and 1 Maclaurin Parade raises the following issues:

- Proposed FSR of 1.3:1 for 1 & 3 Larkin Street and 1 Maclaurin Parade is inadequate. While 6 storeys is permitted, the additional floor is not sufficient to make up for the loss of land for parking/footpath at 1 Maclaurin Parade .

## Item 1

S04365  
8 December 2006

- For commercial viability and consistency with the other Larkin Street FSR, the FSR should be raised to 2:1. 1 Maclaurin is too valuable to lose to development. At least half the land should be retained for building purposes.
- The FSR control will not allow reasonable development in line with the underlying urban design. The FSR of 1.3:1 is unrealistic and limiting compared to 2.0:1 of next door site.

*Summary and Recommendations*

In relation to the issues concerning 1 & 3 Larkin Street and 1 Maclaurin Parade it is noted that 1.3:1 is an acceptable FSR in the current market to ensure viable redevelopment of single houses.

However it is noted that there would appear to be some inequity between the site in question, which is required to dedicate significant portion of its site to Council, compared to the other sites along Larkin Street which have a significantly higher FSR of 2.0:1 and no requirement for dedication.

Council has sought further independent economic advice to review this discrepancy. The full report is Attachment 7. In summary, the economic consultant concludes that a maximum FSR of 1.4:1 is considered viable for developing the neighbouring sites along Larkin Street.

The following amendments are recommended for Precinct A

## Draft LEP (Precinct A):

- Amend FSR control for property numbers 5-7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) to 1.4:1.
- Amend height control for property numbers 5-7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) from 5 to 4 storeys.

## Draft DCP (Precinct A):

- Replace references to 4.6 storeys with 5 storeys in the main retail area along Pacific Highway.
- Amend built form controls for properties 5-7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) to show 4 storey component fronting Larkin Lane. Top floor setback is to be provided from the western façade.

**Precinct B***Existing situation*

Precinct B is bounded by the Pacific Highway, the railway, the station master's cottage and Boundary Street. The precinct is currently zoned for residential uses including 2(f) and 2(h).

The Draft Town Centre LEP proposes to rezone the majority of the precinct to B2 – Local Centre allowing a mix of uses including residential, retail and business premises. The remainder of the area towards Boundary Street is proposed to be zoned R4 Residential – High Density to reflect the current uses.

Item 1

S04365  
8 December 2006

*Summary of submissions*

- The block plan for Block B (section 4.8.3) shows the residential/commercial buildings on the Pacific Highway at 5 and 4.6 storeys. The Block B Built Form Controls (section 4.8.3) shows these buildings as 6 storeys. Change the 6 to 5 and 4.6. An analysis of the submission is presented in Attachment 3.

*Summary and Recommendations*

The following amendments are recommended for Precinct B

Draft LEP (Precinct B):

- No changes recommended

Draft DCP (Precinct B):

- Amend 3d model views in Part 4 so that note references use letters a, b, c, d etc. to avoid confusion with building heights

**Precinct D**

*Existing situation*

Precinct D is bounded by Hill Street, Lord Street, Roseville Avenue, and the lane adjacent to the Council car park. The precinct is currently zoned for Business 3(b)-(B2) and Residential 2(e).

The Draft Town Centre LEP proposes to rezone the majority of the precinct to B2 – Local Centre allowing a mix of uses including residential, retail and business premises to front Hill Street. The interface to the adjoining low density dwellings is proposed to be zoned Residential R3 – Medium Density.

*Summary of submissions*

- Map discrepancy noted with the height of Precinct D shown as 3 storeys in the DCP (p4-17), which is different to the 4 storeys shown on the LEP's Height of Building Map.
- Support for Lord Street car park remaining community land however do not support the loss of 10 car spaces.
- An analysis of the submission is presented in Attachment 3.

*Summary and Recommendations*

The following amendments are recommended for Precinct D.

Draft LEP (Precinct D):

- No changes recommended.

Draft DCP (Precinct D):

- Amend heights Precinct D to be consistent with the Draft LEP

Item 1

S04365  
8 December 2006

- Amend DCP to show no reduction in level of replacement parking following implementation of DCP

**Precinct E**

*Existing situation*

Precinct E is bounded by the Pacific Highway, the line of Larkin Street to the line of the southern boundary of 124-130 Pacific Highway, Shirley Road, and a line following the access to 2A Shirley and its western boundary connecting through to the Rifleway. The precinct is currently zoned for Residential 2(d) allowing 3 storey apartment buildings.

The Draft Town Centre LEP proposes to rezone the precinct to Residential R4 – High Density consistent with the current land use.

*Summary of submissions*

- Object to the proposed ramp across 2 Shirley Road to a road to link Shirley Road and Larkin Lane. This will be a major construction across private property

*Summary and Recommendations*

It is noted that the proposed new street/public walkway will form part of redevelopment of the properties 170, 172, 174 Pacific Highway. There is no proposal to construct any new road link on 2 Shirley Road

There are no amendments recommended for Precinct E.

**Precinct G**

*Existing situation*

Precinct G is bounded by 1-3 Hill Street and 2-12 Victoria Street. The precinct is currently zoned for Residential 2(d) allowing 3 storey apartment buildings.

The Draft Town Centre LEP proposes to rezone the precinct to Residential R4 – High Density to be consistent with the Minister's Direction.

*Summary of submissions*

- Rezoning 2-12 Victoria Street to Residential R4 will have an immediate impact on the value of 7 Bancroft Avenue and neighbouring properties and see deterioration in privacy, amenity and quality of life if developed as well as increased traffic.
- The R4 amendment has occurred since May 2006 without consultation with adjoining affected properties.

## Item 1

S04365  
8 December 2006

- Precinct G should be reconsidered for R3 zoning. If rezoned to R4 Bancroft Avenue properties should also be rezoned R4. This should be discussed with affected residents before a rezoning decision is taken.

An analysis of the submission is presented in Attachment 3.

*Summary and Recommendations*

The properties 2-12 Victoria Street are currently zoned Residential 2(d) which allows 3 storey apartment buildings. The new LEP requires that this zone to be renamed to conform to the State Government's template. The Ministers direction to Council requires the new zone have a height and density similar to the LEP 194 zones, which is 5 storeys.

There are no amendments recommended for Precinct G.

**Precinct H***Existing situation*

Precinct H is bounded by Oliver Road, Hill Street and Roseville Avenue. The precinct is currently zoned for Business 3(b) – (B2) and Residential 2(d).

The DLEP proposes to rezone Precinct H to R4- High Density Residential with a maximum height of 5 storeys and FSR of 1.3:1.

*Summary of submissions*

- Residents oppose the 5 storey zoning for this precinct which creates an interface issue of 5 storeys beside single storey dwellings.
- The plans do not include any transition, required under the plans objectives, nor does it consider the topography and constraints of the site
- The impact on residents will result in privacy, overshadowing and overbearing impacts on adjacent single storey dwellings.
- We cannot effectively assess or comment on a DCP that the area of vital interest is "silent on the site". To have no detailed information at this point in the process is poor
- Precinct H should be kept at 3 storeys.

*Summary and Recommendations*

The rezoning is consistent with the Department of Planning's Section 54(4) notification and Section 55 direction and has been reconfirmed following Council's meeting with the Department on 11 September 2006.

It has been acknowledged that there is a low rate of unrealised development potential within the precinct as majority of the existing 2(d) sites have been developed for residential apartment building purposes. It is therefore considered unlikely there will be redevelopment in this precinct.

## Item 1

S04365  
8 December 2006

Site specific controls will be prepared in the next few months for Precinct H in accordance to Council's resolution on 26 September 2006.

The following amendments are recommended for Precinct H.

Draft LEP (Precinct H):

- No changes recommended

Draft DCP (Precinct H):

- Prepare Site specific DDCP controls for Precinct H as per existing Council resolution.

**Other***Summary of submissions*

- In illustration 4.8.1, 26 Lord Street is shown as dark grey as if it is part of the church and the church has never owned this property. Request Council to amend the map to have the residential property properly classified.

*Summary and Recommendations*

Draft LEP (Precinct D):

- No changes recommended.

Draft DCP (Precinct D):

- Amend illustrative master plan 4.8.1 to show 26 Lord Street as residential property (remove grey tone).

**6. MATTERS RELATED TO THE DRAFT DEVELOPMENT CONTROL PLAN**

Public submissions raised a number of matters relating to the objectives, strategies and controls within the Draft DCP. A full consideration of all issues relating to the Draft DCP raised in submissions is included in **Attachment 3**. A summary of issues of note and areas where amendments to the Draft DCP are proposed are outlined below.

**a. Public domain controls**

Submissions raised issues in relation to the need to supply and co-ordinate additional green and recreational urban spaces with the high rise apartments and shopping centre. Memorial Park and spaces adjacent to the highway do not adequately fulfil this role. Specific issues were raised with the design of the Village Green (Lord Street) and species choice in the public domain.

There are two types of public areas to be considered by Council:

1. Open space, or what is commonly termed parks, are public areas ranging in size from local parks to large regional parks and include sportsfields. Parks are predominantly grass and landscape, and provide a range of recreation facilities and are generally located on the edge or

## Item 1

S04365  
8 December 2006

outside of the urban areas in Ku-ring-gai. Planning for parks is currently being undertaken by Council as a separate process within a broader context as part of the Draft Open Space Acquisition Strategy, which will be presented to Council in early 2007.

2. Urban spaces located in urban areas such as town centres. These include street footpaths, town squares and small incidental spaces. These areas are generally smaller than parks and do not necessarily provide for recreation. Urban spaces provide a social role as a meeting place or a leisure role such as outdoor dining. Urban public spaces are normally a mix of paved areas and landscaped areas with seating and lighting. A network of urban spaces is proposed for Roseville as part of the town centre process:
  - Larkin Lane and Memorial Park;
  - Hill Street (main street footpath improvements)
  - Roseville Station entry and concourse; and
  - Lord Street Village Green

Planning for open space within the context of the Minister's Direction has not been supported by the Department of Planning. The Department consider open space planning to be part of the Comprehensive (whole of LGA) process.

Council acknowledges that Roseville is under supplied with local open space. The open space provision within Roseville is 0.48Ha/1000 people. 50% of people are outside park service zones (within 500 metres walking distance).

Council is currently collecting money from each new multi-dwelling development to acquire open space as part of the 2004-2009 Section 94 Plan.

Playground uses for the Village Green and the use of deciduous trees to allow solar access in winter are considered appropriate. Detailed design of the public domain will be undertaken by Council with further consultation with residents.

*Recommended that Council continue to acquire open space in the Section 94 plan at existing rates per capita (5.82sqm per capita).*

**b. Primary development controls**

Issues were raised relating to the economic feasibility of the proposed site amalgamation patterns and proposing inclusion of permeable paved areas in the deep soil landscaping.

The proposed amalgamation patterns are designed to meet urban design, environmental and amenity objectives. Amendments to Clause 19 of the Draft LEP which Council has adopted ensure all subdivision/amalgamation patterns and their relationship to height and FSRs are consistent with LEP 194. Alternative amalgamation patterns are possible provided that the DCP objectives are met.

Paved areas are not suitable for tree planting and are therefore excluded from these areas.

*No amendments are recommended.*



## 6. Development Contributions Strategy – Section 94

A development contributions strategy (including Section 94 Plans) and an accompanying financial strategy are being prepared on the basis of Council's exhibited Draft LEP and Draft DCP.

A report on the development contributions strategy will be provided to Council with a Draft Plan for exhibition prior to the gazettal of the Draft LEP.

### CONSULTATION

The recent extensive work to source and include a broad range of ideas and opinion during the formal exhibition for Roseville centre is summarised below. **Attachment 6** includes summaries of earlier consultation and advice to interested stakeholders about Roseville Centre planning since some 3100 resident surveys were posted in February 2006.

#### Recent Consultation

1. Formal exhibition of the plans and supporting information was completed from 30 October September to 27 November 2006 at the Lindfield Library and the Council Chambers Level 4, Gordon. CDs of exhibition materials were available to interested persons, and were delivered to resident group representatives and interested businesses, on request.
2. Some 3100 letters to property-owners, occupiers and businesses in the Roseville postcode area were posted advising about the about formal exhibition, and detailing web-access, displays and other sessions for planning Roseville centre. These letters provided advice to all property-owners affected by the Draft LEP, or to property-owners located within the study area, or to remaining properties within Roseville postcode area.
3. On-going email advice including exhibition, display times and public hearing web-links were sent to some 500 householders, resident group representatives, businesses and others who have expressed interest in being kept informed of planning progress for Roseville.
4. The Roseville planning page of Council's web-site was updated with all materials on exhibition – including the Draft DCP, Draft LEP and supporting documents.
5. An extensive schedule was completed of local displays in the Lindfield Executive Centre, including 3D video modelling of the proposed building envelopes for the town centre on a large plasma TV screen. These displays approached 100 hours of planning staff time – with staff attending to assist interested householders, businesses and others, in their understanding of the Draft proposals. Afternoon and evening information presentations by senior planing staff were also held in Lindfield Seniors Centre, to provide information that would assist people interested in Roseville centre planning to better prepare their responses to the planning proposals.
6. A large range of telephone calls were fielded, together with office appointments between key planning staff and interested persons and property-owners, to discuss detailed issues about the Roseville plans.

## Item 1

S04365  
8 December 2006

7. Local paper advertisement in the North Shore Times of 27 October 2006 gave detailed advice prior to the exhibition period to promote awareness, interest and feedback from the Roseville community. Letters were sent to property owners and residents in Roseville advising of the formal exhibition.

A chronology of Roseville centre surveys and consultations is located at **Attachment 6**.

Consultation has involved working extensively throughout the year to establish and develop contact with interested stakeholders including:

- Householders and interested business-owners from Roseville
- Established resident groups
- Owners of commercial land in the town centre.

During the exhibition, Council has received correspondence/submissions such as letters and e-mails, on planning for the Roseville town centre. This information has been registered, acknowledged and passed to on staff and relevant consultants for detailed consideration and evaluation in the planning process. The correspondence has indicated a mixture of support and objection, and its evaluation is shown elsewhere in this report.

Council applied and exhibited the Best Practice Guidelines - Exhibition in respect of the Draft LEP for Roseville during the exhibition process.

All properties in the Roseville town centre study area, plus those who have made submissions in response to the plans, have been advised by letter of this report going to Council – together with some 500 people via email who have expressed on-going interest in being kept informed about Roseville centre planning.

### Community Consultation

The plans and accompanying documentation were exhibited publicly 30 October to 27 November 2006. In response, 93 submissions have been received. Submissions were received from the following:

NAME	SUBURB/EMAIL	NAME	SUBURB/EMAIL
Ms J Kricker	email supplied	Mr R Floyd	12 James Street Chatswood
B A & P M Pointon	45 Braeside Street Wahroonga	Rev L Barr (Roseville Uniting Church)	PO Box 44 Roseville
T J Batten	9 Roseville Avenue Roseville	Mr B Handley	196 Boundary Street East Roseville
Dr J P Brien	email supplied	#Ms D Honey	52A Lord Street Roseville
Miss C Marcroft	9/5 Roseville Avenue	Ms M Butt	6/24 Hampden Rd Artarmon

## Item 1

S04365  
8 December 2006

NAME	SUBURB/EMAIL	NAME	SUBURB/EMAIL
Mr & Mrs C de Jong	Roseville email supplied	Mr G Birrell	email supplied
Mr B Taylor	15 Bancroft Avenue Roseville	Mr M Bell	59 Roseville Avenue Roseville
Ms J Kricker	email supplied	Mr I White	56 Roseville Avenue Roseville
#Mrs W Thomson	16 Trafalgar Avenue Roseville	Mr A Smith	10 Lord Street Roseville
Ms J Taylor	15 Bancroft Avenue Roseville	Dr J Brien	email supplied
Mr D & Mrs E Blair	4/5-7 Larkin Street Roseville	Ms C Wilkinson	email supplied
Mr I Anderson	93 Shirley Road Roseville	Mr D Rigney	email supplied
Mr J Hayes	14 Pildra Avenue Roseville	Mr P Wilkinson	email supplied
J A Davidson	PO Box 58 Gordon	Mr D Mill	1 Maclaurin Pde Roseville
#Mrs I M Crag	10 Kilkenny Avenue Killarney Heights	Ms E Giannone	15 Oliver Road Roseville
Mr H B Steele	12 Duntroon Avenue Roseville	Dr N & Mrs S Kannegieter	8 Roseville Avenue Roseville
L Chapman	26 Lord Street Roseville	Ms J Hayes	14 Pildra Ave St Ives
Ms B Walker & Ms S Cooper (The Archbold Estate Roseville Inc)	PO Box 537 Roseville	Mr J & Mrs H Wall	4 Oliver Road Roseville
Mrs D Ramsay	9/3 Boundary Street Roseville	Mr B & Mrs D Ambrose	26 Moore Street Roseville
#Mrs M Windel	17/25 Pacific Highway Roseville	#Mr & Mrs Durie	10 Deakin Place Killara
G & N A Berry	22 McLeod Avenue Roseville	#Miss R Davidson	18 Warrane Road Roseville Chase
#Ms D Parsons	26 Boronga Avenue West Pymble	Ms M Chase	30A Archbold Rd Roseville

## Item 1

S04365  
8 December 2006

NAME	SUBURB/EMAIL	NAME	SUBURB/EMAIL
#Ms T Carr	370 Joalah Road Duffys Forest	Mr D Durie	10 Deakin Place Killara
Mr D & Mrs R Howard	6 Roseville Avenue Roseville	Mr V & Mrs A Cameron	14 Pleasant Ave Lindfield
#Ms J Vallance	72 Woodlands Road East Lindfield	Dr L Kidd	30 Willowie Rd Castle Cove
#M & J Roussel	74 Babbage Road Roseville	Mrs E Kidd	30 Willowie Rd Castle Cove
Ms J Aldridge	90 Deepwater Road Castle Cove	Ms C Wilkinson	8 Oliver Road Roseville
Mr L.G. Oxby	52 Roseville Avenue Roseville	Mrs B Anderson	93 Shirley Road Roseville
Dr J Hayes & Dr G Berry (Roseville Uniting Church)	PO Box 44 Roseville	Ms S Cooper	11 Clermiston Avenue Roseville
Ms R Eyles	PO Box 423 Woy Woy	Mr B Meppem	9 Bancroft Avenue Roseville
#Mrs Hook	28 Holly Street Castle Cove	Rev E Walker	22 Johnson St Harbord
Ms C Handley	196 Boundary St East Roseville	Ms F Pettit	60 Abingdon Road Roseville
Mr P Honey	50 Eton Road Lindfield	Mr E Walker	22 Johnson Street Harbord
#Mr Vallance	PO Box 272 Lindfield	Mr F Walker	4 Alexander Parade Roseville
#Mr S Gillmore	18 Clanville Rd Roseville	*Mr M Haldey	email supplied
Ms S Rowley	30/1-5 Busaco Rd Marsfield	Mr V & Mrs B Narula	email supplied
Mr S Low	1 Larkin St Roseville	Mr R & Mrs S Delaney	email supplied
Ms C Mortlock	7 Oliver Rd Roseville	#Mrs Watson	25 Ormonde Rd Roseville Chase
#Mr H Hamlyn-Harris	14 Addison Avenue Roseville	#Mr Watson	26 Ormonde Rd Roseville Chase
Mrs J Floyd	12 James St Chatswood	#Ms B Mawbey	12/181 Pacific Highway Roseville
Ms Wendy Burgess	78 High St Willoughby	Mr C Whatmough	23 Killarney Drive Killarney Heights
#Mr S Honey	52A Lord St Roseville	Mr B & Mrs S Naphthali	email supplied

## Item 1

S04365  
8 December 2006

NAME	SUBURB/EMAIL	NAME	SUBURB/EMAIL
Ms M Lake	2/11 Foamcrest Ave Newport	Mr T Batten	9 Roseville Avenue Roseville
Mr G Gourlay	3/464 Pacific Highway Lindfield		

Additional submissions were also received from the following. The submissions are included in Attachment 10.

NAME	SUBURB/EMAIL	NAME	SUBURB/EMAIL
Secretary Roseville Ladies Probus	203/44 Ashburner St Manly	E Thomson (Secretary)	Owners Corporation SP 36383 19-21 Larkin Street Roseville
Ms E Northern	email supplied	#Ms E Allcroft	6 Greenwood Ave Narraweena
Dr R Armati	187 Macquarie St Sydney	#Mrs R Hicks	Acacia-Rose 401 Canobolas Rd Orange
#H J Pavey	A1 Toongarah Rd Roseville		

\* Consultant submissions, generally on behalf of owners in the town centre.

# Form letter

## FINANCIAL CONSIDERATIONS

Costs were covered by the Department of Open Space and Planning budget and part funding from the NSW Department of Planning.

In relation to financial considerations relating to Council owned land a detailed financial analysis and summary will be provided to accompany Council's Section 94 Strategy.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council has adopted an integrated planning approach involving all Departments, which have provided detailed input throughout the project. In relation to feedback from staff relating to the Roseville and Lindfield amendment to the LEP, the majority of feedback relates to either the exempt and complying provisions of the LEP or Section 5 of the DCP which are the generic controls. As amendments to either of these areas apply right across the centres, they have been considered in the Lindfield report to be considered by Council on 19 December 2006.

## SUMMARY

Roseville is in the third group of the centres to have new Draft Local Environmental Plan and Draft Development Control Plan prepared. The new plans have been prepared under the Standard Local Environmental Plan 2006 template. Following the consideration of a Section 54(4) notification from the NSW Department of Planning, Council on 16 August 2006 resolved to exhibit Draft Ku-ring-gai Local Environmental Plan Town Centres (Roseville) 2006 Amendment No 3 and the Draft Ku-ring-gai Town Centres Development Control Plan (Roseville) 2006.

The Plans have been referred to the relevant State Agencies as required under Section 62 of the Environmental Planning & Assessment Act and have been on formal public exhibition in accordance with the Act. The exhibition period commenced 30 October 2006 and finished on 27 November 2006. A comprehensive consultation program was conducted throughout the project. Council prepared and exhibited a Draft Local Environmental Plan and Draft Development Control Plan. Submissions have been received from the relevant State Agencies and 93 submissions have been received from the public in response to the exhibition.

Key issues raised from the submissions have been considered and assessed with additional planning, urban design, traffic, parking, environmental and economic analysis and, where appropriate, recommendations have been made for further amendments to the Draft LEP and Draft DCP.

This section provides a comprehensive final list of the key summary recommendations for the Draft Local Environmental Plan and Draft Development Control Plan resulting from the formal exhibition process.

### Recommended amendments to the Draft LEP

There have been a number of amendments that are recommended to be made to the Draft LEP following consideration of representations, public submissions and further considerations from Council officers and consultants. An amended draft LEP is contained in **Attachment 4** to this report, which includes the amendments detailed below:

1. Sites at 124-130 & 132 Pacific Highway and 65 Hill Street be amended to include a maximum 1:1 FSR for retail and business uses.
2. Draft LEP (Precinct A):
  - Amend FSR control for property numbers 5-7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) to 1.4:1.
  - Amend height control for property numbers 5 -7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) from 5 to 4 storeys.

### Recommended Amendments to Draft DCP

There have been a number of amendments that are recommended to be made to the Draft DCP following consideration of submissions from public submissions and further considerations from

## Item 1

S04365  
8 December 2006

Council officers and consultants. These are as follows, and if adopted will be incorporated into the final Draft DCP:

1. Draft DCP (Precinct A):
  - Replace references to 4.6 storeys with 5 storeys in the main retail area along Pacific Highway.
  - Amend built form controls for properties 5-7, 9, 11, 15, 17 and 19-21 Larkin Street (west of Larkin Lane) to show 4 storey component fronting Larkin Lane. Top floor setback is to be provided from the western façade.
2. Draft DCP (Precinct B):
  - Amend 3d model views in Part 4 so that note references use letters a, b, c, d etc. to avoid confusion with building heights.
3. The following amendments to Draft DCP are recommended for Precinct C:
  - Larger building setbacks ranging from 9m to 22m are proposed along the rear lane.
  - Proposed extension between Lord Street and Bancroft Avenue is to be realigned and this is to be achieved as part of the redevelopment of some Hill Street properties.
  - Incorporate a small pocket park with tree planting at the rear lane area.
4. Draft DCP (Precinct D):
  - Amend heights Precinct D to be consistent with the Draft LEP
  - Amend DCP to show no reduction in level of replacement parking following implementation of the DCP
  - Amend illustrative master plan 4.8.1 to show 26 Lord Street as residential property (grey tone)
5. Draft DCP (Precinct H):
  - Prepare Site specific DDCP controls for Precinct H as per existing council resolution

## Other Recommendations:

1. Amend Draft DCP under section 5.8.2. Solar access G8 "New development must not prevent achievement of G3 or G4 above on adjoining R3, R4 or mixed use sites.
2. Place management initiatives be considered in the development of the 2007/2008 Management Plan.
3. Amend the building height map to show maximum building in metres consistent with the definition of building height in the standard LEP

**RECOMMENDATION**

- A. That Council adopt the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3 as it applies to Roseville as attached to this report including amendments as outlined in this report.

Item 1

S04365  
8 December 2006

- B. That Council submit a copy of the draft Local Environmental Plan to the Director General of the Department of Planning in accordance with Section 68 of the Environmental Planning and Assessment Act, requesting that the Plan be made.
- C. That Council adopt the Draft Ku-ring-gai (Town centres) Development Control Plan (DCP) as it applies to Roseville Centre.
- D. That further corrections to the Draft DCP for drafting inconsistencies, or minor amendments as necessary to ensure consistency with Council's adopted LEP be completed
- E. That a public notice of Council's decision to adopt the Development Control Plan be placed in the North Shore Times and that the notice identifies that the plan will come into effect from the date of gazettal of Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3.
- F. That in accordance with Section 25AB of the Environmental Planning and Assessment Regulation 2000, Council submit a copy of the Plan to the Director-General of the Department of Planning.
- G. That the developer contributions strategy (including section 94 plan) for Roseville continue to be developed and reported to Council as a draft for exhibition prior to the gazettal of the Local Environmental Plan.
- H. That Council continue to seek support from the State Government for infrastructure investment.
- I. That all persons who made a submission be notified of Council's decision.

Terri Southwell  
**Urban Planner**

Ling Lee  
**Urban Designer**

Craige Wyse  
**Senior Urban Planner**

Antony Fabbro  
**Manager Urban Planning**

Steven Head  
**Director  
Open Space and Planning**

**Attachments:**      **Attachment 1a - Section 55 Direction - 705648**  
                             **Attachment 1b - Copy of conditional Section 54(4) - Notification from the**  
                             **Department of Planning - Roseville Centre - 705650**  
                             **Attachment 2 - Booklet of submissions received - circulated separately**  
                             **- Copy of general submissions**



Item 1

S04365  
8 December 2006

- Section 62 State Agency summary table
- Section 62 copies of State Agency submissions.
- Attachment 3 - Copy of Summary issues table - 705944
- Attachment 4 - Final Draft Ku-ring-gai Local Environmental Plan (Town Centres) Amendment No 3 (Roseville & Lindfield Centres) - circulated separately
- Attachment 5 - Exhibition copy of Draft Ku-ring-gai Development Control Plan Town Centres (Roseville) 2006
- Attachment 6 - Summary of consultation program for Roseville Centre project - 705656
- Attachment 7 - Confidential Economic Review from BEM Consultants (confidential)
- Attachment 8 – Revised yield table Roseville - circulated separately
- Attachment 9- Heritage Report - Roseville - 705988
- Attachment 10 – Additional public exhibition submissions (Roseville) - 705955
- Attachment 11 - Block C and D shadow diagrams - 706484
- Attachment 12 - proposed DCP amendment Block C - 706487

## DIRECTION UNDER SECTION 55

I the Minister Assisting the Minister for Infrastructure and Planning, in pursuance of section 55(1) of the Environmental Planning and Assessment Act 1979 (the 'Act'), direct Ku-ring-gai Council:

- (a) to perform all of its functions under Division 4, Part 3 of the Act, to prepare a draft local environmental plan for areas in close proximity to the railway line and Pacific Highway and the St Ives Centre which are zoned Residential "D", "E" "F" and "H" and 3(a) and 3(b) under Ku-ring-gai Planning Scheme Ordinance.
- (b) to exercise its functions under Division 4, Part 3 of the Act, in relation to the preparation of the draft local environmental plan, in accordance with the principles set out in Schedule A;
- (c) to include in the draft local environmental plan provisions which achieve or give effect to the principles specified in Schedule A; and
- (d) to submit the draft local environmental plan to the Director-General of the Department of Infrastructure, Planning and Natural Resources under section 68 of the Act within 12 months of the date of this Direction

Dated at Sydney this 27 day of May 2004



Diane Beamer  
Minister Assisting the Minister  
for Infrastructure and Planning

## Schedule A

### Principles

- 1. To encourage the provision of housing that will broaden the choice of building types and locations available in the housing market and to make more efficient use of existing infrastructure and services.
- 2. To revitalise the existing retail/commercial areas.

### Aims

- 1. To rezone land to facilitate the development of multi-unit housing and increase housing choice particularly in the form of "shop-top" housing
- 2. To improve the development standards so as to encourage the redevelopment of land in the existing multi-unit housing zones

### Objectives

- 1. To include provisions which allow for the redevelopment of land for multi-unit housing consistent with the development standards contained in LEP 194
- 2. To provide for retail and commercial activities to cater for the local community and to implement housing density standards which compliment those contained in LEP 194



NSW GOVERNMENT  
**Department of Planning**

**Office of the Director General**

Mr John McKee  
General Manager  
Ku-ring-gai Municipal Council  
PO Box 15  
Gordon NSW 2072



Contact: P Adrian  
Phone: (02) 8374 5926  
Fax: (02) 83745991  
Email: [peter.adrian@planning.nsw.gov.au](mailto:peter.adrian@planning.nsw.gov.au)  
Postal: Locked Bag 8, Redfern

Our ref: 9043258;9043170  
Your ref: s04019; s04365; s04350

Dear Mr McKee

**Re: Section 54(4) Notification – Draft Amendment to Ku-ring-gai Town Centres LEP**

I am writing in response to Council's letters advising of the Council's decision to prepare draft local environmental plans ('LEP'), under section 54(4) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') for Gordon, Pymble, Roseville and Lindfield,

You will be aware that an instrument of delegation in respect of my LEP making functions was executed on 16 February 2006 ('**delegation**'). Use of the delegation in respect of a draft LEP is conditional on receipt by Council of a Written Authorisation to Exercise Delegation ('**Authorisation**'). An Authorisation is being issued on this occasion subject to the attached schedules. Council is required to submit the draft LEP to the Department prior to a section 65 certificate being issued and to provide a copy of the certificate and accompanying instrument and maps when the LEP is exhibited.

Consultation with the Heritage Office within the Department under section 62 of the Act is required in this instance.

Should you have any queries in regard to this matter please contact the Regional Office of the Department.

Yours sincerely

per **Sam Haddad**  
**Director General**

30.6.06.



## WRITTEN AUTHORISATION TO EXERCISE DELEGATION

This is a Written Authorisation to Exercise Delegation ('**Authorisation**') pursuant to the instrument of delegation executed by the Director General of the Department of Planning ('**Director General**') on 16 February 2006 ('**Delegation**').

Subject to the Delegation and the terms and conditions specified in Schedules 1 to 5 inclusive to this Authorisation, the following functions are delegated to **Ku-ring-gai Council** ('**Council**') with respect to the draft local environmental plan the subject of notification by Council to the Director General under section 54(4) of the *Environmental Planning and Assessment Act 1979* ('**EP&A Act**') on resolution by Council for Pymble and Gordon dated 23 May 2006 and on resolution by Council for Lindfield and Roseville dated 29 May 2006 ('**Draft Ku-ring-gai (Town Centres) LEP 2006 (Draft Amendments)**')

Section 65(1)

Dated 30th day of June 2006

per Sam Gabriel Haddad  
**DIRECTOR GENERAL**  
Department of Planning

### Schedule 1

The exercise of the function(s) under the Delegation is subject to:

1. Prior to exhibition and before a section 65 certificate is issued, Council submitting the draft LEP amendments to the Department.
2. the Draft LEP being consistent with any relevant Ministerial Direction issued pursuant to section 117 of the EP&A Act; and
3. the Draft LEP not containing provisions suspending laws pursuant to section 28 of the EP&A Act; and
4. compliance with the Best Practice Guideline published by the Department of Urban Affairs and Planning in January 1997 entitled, '*LEPs and Council Land - Guideline for Councils using delegated powers to prepare LEPs involving land that is or was previously owner or controlled by Council*'; and
5. matters set out in the following schedules (Schedules 2,3,4,5) for each town centre.

### **SCHEDULE No 3 - ROSEVILLE TOWN CENTRE**

- There are sites within the 400m radius of the centre which are zoned either Residential 2(d), 2(e), 2(f), or 2(h), that have not been rezoned in the DLEP as per the Minister's Directions. These sites are to be included in the DLEP and zoned appropriately. Council established a study boundary for the centre, using that boundary would help overcome this issue.
- Council is to consider the capacity currently provided in the centre in relation to its R4 zone and demonstrate that capacity provided by the R4 zone will deliver additional dwellings sufficient to meet Council's Metropolitan Strategy targets. Yield tables for all rezoned areas are to be provided to indicate the expected increases being achieved.

Alternatively, Council could consider other, if not all, of the areas within an 400m radius of the train station in which residential uses are proposed to ensure maximum yields are achieved in line with the Metropolitan Strategy and supportive of the Minister's s.55 Directions.

- The relevant uses from previous instruments that will not lead to down-zoning are to be transferred to the draft LEP.
- There are sites within the DLEP which have been downzoned. All sites included are to provide an improved yield.
- The Special Purposes (SP2 Infrastructure) zone in the draft Plan are not be used for car park area, community facilities, churches or schools. These areas are to be zoned according to the adjoining land use zoning (i.e. the relevant residential or commercial zone).
- The R2 zonings are to be removed from the draft Plan.

### Key matters raised in submissions- Roseville

Matters of policy related to the introduction of increased density	Issue	Comment	Recommendation
Traffic and access	<p>Resident objects to the proposed new road from Shirley Road as it will greatly affect their property (2 Shirley Road).</p> <p>The proposed “shareway” behind the shops from Bancroft to Lord Streets deserves a boxed explanation in the proposed Traffic Map shown in the staff display, as it involves the extension of the lane from Bancroft to Lord St through a current house.</p>	The proposal would improve local access by providing an alternative access to Pacific Highway from Maclaurin Parade.	No change recommended.
	Traffic should be funnelled away from Hill Street to the Highway to allow for a pedestrian/cafe friendly Hill Street (the footpath should be widened and trees planted).	Future improvements to Clanville Road (at Pacific Highway) will provide improved access to Pacific Highway.	No change recommended.
	<p>Object to extension of Bancroft Lane through church site:</p> <ul style="list-style-type: none"> <li>• unnecessary and unviable;</li> <li>• 7 Lord Street is an integral part of the church property (as it is used for Sunday School);</li> <li>• Site not in any way available as a future laneway</li> <li>• The Cottage section of the Church site has a frontage to Lord Street of 13.72m, so a 10m “shareway” would leave a useless 3.72m sliver of land on the western (Hill Street) side of the site.</li> <li>• adds no advantage to traffic management in and around Roseville Town Centre;</li> <li>• the current laneway should end in a cul-de-sac to</li> </ul>	The extension of Bancroft Lane is desirable as it would have benefits in terms of local vehicle/pedestrian access and circulation. However, the location can be altered to reduce impacts to the Church site.	Changes recommended – extension of lane should be retained, but location should be amended. Refer to main body of report.

	<p>create a “mews” effect;</p> <ul style="list-style-type: none"> <li>• The existing lane is adequate in providing vehicular access to the block with or without shop-top housing.</li> <li>• The proposed street behind the church will destroy the current property which is used for a variety of uses i.e. meeting rooms and offices. Should the lane proceed the remaining land would be too narrow to be of any use.</li> <li>• The proximity of traffic to our centre would create danger for children and the elderly, who use the complex for a variety of activities each week.</li> <li>• If 7 Lord Street was demolished there would not be sufficient space in the church building at 7a Lord St to serve multiple functions to make up for its loss.</li> <li>• Roseville Uniting Church will be substantially expanding its services to families and youth in the local community from 2007, and the site of 7 Lord St plays a fundamental role in this initiative.</li> <li>• I wonder what this (laneway) adds to the plan as it creates a bottle neck in both Bancroft and Lord Street (at one of its busiest parts). Question the benefit of the shareway as cars, delivery trucks and people do not make a happy mix. Suggest a cul-de-sac might be better.</li> </ul>		
	<p>The proposed development will cause a significant increase in vehicular traffic in the area endangering children and elderly persons around the Church property.</p>	<p>It is acknowledged that the development required to meet Councils direction from the State Government increases traffic. Traffic modelling confirms that additional traffic generated in Roseville can be accommodated,</p>	<p>No change recommended.</p>

Policy	Issue	Comment	Recommendation
		and impacts minimised with the implementation of the plan.	
	Will Council install pedestrian lights so the elderly people can cross Lord Street and the new proposed lane way in a safe manner?	Signals can be investigated if pedestrian demand satisfies RTA guidelines for pedestrian signals.	No change recommended.
	<p>There is some doubt over the proposed realignment of Clanville Road to the Pacific Highway to alleviate an intersection that was identified in the traffic study as already heavily over-subscribed and ill-equipped to manage any increased housing density. The cost of property acquisition and the building of a new rail-bridge will always be seen a prohibitive by both levels of government, and therefore commit residents forever to a worsening, near gridlock entry and exit situation. The other alternative (Hill Street to Boundary Road) wasn't even studied.</p> <p>Motorists approaching Roseville from the south on the Pacific Highway already have gross difficulties entering Roseville east of the railway line, while Hill St is already so busy during peak times, that dropping off children and commuters at the station is very difficult. It is unrealistic to assume that unit dwellers will only have one car per unit.</p> <p>Increased density should not be considered until both levels of government can work together and provide the infrastructure required.</p>	<p>Altering Clanville Road and realigning the Clanville Rd/Shirley Rd/Pacific Highway intersection would improve access and address a safety concern. The cost is high, but the work is seen as being worthy of pursuing. Boundary Rd/Hill St intersection is not in the study area.</p> <p>From the south, Roseville (east) can be most easily accessed from Boundary Road. It is intended to continue to have set-down locations near the station.</p> <p>Council's proposal is subject to State approval. Approval implies that State authorities concur.</p>	No change recommended.
	It is suggested that traffic measures to discourage "rat-running" of traffic from Pacific Highway or across from Archbold to the highway are required. This also goes for local street parking, to discourage	These concerns are not related to the town centre proposal. They can be dealt with as the need arises. A Parking Management Plan is required to be prepared for the centre	No change recommended.



Policy	Issue	Comment	Recommendation
	the use of Roseville's suburban streets by out-of-area all day commuters.	following the adoption of the LEP/DCP.	
	Resident requests assurance from Council that the laneway adjoining 69 Hill St, and giving access to the garage area will never be eliminated. Owner has no intention of redeveloping the site and seeks assurance that council is not empowered to sell this access to a developer.	No change proposed to this lane off Oliver Road under the current plan.	No change recommended.
	Residents on both sides of the Pacific Highway between Boundary Rd and MacLaurin Pde, and motorists travelling north on the highway wishing to turn right into Boundary Rd, but accidentally missing the turn, have to turn into MacLaurin Pde to make a "U" turn to in or out of their dwelling. This is unsafe and causes traffic congestion. No provision for the "U" turn has been made in the traffic plans. It is suggested that a roundabout be built at the junction of MacLaurin Pde/Larkin St which would slow traffic zooming down MacLaurin Pde.	There are alternative accesses for residents, including Boundary Rd > Hill St > Clanville Rd > Pacific Highway.	No change recommended.
	Precinct D- the plans will result in a significant increase in traffic flowing down the lane at the back of the shops fronting Hill Street between Lord Street and Roseville Avenue. The lane as it already exists is already extremely dangerous for young children. There is nothing to define the footpath to the lane. There should be a stop sign, or even a white broken line for cars coming out of the lane prior to crossing the footpath. The problem is exacerbated by the fact that when walking towards Hill Street there is a hedge 1.5m high within 0.5m of the lane blocking any vision for drivers of any children walking up the footpath and restricting vision for children until they	It is proposed that detailed designs would address these and similar issues. Advertised plans were conceptual in nature only and did not show details.	No change recommended.

Policy	Issue	Comment	Recommendation
	are on the lane. Prior to any other development the lane should be properly constructed so as not to be confused with the footpath, together with a widening of the corridor so as clear vision is enabled for both drivers and pedestrians.		
	Traffic report inadequate as no study or consideration has been made for the current traffic that weaves its way to the east side of the station now.	Current traffic demand was included in the traffic study.	No change recommended.
	Martin Lane has trouble coping with the traffic now and is extremely difficult and dangerous for pedestrians to cross due to the amount of traffic that does funnel in to the lane.	Martin Lane is not within the study area. Needs in nearby streets will be considered separately.	No change recommended.
	Traffic problems in peak hours on the Highway will be vastly increased due to the increase in development. The Highway is already at a standstill in both morning and afternoon peak. While some residents will be able to use trains to get to work in places like St. Leonards and Chatswood, many residents who work in the wider spread of suburbs will rely on their cars, thus increasing traffic congestion.	The study considered traffic on Pacific Highway, and proposes improvements at Shirley/Clanville Roads to improve flows. Ultimately, however, Pacific Highway is controlled by the RTA.	No change recommended.
	The access to the highway, as pointed out in the Traffic consultant's report, at Clanville/Shirley and Maclaurin intersections are already very problematic, especially with increased development and more cars.	Improvements are proposed including re-aligning Clanville/Shirley Roads and a traffic link between Maclaurin Parade and Shirley Road. Dedication of land is proposed on Pacific Highway to provide 3 northbound lanes near Maclaurin Parade, which can enable a controlled right turn from Pacific Highway into Maclaurin Parade	No change recommended.
	Intersection at Maclaurin Parade very dangerous as it is, if further development was to happen in this area, more cars would come into this area and will cause	Some of the traffic load in Maclaurin Parade is proposed to be diverted to Shirley Road under the proposals. Dedication of land is proposed	No change recommended.

Policy	Issue	Comment	Recommendation
	accidents. Resident wants to know whether Council is going to wait until a fatality happens before something is done about it.	on Pacific Highway to provide 3 northbound lanes near Maclaurin Parade, which can enable a controlled right turn from Pacific Highway into Maclaurin Parade	
	<p>Larkin Lane, Larkin Street and the intersection with Maclaurin Parade:</p> <ul style="list-style-type: none"> <li>• Increase the time allowed during the traffic lights phase so drivers have a better opportunity to join the Pacific Highway. Provide better opportunities for traffic joining the highway to use the outside lane and then merge into the other lanes if they don't wish to turn right at the intersection between the Pacific Highway and Fullers Road.</li> <li>• Create a right turn only phase at the traffic lights. This might already be proposed and would be a good idea with the increased volume of traffic that will wish to turn right from the Pacific Highway into Maclaurin Parade.</li> <li>• Build a median strip extending down beyond Larkin Street so that drivers do not use this area to perform U turns.</li> <li>• Change of zone from No Parking to No Standing at the Maclaurin Parade traffic lights. (see submission No. 82 for more details)</li> <li>• The proposed extension of Larkin Street to Shirley Road is somewhat impractical as the Shirley Road intersection is a black spot and the</li> </ul>	<p>Could be discussed with RTA, although Pacific Highway is the RTA's priority.</p> <p>RTA has previously not agreed to the right turn phase because of the impact this would have on northbound traffic on Pacific Highway. However, dedication of land is proposed on Pacific Highway to provide 3 northbound lanes near Maclaurin Parade, which can then enable a controlled right turn from Pacific Highway into Maclaurin Parade</p> <p>'U' turns are probably performed by residents on Pacific Highway. Could be considered in future, if collisions become a concern.</p> <p>Restrictions at signals are an RTA matter.</p> <p>This extension is conditional on the realignment of Shirley Road and Clanville Road.</p>	No change recommended.

Policy	Issue	Comment	Recommendation
	extension is up a very steep slope. The traffic engineering considerations are considerable.		
	There are problems with the vision statement in regards to Clause 2.1 which enunciates improvements to the intersections of Maclaurin parade and Shirley/Clanville Roads and the Pacific Highway. The only way that this can happen is by road widening and converting existing land to roads. This land should not come from the existing Memorial park as it is an integral and essential part of the landscape setting for Roseville. If the park is to be made smaller on the Pacific Highway side then compensation must be made on the Larkin Lane side.	Access to/from Pacific Highway from the west has been addressed in the proposal. This will require some land acquisition/dedication.	No change recommended.
	The public transport route along Alexander Parade to the Pacific Highway has been excluded from the map.	The public transport route along Alexander Parade to the Pacific Highway forms part of a minor school service run by Shorelink. It is not proposed to alter any aspect of this service.	No change recommended.
	Widening of the Highway at Maclaurin Parade is not on unless there is a commensurate widening of Memorial Park in Larkin Lane. Over many years the RTA has consistently refused to consider a right turn arrow at the traffic lights. This intersection has been shown by several studies, including Council reports, to be at service F. The proposed development including the LEP 194 area will add at least 1000 cars to the existing resident car population before taking account of the increased cars from the development of commercial, restaurant and entertainment development. This intersection is simply not capable of such demand.	The proposed extension of Larkin Lane to Shirley Road will relieve some of the demand on the Pacific Highway/Maclaurin Parade intersection.	No change recommended.
Parking	Resident opposed to the creation of underground parking to replace the current Lord Street car park. It	Underground parking will free land for alternative community uses. Parking will be	No change recommended.

Policy	Issue	Comment	Recommendation
	<p>will severely impact on Church members and the many community users of the Church complex. Also concerned about disabled access to any basement parking. And will it be properly ventilated?</p> <p>There is no indication of what alternative parking will be supplied while the underground parking is being built. Will Roseville shop keepers in Hill Street and the Uniting Church be compensated for the loss of business, while the parking station is being built?</p>	<p>provided to appropriate standards.</p> <p>Some disruption during construction works can be expected.</p>	
	<p>Whilst the increased public open space at the Lord Street carpark is laudable, the single level basement parking option includes 40 spaces and 12 retained at-grade, which will result in a net loss of approximately 10 spaces to the existing 62 space carpark. The existing carpark is already often full. How on earth will this carpark cope with a proposed increase in population density adjacent to it?</p>	<p>The single level basement plan was indicative only, and the option exists to the adjust car park capacity in response to future demand. New developments will incorporate additional parking to satisfy their demands, which may affect the future car park demand. Maintenance of the level of existing publicly available car parking is a resolved position of Council.</p>	No change recommended.
	<p>There will be major problems for parking in Larkin Street behind the shops where there is space for only 43 cars. The existing parking has always been totally inadequate because of heavy usage of the cafes and cinema and lesser but significant usage of commercial and professional premises.</p>	<p>New developments will provide additional parking to satisfy their demands. Refer to comments above.</p>	No change recommended.
	<p>Council needs to construct a Parking station at Roseville.</p>	<p>Existing parking spaces will be replaced, and supplemented by parking provided by developers.</p>	No change recommended.
	<p>Resident is opposed to the creation of underground parking to replace the current Lord St car park. Concerns over the safety of those using the underground car park especially at night. There is</p>	<p>Some surface parking is proposed at the Lord St site, some of which could be dedicated for disabled parking</p>	No change recommended.

Policy	Issue	Comment	Recommendation
	also concern for the access for disabled people which would be required for some of the older users.		
	People park too close to the traffic lights at the top of Maclaurin Parade, which is currently a NO STOPPING zone. This will only exacerbate the congestion at this intersection in regards to traffic.	This is an enforcement issue. Future restrictions will be considered during the detailed design stage. Comment should be considered during development of a parking management plan.	No change recommended.
	The carpark in Larkin Street is about half the size it needs to be to cater for existing users. It has a current size of 44 cars and the proposal is to increase parking to 80 cars is grossly inadequate. Council should be looking at increasing the parking to 250 cars given the development proposed by LEP 2006 and DCP. There is also no provision for commuter car parking. There is also no provision for parking for the commercial premises anticipated on the Highway between it and the railway line.	Council is proposing to underground its parking spaces. Additional spaces will have to be provided by new developments, to address their needs. There is no proposed for Council to provide for commuter parking. A parking Management Plan is required to be prepared prior to gazettal of the LEP.	No change recommended.
Lack of other infrastructure/ services	There is already inadequate traffic, community infrastructure and public services in Ku-ring-gai. The proposal will exacerbate an already poor situation.	Council's studies considered Council provided facilities in Ku-ring-gai. State approval, if given, would infer that State authorities can satisfy the demand for their services.	No change recommended.
	The very steep topography on the western side of the Highway and the very poor condition of most the footpaths means that walking to the stations is not an option favoured by many. There is little likelihood that the proposed new streets, cycle paths and walkways would be developed due to the expense and the complicated negotiations with landowners to achieve the necessary rights and space. i.e Shirley Road up to the Highway is a good example of this.	Additional links will be used, just as current facilities are used. Their provision is dependent, however, on developments proceeding.	No change recommended.
	Roseville needs a much bigger supermarket and some extra smaller shops on the eastern side.	Some additional retail space will be provided in Roseville upon redevelopment. Community	No change recommended.

Policy	Issue	Comment	Recommendation
		feedback has generally not been in favour of a supermarket within Roseville.	
	Supports the plans to place power and cable TV underground for all development under the DCP.	Comments noted.	No change recommended.
	Commitments should be provided by State Government to ensure improvements in basic infrastructure (roads, sewer, water) are not outstripped by increased population needs.	The Draft Plans are referred to state agencies under section 62 (see earlier section of report). Rail and road authorities are aware and will need to provide for increased demands as well. Council should continue to support state government infrastructure investment.	Include recommendation proposing that Council continue to pursue investment in infrastructure within Ku-ring-gai.
Crime and safety	Underground car parks are unsafe, especially at night. Anyone could be attacked in such an isolated place. It would also encourage vandals, skateboarders and graffiti.	Matters for consideration for any DA under Section 79C of the Environmental Planning and Assessment Act (1979) include safety security and crime prevention. Such matters must be considered in the design stage of the individual development. Many above ground car parks have safety issues.	No change recommended
Character and amenity	Any additional structure along Hill Street will destroy the relaxed atmosphere of the shopping centre.	The character and atmosphere of the historic shops will be retained by the adaptive re-use of the buildings fronting Hill St between Roseville Ave and Bancroft Ave, with new building only at the rear, minimising the impact on the street. The R4 zones further along Hill St are required to upgrade the existing 2(d) zones by the minister's direction.	No change recommended
	Residents who choose to stay in their homes may be burdened by overshadowing of their properties by the proposed 5 storey buildings and thus forced to sell their properties.	These building envelope controls in Part 4 of the Draft DCP take into consideration the interrelationship between buildings and provides controls to protect reasonable solar	The following amendment is recommended:  Add to section 5.8.2 of the

Policy	Issue	Comment	Recommendation
		access to adjoining low density zones. However, it is also recommended that the general development controls be amended to add further requirements in relation to the protection of solar access to future medium to high density development on adjoining redevelopment sites which allow for a residential component.	Draft DCP: <i>G8 New development must not prevent the achievement of G3 or G4 above on adjoining R3, R4 or mixed use sites.</i>
	Plans will not retain and enhance Ku-ring-gai's landscape character.	The DCP provides guidance for good urban design consistent with desired future character, including controls for deep soil zones for residential areas while public domain plans provide for tree planting to enhance the landscape character.	No change recommended
	The development provisions will lead to the creation of canyons along the Pacific Highway just like that which happened at St Leonards. This is not in keeping with Village centres or good planning. These canyons will be extremely unpleasant for pedestrians in moderate to high winds.	The scale of development is significantly lower than St Leonards, with development only to 5 storeys. Wind effects will also be broken by the step back above ground level and further broken by balconies.	No change recommended
Sustainability	One of the negative features of all the units is the excessive use of electricity required for air conditioning (especially if west facing) and for laundry driers. Such huge numbers of units using so much electricity can't be justified.	New apartment design requires cross ventilation for units see DCP Section Natural Ventilation 5.8.1- this will assist in minimising the requirements for the air conditioning use, in addition the controls provide a limit on the number of units with a single west aspect and controls to limit energy and water consumption through BASIX	No change recommended
	Given that global warming has become a world wide issue, we would like to see it become a local issue too. The overdevelopment in all Ku-ring-gai town centres will contribute to the global warming by the	Urban consolidation is an attempt to limit the spread of urban development on the fringe. Infill and redevelopment of the centres also utilises the existing infrastructure and services.	No change recommended



Policy	Issue	Comment	Recommendation
	destruction of the surrounding trees.		
Heritage	Group endorses retention of façade of heritage shops and asks that a “Main street programme” of coordinated colours and refurbishment be instigated in relation to the handling of the heritage shop façade in the Roseville Town Centre plan, using the Section 94 contributions from the developments proposed.	Noted, a place based planning approach has been undertaken for this precinct. The future management of the streetscape will be via a public domain and supported with a detailed 94 plan. The detailed local heritage management of this streetscape including a main street program is matter supported and for further consideration following adoption of the plan. Place based action plans will be undertaken for each centre.	That a main street program be further considered following adoption of the plan in the development of the 2007/2008 Management Plan.
	Group endorses heritage listing of station –master’s cottage, the old Commonwealth Bank building and the Roseville Cinema.	Noted see comments in main report and below.	No change required.
	There is no reference in the current plans as to the Council study on streetscape. There are no documents or reference in the documents on exhibition in reference to the former Bank of NSW building on Hill Street.	An analysis of the local streetscape is included in the urban design process under the various strategies Part 2 of the DCP. Part 4 of the DCP includes the further detailed analysis of streetscape by precinct including the desired future character of the area. No 65 Hill Street former bank building is listed as a heritage item under the new LEP and is considered suitable for an adaptive reuse- consistent with its heritage values.	No change recommended.
	There was, in the heritage section, a photo of the stone building at the Scout Hall, but not reference to its history. Used by Water Board during construction of sewerage works east of Archbold Road and was dismantled and moved to its present location at the Scout Hall fifty or so years ago.	Noted and this historical information will be used to assist in the understanding of the hall and in its future management.	No change to the draft LEP/DCP recommended.
	Properties: <b>79-81 and 83 Pacific Highway Roseville:</b> In mid 1998 (submission No. 51) engaged qualified	This matter was previously referred to council’s consultant. The information from	No change recommended

Policy	Issue	Comment	Recommendation
	architectural practice, Graham Edds & Associates to advise us on the councils proposed Heritage listing of the above mentioned properties. These findings were presented to council in August 1998. In brief, these findings concur that the former Commonwealth Bank Building at No. 83 does have some heritage interest but refute that No. 79-81 has heritage interest. Therefore they strongly oppose any proposal to list this property as a heritage item.	Graham Edds has been sourced from Council's records and referred back to the heritage consultant ( see attachment). The following summary comments are provided- it is apparent that through the design the shops and the bank were intended to be a single building entity. The shops are integral to the understanding and appreciation of the places aesthetic and representative significance. The shops are also important as they are a significant variation to the typical bank type as most did not feature shops. In the materials, fenestration , parapet design, awning and shopfronts there is sufficient integrity for the place to be understood as a single building with aesthetic and representative cultural value. Listing as heritage item is warranted.	
	Neighbour objects to the proposed rezoning of 7 Roseville Avenue from 2(E) to R3, which will result in the ultimate loss of a well preserved 99 year old Federation dwelling with heritage significance.	This area is covered by the Ministers Direction and is require to be rezoned under the new plan. The property at 7 Roseville Ave is not listed under the KPSO nor is the site included in the current potential heritage item review.	No change recommended.
	The east side of Roseville between Hill Street and Archbold Road has uniqueness about it with large stock of original federation houses. We should protect this streetscape by introducing and recognising it as a Conservation Area before we lose the chance. There will be destruction of original residential buildings, including 5 Oliver Road, a fine example of Spanish mission architecture noted by KMC heritage register to be of heritage importance.	The heritage significance of the east side of Roseville is noted and planning for Ku-ring-gai including LEP 194 and the current town centre program has acknowledged this. The proposed urban conservation area will be considered for implementation under the Ku-ring-gai comprehensive LEP. No. 5 Oliver street is zoned 2(d) under the KPSO and is covered by the Minister direction for the Roseville centre plan.	No change recommended.

Policy	Issue	Comment	Recommendation
	Am delighted to see the Façade of Hill Street shops is to be retained and improved and that the plan respects the Cinema, Station Masters Cottage and old Commonwealth Bank building.	Noted the plans included a review of current and potential heritage items and potential adaptive re-use of building to encourage the retention of existing streetscape character.	
	The removal of the heritage residence on the corner of Larkin Lane and MacLaurin Parade is not on. The building is representative of the development pattern of Roseville and is of an unique style well preserved and representative of its era.	Whilst it is acknowledge the site is listed under the KPSO, the site is covered by the Minister direction and the context of the building and its setting will change under the plan. Council's heritage consultant has reviewed the site in detail and concluded" if the dwelling as retained it would be further isolated with heavily compromised amenity and aesthetic context. The cumulative benefits from the redevelopment are considered to outweigh the marginal loss of cultural value". A comparative analysis is also provided that demonstrates other dwellings of a similar style occur within the Ku-ring-gai area.	No change recommended.
Overdevelopment	Plans that lessen the village aspect of Roseville seem extreme. Roseville now provides good amenity with a number of good small businesses here and public transport to nearby major (supermarket) centres.	The draft plans cater for increased retail, commercial and residential growth over the 30 year time frame for the plan and is consistent with Council's adopted retail strategy.	No change recommended.
	The plan for redevelopment goes much further than what the State Government calls for both residential and commercial development, eg, 16,000 dwelling proposed, where state government only requires 8,000 to 10,000 (already too many). Increased development will result in flow-on effects in terms of traffic and the increased need for parks, which are not provided for in the plans.	Council has provided an appropriate amount of rezoned land to meet the requirements of the Metropolitan Strategy sub regional plan and to comply with the specific nature of the Minister's Section 55 Directive for the commercial centres.	No change recommended.
	The proposed overdevelopment risks turning Western	A high standard of urban design, architecture	No change recommended.

Policy	Issue	Comment	Recommendation
	Roseville into a virtual ghetto in 10-20 years. Residents have paid a premium for the current lifestyle, which will be destroyed.	and planning has been incorporated into the planning for the centres. See comments above.	
	Objects to overall proposal for the Roseville town centre. These plans allow for overdevelopment on a grand scale.	The plans are for some 400 new dwellings including apartments, townhouses and shop-top housing. The scale of development will maintain Roseville as a small village – consistent with its proximity to Sydney CBD.	No action required.
	If development is to go ahead then why has council decided to allow the buildings to be built to 5 storeys why doesn't council stick to 3 storeys as this would still be enough to satisfy the state government's requirements.	There are many factors to consider in planning for the centre including the ministers directive (LEP 194 development standards eg 5 storeys in height) , appropriate scale and built form, shop top housing, residential yields and development feasibility. This has required some sites to have future controls that allow for more than 3 storeys in height.	No change recommended.
Other	Any additional structure along Hill Street will lead to rental increases, hence raising prices for the customers.	Council adopted the Ku-ring-gai retail strategy (Hill PDA consultants 2005). This strategy provides guidance on an appropriate level of retail growth to cater for current and future local demand. If there is not an adequate supply retail floor space, this may cause further rent increases.	No change recommended.
	Resident looking forward to how Roseville will develop.	Noted.	No action required
	There is no satisfactory choice of housing offered in the proposed plans. 5 storey shop-top housing along the highway isn't good enough as this will cause noise, pollution and traffic problems.	The Ministers directive for Stage 2 relates to the preparation of plans for shop-top housing and the increasing of residential densities for existing medium density zones. This necessarily gives rise to a higher density unit development format. The perceived disbenefits of development are equally seen as	No action recommended

Policy	Issue	Comment	Recommendation
		attributable to all forms of additional residential development. In an area which is predominantly low density, the inclusion of shop top housing will provide increased housing choice in the area.	
	Documents on exhibition suggest that a supermarket is desirable in Roseville to augment those at Chatswood and Lindfield which are too far away. Resident questions this statement and wonders if the supermarket of the size suggested would fit within the constraints of the current plan.	The plans do not encourage a supermarket in the Roseville Centre.	No action recommended
	The planned upgraded footpaths, new street furniture, planter boxes and greenery for the retail sector will provide a much more agreeable environment in the shopping centres. The plan for cafes to face on to the “village green” rather than the main streets will also certainly improve shopping centres and the café experience. Upgrading of some of the retail and commercial buildings is also needed.	Noted. Improvements to the public domain and the shopping experience are each a particular focus of the plan.	No action recommended
	There is no provision for interface zones between high density residential zones and single residential. This is important when considering development on steeply sloping sites such that it effects overshadowing, sunlight access and privacy.	Residential rezonings are upzonings of existing medium density zones and are a directive of the Minister. Consideration of the need for any interface zonings will be assessed in the Council’s preparation of its new comprehensive LEP for Ku-ring-gai.	No action recommended

Process	Issue	Comment	Recommendation
	Council is approaching the planning for Roseville in a backward approach. It should be focussed on coordinating adequate green spaces with high rise apartments and shopping centres.	Roseville town centre planning has relied on a fully consultative approach with local residents and interested business. The addition of notable public town square space in the	No action required.

Process	Issue	Comment	Recommendation
		centre – in keeping with its scale as a small village – reflected resident priorities towards a friendly, alfresco, village-scale lifestyle.	
	The virtual model, whilst eye-catching, appeared to create confusion for both staff and residents. There seemed to be confused debate as to what coded area was what and we felt that a scaled model would have been much more precise and constructive.	The virtual TV based model allowed greater flexibility with cost effectiveness – a multiperspective view of the intended building envelopes for the affected areas near the rail and road hub of Roseville. Most observers commented favourably in terms of its effect and clarity. The model can and will be further developed.	No action required.
	Four weeks that is provided for lodgement of submissions is not enough for thorough analysis of the documents, requests the Council would provide some further mechanism for feedback to address such shortcomings.	<p>The consultative process commenced in February 2006 with a major household survey to all owners in Roseville postcode area. The results of this were augmented with a Roseville Character workshop in May, where residents and business distilled key issues and themes for planning the village. This was tested via an email survey to interested Roseville residents. A preliminary display for Roseville was then mounted in the local Library and at Council Chambers and the plans reviewed on the basis of resident feedback.</p> <p>The above was completed well prior to the formal preparation and recent exhibition of plans for Roseville during November 2006.</p>	No action required.
	Council and the staff are to be congratulated on the preparation of comprehensive policy documents in such a short period of time.	Supportive comments noted.	No action required.
	Council has failed to respond to letter re access to 69 Hill St.	Letter of objection noted. In response to the concerns of the letter, the access way in	No action required.

Process	Issue	Comment	Recommendation
		question is not council owned and any redevelopment of adjoining properties on which the access way is situated would have to comply with any existing easements.	
	Council shows lack of concern for residents needs in not adequately addressing previously expressed concerns.	A significant range of issues was distilled from the residents' survey in February, and discussed in a resident/business workshop as a basis of planning – the themes to retain a village atmosphere and scale were notable, together with action to improve traffic and parking – all of which are addressed in the plans within the constraints of the Ministers direction.	Continue to seek support for state government investment in infrastructure within Ku-ring-gai.
	It was openly acknowledged that neither Council nor the RTA have any current plan to address the heavy traffic on the roads and intersections to the Pacific Highway from the eastern side of Roseville. Council maintains it is the RTA's responsibility. Clearly the 2 levels of government are not working together on these issues, leading to bureaucratic obfuscation. How can development be allowed to proceed without this issue being addressed? Would it be possible for Council, while complying with State Government demands to produce the planning document, only implement it in stages, as the infrastructure in particular areas is upgraded to adequately support the redevelopment?	<p>Council has already consulted with the RTA and with other NSW authorities and has received their support for the plans exhibited.</p> <p>Council will continue to engage with the RTA to make progressive resolution of traffic issues along the Pacific Highway.</p> <p>Council should continue to seek state government support for investment in infrastructure within Ku-ring-gai.</p>	No action required.
	Economic feasibility report was not made public, why? And Council used this study to determine the densities and general outlines of the proposed controls. Questions Councils economic feasibilities based upon by the Council as they limit the FSR and result in changes as to developments feasibility.	<p>It is up to developers to establish their own development feasibility for site options and arrays.</p> <p>It is not appropriate for Council to provide commercially sensitive material.</p>	No action required.

Matters related to the standards of the DLEP	Issue	Comment	Recommendation
Minimum lot sizes/frontages	Increase minimum frontage in Draft LEP-contradiction to the Minister's Directive- Clause 19 (4) of the Draft LEP requires 30m as minimum in zone R4. Apart from discriminating against small sites, this clause breaks a Minister's direction not to reduce development potential of existing properties in 2(d 3) zones. Suggests the minimum frontage should be reduced to 23m to be consistent with existing development potential.	The principal Draft LEP which Council has adopted included amendments to clause 19 to ensure all subdivisions provisions were consistent with those contained in LEP 194. This includes a minimum street frontage of 23m for lots less than 1800sqm in area and 30m for lots over 1800sqm.	No further amendment required.
Height	Resident objects that Council is planning to exceed the LEP 194 height of 5 storeys in Ku-ring-gai also exceeds Minister's directive.	The Minister's directive requires that the yield is economically feasible. The consolidated site which allows up to 6 storeys in Roseville Centre allows an additional storey to offset the use of part of the land holdings for public open space and carpark to enable redevelopment on the site to be economically feasible.	No amendment required.
	Inadequate buffers between high rise and surrounding residential properties which is exacerbated by topography. Five storey development should be capped at 3 storeys.	The 5 storey sites adjacent to low density housing are, in the main, currently zoned 2(d) or 2(e) and are required to be rezoned to provide an improved yield under the Minister's direction. Some of these areas are not expected to be redeveloped. The DCP includes a number of controls in relation to setbacks, privacy and overshadowing to protect neighbouring development. On the west of the highway, where the topography is steeper, the development is also separated from low density areas by a street. Interface zones will be considered in the	No amendment required.



DLEP standards	Issue	Comment	Recommendation
		Comprehensive LEP.	
Floor space ratio	<p>A comparative analysis with LEP 194 has shown that the combined FSR's and building envelope controls in the DCP do not comply with the pg 22, building controls of the Residential Flat Design Code. As the proposed plans set envelope controls that do not comply with the Residential Flat Design Code rule and therefore does not provide an extra 20 to 25% of envelope as required by this code. (see submission No. 80 for details)</p> <ul style="list-style-type: none"> <li>The building envelope controls proposed now, are only allowing development to achieve a FSR 1.3:1 at best and is therefore in breach of Residential Design Code. (see submission No. 80 for details)</li> <li>Council should provide more volume, perhaps 30-35%, which would allow better design outcomes for future developments.</li> <li>Economic feasibility with an FSR of 1.3:1 is marginal for residential development let alone for R4 zone if the site is less than 1800 sqm, and impossible if development is in R3 zone due to the height restrictions etc. Reliance on very large sites of 2400 sqm and more to achieve FSR makes the sites that are 1800 sqm difficult, if not impossible to redevelop due to serious shortcomings of proposed plans.</li> <li>Objects to small FSR proposed for business zones along Pacific Highway and near the station. Redevelopment of such terraces with FSR less than 3.1:1 is virtually impossible.</li> </ul>	<p>The building envelope controls contained in the DCP that apply to the R4 zone have been developed in accordance with the Residential Flat Design Code to allow an FSR of 1.3:1 to be achieved. This includes a 20% allowance for elements not included in GFA calculations.</p> <p>With building envelopes being DCP controls rather than LEP standards, greater flexibility is available to achieve better design outcomes.</p> <p>The potential development yield for the R4 zone is consistent with that of the existing 2(d3) zones, including the variations relating to different sized lots. Given the number of Das approved on 2(d3) sites and the number of developments commenced, the argument that such sites are not feasible is not supported.</p> <p>The FSRs for the B2 zone along the Pacific Highway are based on the building envelopes contained in the draft DCP. These sites and FSRs have been tested by Council's economic feasibility consultant and have been deemed to be feasible.</p>	No amendments required.
Other	An extremely large section 94 contribution of around \$300 per sqm of approved unit area is the highest in	A development contributions strategy (including Section 94 Plans) to apply to	Noted.

DLEP standards	Issue	Comment	Recommendation
	NSW and at least 100% higher than the “second place” Council. It significantly reduces sustainability of future developments. It might be suggested to allow extra FSR to compensate for such enormous expense, which should be paid before any building is even started.	the Roseville centre is being prepared on the basis of Council’s exhibited Draft LEP and Draft DCP. The contributions requirements for development covered by the LEP will be determined as part of the process. Any contributions plan that Council makes is subject to the requirements of the EP&A Act, including the test of reasonableness.	
	Deep soil landscape provision- The LEP contains no provisions for Deep Soil Landscaping which is in contrast to LEP 194. Thus the aim of the plan (clause 2(2) (c) will not be achieved- rather it will be subverted.	The standard LEP template does not provide for standards for deep soil landscaping. Both general and site specific landscaping controls for private development, and proposed landscaping strategies for the public domain are included in the Draft DCP, which are designed to achieve the objectives.	No amendment required.
	Minister’s Section 55 Direction makes comment in Attachment 2(1) a number of building controls related to St Ives Centre which the Department found prohibitive and not in line with the Minister’s DCP direction. These comments are relevant to the Roseville Town Centre documentation and changes related to this should be addressed in the current plans.	These comments have not been made in relation to Roseville Centre. However, as outlined in the Council report for St Ives Centre, the controls are consistent with best practice design and amenity for future residents and are consistent with the Residential Flat Design Code. Further, many of the controls referred to have been applied in the assessment of applications under LEP 194. As DCP controls they can be varied where appropriate.	No amendment required.
	If the existing apartment blocks, heritage buildings, churches and other non-developable sites are excluded from consideration, the remaining upzoned sites are so few that it is very doubtful that Council	A yield table is provided in this report. The yield takes into consideration sites which are unlikely to be redeveloped in the life of this plan (eg existing strata unit	No amendment required.

DLEP standards	Issue	Comment	Recommendation
	will meet its proposed development yield as predicted by these plans.	blocks, churches) and does not include them as part of the expected yields.	
Matters related to specific areas & properties	Issue	Comment	Recommendation
Community lands	Object to sale of community lands in Ku-ring-gai in general.	Noted. No community lands are to be reclassified in Roseville. It is not possible for Council to sell its lands unless they are first reclassified as “operational”.	No change recommended.
Private lands			
<b>Precinct A</b> Bounded by the Pacific Highway, Maclaurin Pde, the line of Larkin St and 118-122 Pacific Highway.	<p>The proposed set of buildings between the highway and the lane/car park, with 2 x 5 storey strips, with a one storey strip in between, is nearly impossible to fit on the area of land available. The residences will contain no green space at all. And where will the residents park? And how will garbage be collected in the area? How will they leave in case of fire?</p> <p>Similar issues arise for the sites between Larkin St and Larkin Lane.</p>	<p>The proposed buildings in Precinct A are 5 storeys at the front and 4.6 storeys at the rear facing Larking Lane, comprising one storey of retail on the ground floor and 4 storeys of residential above.</p> <p>The front building is a special building type to be designed as a noise barrier with non habitable rooms (eg bathroom or kitchen) facing the highway. The building is 9 metres wide and likely to comprise mainly one bedroom units. If this building configuration is not workable then applicants may submit alternatives which would be assessed according to objectives of the DCP.</p> <p>Shop top housing typically does not provide green areas due to the constrained nature of the sites. On larger sites it is sometimes possible to provide roof gardens on top of the retail level as</p>	No change recommended

Specific precincts	Issue	Comment	Recommendation
		<p>common open space. The apartments in Precinct A will rely on balconies to provide private open space.</p> <p>Car parking for residents will be provided under the buildings in basement parking accessed from Larkin Lane (refer Draft DCP 5.14)</p> <p>A waste and recycling room must be provided within the basement car park. Garbage collection will be from Larkin Lane (refer Draft DCP 5.12)</p> <p>The design of all buildings in relation to fire safety must comply with the Building Code of Australia and Australian Standards</p>	
	<p>Proposed FSR of 1.3:1 for 1&amp; 3 Larkin St and 1 Maclaurin Pde is inadequate. While 6 storeys is permitted, the additional floor is not sufficient to make up for the loss of land for parking/footpath at 1 Maclaurin. For commercial viability and consistency with the other Larkin St FSR, the FSR should be raised to 2:1. 1 Maclaurin is too valuable to lose to development. At least half the land should be retained for building purposes.</p> <p>In addition, Larkin Lane should be slightly curved, to improve the aesthetics.</p> <p>* We understand that amalgamation of 1 Maclaurin Parade and 1-3 Larkin Street, plus allowing for 6 storeys provides the opportunity for a developer to dedicate the area of 1 Maclaurin back to Council for open space/car parking access. The FSR control will</p>	<p>This site will be discussed in detail in the main body of the report.</p>	<p>See recommendations relating to Precinct A in the main body of the report.</p>

Specific precincts	Issue	Comment	Recommendation
	not allow reasonable development in line with the underlying urban design. The FSR of 1.3:1 is unrealistic and limiting compared to 2.0:1 of next door site.		
	Residents of 2 Larkin Street express their strong protest against the proposed commercial development into the area along Larkin Street. Submission states that it is an abuse of the residential status of the area and it would create traffic mayhem on a dead-end street and should be rejected. There is no requirement or reason to extend commercial activity into this traditional residential area.	<p>The north eastern side of Larkin Street including numbers 1 -21 is proposed to be zoned B2 – Local Centre in the Draft LEP which allows for a mix of uses including residential retail and commercial.</p> <p>Reference to the Draft DCP 4.8.2 Block A page 4-10 and 4-13 shows that there is no proposal for commercial uses on Larkin Street. The buildings are designed to have 3-4 storey residential buildings fronting Larkin Street. The only allowable commercial uses are along Larkin Lane of which the eastern side is already commercial. These will also be serviced from Larkin Lane.</p>	No change recommended
	Objects to the town planning for this precinct. Objects to the zoning of six storeys. The overall bulk and scale will be oppressive and not in keeping with the “village centre” townscape. This building will look like a beacon especially if a forest of microwave radio towers sprout out of its roof.	<p>The Ministers Direction requires that Council provide densities (and heights) in the town centres similar to LEP 194 densities (5 storeys and FSR 1.3:1).</p> <p>Economic feasibility requires 5 storeys as a minimum within the commercially zoned areas for viability.</p> <p>The only 6 storey building is on the corner of Larkin Street and McLaurin Parade. The reason for this is to provide public benefits in the form of public car</p>	No change recommended

Specific precincts	Issue	Comment	Recommendation
		<p>parking and open space.</p> <p>Mobile phone towers are not usually located on residential buildings.</p>	
	<p>The block plan for Block A (section 4.8.2) shows the residential/commercial buildings on the west side of Larkin Lane at 4.6 storeys. The Block A Built Form Controls (section 4.8.2) shows these buildings as 5 storeys. Change the 5 to 4.6.</p>	<p>4.6 storeys are the same as 5 storeys. The reference to 0.6 is indicating a top floor setback where the top floor only occupies 60% of the floor below.</p> <p>It is acknowledged that the reference to 4.6 is confusing and will be rectified in the final draft of the LEP.</p>	<p>Recommended amendments to Draft DCP:</p> <ul style="list-style-type: none"> <li>Delete references to building heights of 4.6 and 3.6 storey's in the DCP</li> </ul>
	<p>Commercial zone not viable:</p> <ul style="list-style-type: none"> <li>The proposal to extend the commercial zone west of the highway to include properties in Larkin Street would not achieve any significant improvement to Roseville Centre.</li> <li>Only 4 houses would actually be available for commercial redevelopment and these are all fine examples of inter war dwellings. The other sites are existing blocks of units at 7-9 and 19-21 Larkin Street and houses at 1-3 Larkin Street which have recently undergone extensive renovations.</li> <li>Topography of the area is quite unsuitable. Residents at 19-21 Larkin Street are worried that is the rezoning occurs the residential rates will suddenly become commercial rates and they object.</li> </ul>	<p>The proposed zone will be predominantly residential, only 15-25% of the total floor space would be commercial or retail (the B2 Local Centre zone has an overall floor space ratio of 2.0:1 with a maximum retail FSR of 0.5:1 and a minimum of 0.3:1)</p> <p>Ground floor active uses facing Larkin Lane are considered essential in this context to provide activity in the area and ensure public safety through passive surveillance</p> <p>The constraints of the existing strata title apartment buildings have been taken into account and assessed by Council's economic consultant who has found the proposed plan to be economically feasible.</p>	<p>No change recommended to zoning</p>

Specific precincts	Issue	Comment	Recommendation
		Residential rates would continue to apply. Commercial rates would only apply to the site once the site was redeveloped for commercial purposes.	
<b>Precinct B</b> Bounded by the Pacific Highway, the railway, the station master's cottage and Boundary St.	The block plan for Block B (section 4.8.3) shows the residential/commercial buildings on the Pacific Highway at 5 and 4.6 storeys. The Block B Built Form Controls (section 4.8.3) shows these buildings as 6 storeys. Change the 6 to 5 and 4.6	The use of the number 6 on page 4-15 is a reference number referring to a key below the diagram. It is noted that the use of numbers is confusing.  The maximum building heights in Precinct B is 5 storeys	Recommended amendments to draft DCP 3d model views: <ul style="list-style-type: none"> <li>• Change note references to letters a, b, c, d</li> </ul>
<b>Precinct C</b> Bounded by Hill St, Lord St, the line of Bancroft Lane and Bancroft Ave.	Roseville is within comfortable range of Chatswood and does not need two storey shops, offices or consulting rooms along the length of Bancroft Lane.	The DDCP proposes the provision of ground level commercial frontage (not 2 storeys as mentioned in the submission) along Balfour Lane to provide small scale commercial floor space catering for professional offices, medical centres and a range of other uses within the centre. This will assist in providing local employment and daily services to local community.  It is also considered highly undesirable to provide ground level residential fronting the service lane.	No change recommended.
	The extension of Bancroft Lane would destroy the spatial integrity of the Church grounds with up to six levels of alien development on its new western exposure. It would severely damage the church's physical character and its short and long term potential. It will effectively prevent initiatives to upgrade or extend The Cottage to improve its existing services to	See main report for detailed discussion in relation to <b>Precinct C</b> - bounded by Hill St, Lord St, the line of Bancroft Lane and Bancroft Ave.	<b>Refer recommendations in body of report</b> in relation to <b>Precinct C</b> - bounded by Hill St, Lord St, the line of Bancroft Lane and Bancroft Ave.

Specific precincts	Issue	Comment	Recommendation
	<p>the local community, as the proposed laneway will be considered in any application to upgrade the facilities on this site.</p> <p>The Cottage is an essential part of the whole Church site and within this building are situated the offices of the church staff and meeting rooms. The Church site is used not only for church activities but also throughout the week by many organizations providing for community interests. It will also impact on storage space for the markets that provide valuable income for community projects.</p> <p>If the proposed extension of Bancroft Lane was to go ahead the present small scale courtyard space would be replaced by up to two storeys of nil setback commercial offices and consulting rooms with four levels of shop-top housing above, an unfriendly wall to overlook the exposed church and an unviable proposal, given the proximity of Chatswood, and the lack of even a bank branch in Roseville.</p> <p>*The Church needs its property to maintain and expand its role in Roseville. The land is needed for future development in conjunction with the church site.</p> <p>* Have concerns at the underground car park and safety of older users.</p> <p>* Five storey development will overshadow the minister's residence at 2 Bancroft Avenue and church at 7A Lord Street.</p> <ul style="list-style-type: none"> <li>• The church provides vital volunteer services such as fund raising events and market stalls that raise funds for a variety of charities they have been doing this for approximately 8 years now. It is because of this that the road mustn't be built, the community relies on these facilities.</li> </ul>		



Specific precincts	Issue	Comment	Recommendation
	<ul style="list-style-type: none"> <li>An active Uniting Church is needed to limit vandalism and the use of drugs. The Cottage fulfils an essential role in the Church's activities of providing social and religious outreach which are an important element in giving young people interesting alternatives to wandering the streets.</li> </ul>	Noted.	
	The proposed building on the west side of Bancroft Lane will overshadow the Minister's residence at 2 Bancroft Avenue and the Roseville Uniting Church property at 7A Lord St.	Shadow diagrams for January 21, March 21 and June 21 have been prepared for the Precinct C proposal to investigate the overshadowing impacts and they show no overshadowing impacts on 7A Lord Street (Uniting Church) and 2 Bancroft Avenue throughout the year.	Amend the DDCP in relation to Precinct C to provide larger building setback along the rear lane. See main body of report under Precinct C.
	Owner of 9 Roseville Avenue objects to the re-zoning of the adjoining property at (no.7) to R3. The potential interface of a block of 3 storey units immediately adjacent to the Federation cottage on this property is of concern to the owner. Reasons for objection include loss of amenity, aesthetic considerations, overshadowing and loss of privacy. A solution may be to limit the re-zoning of R3 to No.5 Roseville Avenue and thus the impact on other residents would be minimised.	<p>All current medium density zones including 2(e) zone are subject to rezoning (no down zonings are not permitted) under the Minister's directive. The DLEP proposes to rezone No.7 Roseville Avenue currently zoned 2(e) to R3- Medium Density Residential consistent with the directive. The DLEP also requires a minimum site area of 1200sqm for R3 development.</p> <p>However this rezoning is likely to result a 3 storey development as the site area is less than 1200sqm. It is also unlikely to amalgamate with the adjoining properties in the foreseeable future as they have been redeveloped into multi-unit developments.</p>	No change recommended.

Specific precincts	Issue	Comment	Recommendation
		R3 zoning will require a minimum of 7-m side setback to protect the amenity of adjoining properties.	
<b>Precinct D</b> Bounded by Hill St, Lord St, Roseville Ave, and the lane adjacent to the Council car park	There is a map discrepancy with the height of Precinct D shown as 3 storeys in the DCP (p4-17), which is different to the 4 storeys shown on the LEP's Height of Building Map. We consider this to be misleading in the extreme and in need urgent rectification. I am delighted that Lord Street car park will remain community land however am amazed that the underground car park will result in the loss of 10 of the spaces. Should be providing more spaces not less.	Noted. The heights shown in the DCP are incorrect. The height will be amended to be 4 storeys and consistent with the Draft LEP.  Supportive comments noted.  Council has resolved that there will be no loss of public parking in any of the centres. If there is a net loss of parking at Lord Street this will need to be made up elsewhere within close proximity	Recommended amendment to Draft DCP: <ul style="list-style-type: none"> <li>Amend heights Precinct D to be consistent with the Draft LEP</li> </ul>
<b>Precinct E</b> Bounded by the Pacific Highway, the line of Larkin St to the line of the southern boundary of 124-130 Pacific Highway, Shirley Rd, and a line following the access to 2A Shirley and its western boundary connecting through to the Rifleway.	Changing the present ramp across 2 Shirley Road to a road to link Shirley Road and Larkin Lane will be a major construction across our property to which we must object.	The proposed New street/public walkway will form part of redevelopment of the properties 170, 172, 174 Pacific Highway. There is no proposal to construct any new road link on 2 Shirley Road	No change recommended
<b>Precinct G</b>	Rezoning 2-12 Victoria Street to R4 (5 storey	2-12 Victoria Street is currently zoned	No change recommended

Specific precincts	Issue	Comment	Recommendation
1-3 Hill St and 2-12 Victoria St.	residential) will have an immediate impact on the value of 7 Bancroft Avenue and neighbouring properties and see deterioration in privacy, amenity and quality of life if developed as well as increased traffic. The R4 amendment has occurred since May by stealth and without consultation with adjoining affected properties. Why was Victoria Street singled out for change? Precinct G should be reconsidered for R3 zoning. If rezoned to R4 Bancroft Avenue properties should also be rezoned R4. This should be discussed with affected residents before a rezoning decision is taken.	<p>2(d) which allows 3 storey apartment buildings. The new Local Environment Plan requires that this zone to be renamed to conform with the State Government's template. The Ministers direction to Council requires the new zone have a height and density similar to the LEP 194 zones, which is 5 storeys.</p> <p>The existing apartment buildings are strata title and will not change under the new R4 zone as the FSR is insufficient to encourage redevelopment.</p> <p>Over 50% of the existing 2(d) zone has been taken up with apartment buildings including the properties 3 Hill Street and 6-9 and 10 Victoria Street. 5 Hill street is a listed Heritage item. Therefore the only property that is likely to redevelop in the foreseeable future is 12 Victoria Street.</p> <p>Concerns related to lack of consultation have been addressed in this table under Process.</p>	
<b>Precinct H</b> The 3(b) – (B2) and 2(d) lands bounded by Oliver Rd, Hill St and Roseville Ave.	Residents oppose the 5 storey zoning for this precinct which creates an interface issue of 5 storeys beside single storey dwellings. The plans do not include any transition, required under the plans objectives, nor does it consider the topography and constraints of the site- houses here are close to their borders, and significantly downhill as well. The impact on residents is horrendous and unjust and will result in	The DLEP proposes to rezone Precinct H currently zoned 2(d) and 3(b)-(B2) to R4-High Density Residential with a maximum height of 5 storeys and FSR of 1.3:1. This is consistent with the Department of Planning's Section 54(4) notification and Section 55 direction and has been reconfirmed following Council's	<p>No change recommended.</p> <p>Site specific DDCCP controls for Precinct H will be prepared in the next few months.</p>

Specific precincts	Issue	Comment	Recommendation
	<p>privacy, overshadowing and overbearing impacts on adjacent single storey dwellings. It would also have aesthetic impacts in this area of Federation and inter-war dwellings, exacerbated by its location on the ridgeline.</p> <p>Zoning for Precinct H was changed from the previously proposed “R3” to currently “R4”. The rezoning is not shown on the “virtual model”. Even in the current DCP there are no details at all of development controls for Precinct H. We cannot effectively assess or comment on a DCP that the area of vital interest is “silent on the site”. To have no detailed information at this point in the process is not just poor, it is procedurally unfair.</p> <p>Precinct H should be kept at 3 storeys. Zoning for Precinct H was changed from the previously proposed “R3” to currently “R4”. The rezoning is not shown on the “virtual model”. Even in the current DCP there are no details at all of development controls for Precinct H. No sensible explanation for this planning decision has been forthcoming, other than a simplistic, rigid, bureaucratic approach i.e. that 2(d) zone automatically becomes R4 even though the FSR at 2(d) is [0.85:1] is much closer to R3 [0.8:1] than to R4 [1.3:1]. State minister should view the site to understand the constraints. Residents urge Council to continue to fight for an R3 zoning for Precinct H.</p>	<p>meeting with the Department on 11 September 2006.</p> <p>No site specific DDCP controls have been prepared for this precinct as it is considered unlikely to redevelop in the medium to long term with majority of the sites being occupied by strata-titled residential apartment buildings.</p> <p>Site specific controls will be prepared in the next few months for Precinct H in accordance to Council’s resolution on 26 September 2006. These proposed controls will demonstrate how future development can occur, taking into consideration impacts on the amenity of the surrounding properties. Shadow diagrams will be prepared to examine the potential overshadowing impacts.</p> <p>Virtual model currently only shows building envelopes on precincts with site specific controls. It will be updated with building envelopes for Precinct H once they become available. Council has supported the resident’s wishes and has received a clear response with regards to this precinct.</p>	
	<p>Owner objects to inappropriate and ineffective proposal to rezone from 2 to 5 storeys on 69 Hill St. No intention of redeveloping, and as this site is</p>	<p>See Comments above regarding rezoning proposal that is consistent with Minister’s directive.</p>	<p>No change recommended.</p> <p>Site specific DDCP controls for</p>

Specific precincts	Issue	Comment	Recommendation
	central to the area, the owner does not believe development will take place. Laneway required to be retained for access to existing garage.	<p>It has been acknowledged that there is a low rate of unrealised development potential within the precinct as majority of the existing 2(d) sites have been developed for residential apartment building purposes.</p> <p>There is no intention to remove existing car access in this precinct. Access to existing garages will be retained.</p>	Precinct H will be prepared in the next few months.
	This zone remains despite community complaint and agreement of a majority of the Councillors. Resident's home (4 Oliver Road) will be adversely affected by this proposed zoning as a result of its position at the southern end of Oliver Road, opposite the highest point of the proposed development.	See comments above regarding rezoning proposal that is consistent with Minister's directive.	<p>No change recommended.</p> <p>Site specific DDCP controls for Precinct H will be prepared in the next few months.</p>
	<p>The erection of a five storey building on this site is inappropriate for the reasons below:</p> <ul style="list-style-type: none"> <li>• Inadequate interface between the building and the single dwellings (mostly single storey) on the western side of Oliver Road and at the northern interface with homes in Oliver Road and Roseville Avenue.</li> <li>• Diminished solar access- will impact on resident's home- morning sun both in summer and winter until approx 11am. This may impact on tree growth and resident's enjoyment of their home.</li> <li>• 5 storey developments next to single storey dwellings will impact on privacy with the direct line of site for this resident being into the living areas and main bedroom.</li> <li>• Will be surrounded by 5 storey development due</li> </ul>	<p>See comments above regarding rezoning proposal that is consistent with Minister's directive.</p> <p>In relation to the rezoning request (from 2(c1) to R4) by residents adjacent to Precinct H, there is currently no Council resolution requiring staff to consider further rezoning within the Roseville Centre area. Any further rezoning in this area may be considered during the comprehensive LEP process if required or desired by Council.</p>	<p>No change recommended.</p> <p>Site specific DDCP controls for Precinct H will be prepared in the next few months.</p>

Specific precincts	Issue	Comment	Recommendation
	<p>to the proposed five storey development on the Pacific Highway, northwest of the Clanville Road bridge, between the highway and the railway line.</p> <ul style="list-style-type: none"> <li>• General upgrading of the zoning is severe and significantly intrusive to the resident's home in particular compared to the contrast of what is there now.</li> <li>• If a change in the re-zoning is not possible than re-zone our property too so that it is included in the R4 zone, this will encourage development and let the owners sell there property and leave on equitable grounds. (for more detail see No. 63)</li> </ul>		
Other	Why does the Land Rezoning Map not include the increased zoning to 5 storeys in the block between Bancroft and Victoria Streets? This is misleading to people who are vitally affected by this change.	The DLEP Land Zoning Map clearly shows the proposed R4 zone between Bancroft and Victoria Streets, while the height map shows the site the maximum height permitted is 5 storeys. There are no site specific controls in the DCP for this precinct, and the controls in Part 5 of the DCP apply.	No change recommended.
	In illustration 4.8.1, 26 Lord Street is shown as dark grey as if it is part of the church and the church has never owned this property. Request Council to amend the map to have the residential property properly classified.	Noted.	Amend illustrative master plan to show 26 Lord Street as residential property.
	The Precinct based controls approach taken by Council is not very efficient or flexible instrument of planning. This approach is too prescriptive; it assumes amalgamation patterns, building shapes and forms. It provides too many controls and possible inconsistencies. There are no real planning reasons to overcomplicate the planning documents the way it	The DCP has adopted a place based planning approach by defining appropriate building types and site specific building envelopes supported by detailed design and environmental controls which respond to future character and planning objectives for the centre.	No change recommended

Specific precincts	Issue	Comment	Recommendation
	was done.	<p>This approach provides a greater clarity and certainty for expected design outcomes and certainty for Council, community and land owners.</p> <p>It is acknowledged that certain assumptions are made particularly regarding amalgamations however these assumptions are made based on research and discussion with land owners and other parties. The building shapes and form can be varied from what is in the DCP where justification is provided.</p> <p>The alternative is to undertake a “blanket” zoning process similar to that of LEP 194 where all sites with the same zone have the same FSR. This process while less prescriptive takes no account of the differences of each site which then places more emphasis on resolution of issues at the DA stage.</p>	

<b>Matters related to drafting of the LEP and DCP</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
	The building height controls are expressed in terms of storeys. The LEP has a provision for building height that includes lift overrun structures, plant rooms and the like. The proposed building bulk cannot be defined adequately by storeys without defining the maximum floor to floor height of a storey. There must	As has been the case with other centres, the building height map will be amended to show maximum building in metres consistent with the definition for building height contained in the standard LEP.	Amend the building height map to show maximum building in metres consistent with the definition for building height contained in the

Drafting matters	Issue	Comment	Recommendation
------------------	-------	---------	----------------

	<p>be a definition of the maximum floor to floor height of a storey. There must be a Building Height map clearly portraying the maximum permitted building height as per the definitions in the LEP- not in storeys.</p> <p>The gross floor area excludes balconies. These areas should be included in GFA. (see submission No. 79)</p>	<p>The definition of GFA is included in the standard LEP and consequently cannot be amended by Council. All FSR calculation in the LEP takes into consideration the standard GFA definition, which does not included balconies.</p>	<p>standard LEP.</p>
	<p>The definition of “Deep Soil Coverage” is exceptionally wide and weak, and open to abuse. The definition in the LEP 194 must be quoted in full. Preferably this control should be in the LEP as to avoid abuse via SEPP1 objections. It has already come to light with LEP 194 applications that retaining walls have been included in the deep soil areas. Further if there is carpark structure under the soil then that part of the structure must be excluded from the deep soil area. (submission No. 79)</p>	<p>The definition of ‘deep soil landscaping ‘ included in the draft DCP is the same as that included in LEP 194, other than increasing the exemption for path widths from 1 metre to 1.2 metres to satisfy accessibility standards.</p> <p>Under the definition, basement car parking structures are not included as part of the deep soil area.</p> <p>It is not possible to include a deep soil landscaping definition or standards in the LEP as they are not part of the standard LEP template gazetted by the State Government.</p>	<p>No amendments recommended.</p>

Draft Development Control Plan	Issue	Comment	Recommendation
Public domain controls			
Public open space	The only public area included in the whole of this	There are two types of public areas to be	That Council continue to



	<p>Roseville area is the existing RSL park. If the area is to be redeveloped, an overall plan which coordinates adequate green spaces with the high rise apartments and shopping centre is needed.</p>	<p>considered by Council:</p> <ol style="list-style-type: none"> <li>1. Open space or, what is commonly termed parks, are public areas ranging in size from local parks to large regional parks and include sports fields. Parks are predominantly grass and landscape, and provide a range of recreation facilities. Parks of all types in Ku-ring-gai are generally located on the edge or outside of the urban areas. Planning for parks is currently being undertaken by Council as a separate process within a broader context as part of the Draft Open Space Acquisition Strategy. The draft Open Space Acquisition Strategy will shortly be presented to Council. This study identifies the both prioritisation of areas and assessment criteria on which particular proposed acquisitions of land can be assessed</li> <li>2. Urban spaces – are areas that are located in urban areas such as town centres and include street footpaths, town squares and small incidental spaces. These areas are generally smaller than parks and do not necessarily provide for recreation. Urban spaces provide a social role as a meeting place or a leisure role such as outdoor dining. Urban public spaces</li> </ol>	<p>acquire open space in the Section 94 plan at existing rates per capita (5.82sqm2 per capita)</p>
--	--	---	---

		<p>are normally a mix of paved areas and landscaped areas with seating and lighting. Urban spaces are being planned for as part of the town centre process.</p> <p>Planning for open space within the context of the Minister's Direction has not been supported by the Department of Planning. The Department consider open space planning to be part of the Comprehensive (whole of LGA) process.</p> <p>Council acknowledges that Roseville is under supplied with local open space.</p> <p>The open space provision within Roseville is 0.48Ha/1000 people. 50% of people are outside park service zones (within 500 metres walking distance).</p> <p>Council is currently collecting money from each new multi-dwelling development to acquire open space as part of the 2004-2009 Section 94 Plan.</p>	
	Resident applauds the projected enhancement of the area surrounding the railway station but does not consider areas adjacent to the highway useable public space in terms of exercise and recreation to rejuvenate individuals away from the stresses of life.	Agree. The areas on the highway including the Roseville Memorial Park are not useable open space however they provide a range of other functions including visual relief. Refer comments above.	No change recommended
	If additional people are to live in the area, there will	Agree. A network of urban spaces is proposed	No change recommended

DCP matters	Issue	Comment	Recommendation
	be a need for more parks and recreation areas. There needs to be a network of high quality parks and urban spaces that cater for community needs.	<p>for Roseville:</p> <ul style="list-style-type: none"> <li>• Larkin Lane and Memorial Park;</li> <li>• Hill Street (main street footpath improvements)</li> <li>• Roseville Station entry and concourse; and</li> <li>• Lord Street Village Green</li> </ul> <p>Refer comments above in relation to planning for parks and recreation areas</p>	other than outlined above.
	Lord St Village Green includes a fenced children's play area taking up the major part of the green space which is not fair to those who wish to sit and relax, eat their lunch etc. and should be unrestricted with plenty of seating.	The detail design of this area will be undertaken by Council with further consultation with residents. A playground would be an appropriate use.	No further changes recommended
	I am sick of boring plane trees; please consider something more attractive such as bottlebrush, turpentine, camellias and paperbark. Deciduous trees are unnecessary.	The public domain plan, Biodiversity plan and landscape sections of the DCP provide for a variety of appropriate plantings, including exotics and locally occurring indigenous plant species. Deciduous trees are important in managing solar access, through providing summer shade and access to winter sunshine.	No further changes recommended.
	Plans do not accommodate for the increased demand for additional sporting and other recreational facilities such as the Ku-ring-gai Art Centre. Are there plans to enhance sporting fields and other recreational facilities?	Refer comments regarding open space planning above.	No further changes recommended
	Conditions for open space, setbacks and landscaping will be undermined by the height and scale of the proposed developments. Thus Council must retain Council owned land.	Noted. No community lands are to be reclassified in Roseville. It is not possible for Council to sell its lands unless they are first reclassified as "operational".	No further changes recommended
Primary development controls			

DCP matters	Issue	Comment	Recommendation
Site amalgamations	<p>The plans provide a lot of amalgamation patterns including master plans based on such patterns, these punish small sites and proposed amalgamation patterns do not take into consideration economic reality.</p> <ul style="list-style-type: none"> <li>• As a result of observations some amalgamation patterns require 8 properties and even more, which would result in huge sites, with very few developers that could afford to build and this in turn would inhibit the values that the residents could derive from sales to the developers.</li> <li>• Other patterns include buildings that could never be redeveloped meaning that the patterns were designed without visiting the sites themselves.</li> <li>• Amalgamation of larger sites is and should be rewarded with higher densities.</li> <li>• Under proposed envelope controls, even under best circumstances the FSR achieved on such sites will be 0.6:1 or 0.7:1 that makes small developments uneconomical.</li> <li>• Smaller sites between 1200 and 1800 sqm should be allowed an FSR of 1:1 to 1.2:1.</li> <li>• Sites of 900-1200sqm should also be allowed to be developed with FSR 0.85-0.9:1.s</li> </ul>	<p>Although having smaller ownership numbers improves the probability of redevelopment within a certain time period, it hinders improved built outcomes. The preferred amalgamation patterns are designed to meet the urban design and environmental and amenity objectives. Alternative amalgamations are possible provided that the DCP objectives are still achieved. A control to this effect has now been included in the DCP in section 4.3.</p> <p>The principal Draft LEP which Council has adopted included amendments to clause 19 to ensure all subdivision/amalgamation provisions applying to R3 and R4 zoned land are consistent with those contained in LEP 194. This includes limiting height, and hence, FSR on sites below 1800sqm and 2400sqm. This provides the same incentives to amalgamate sites of over 2400sqm as does LEP 194. The preferred amalgamations contained in the draft DCP provide for sites over 2400sqm, thereby maximising potential yield.</p>	No amendments required.
	The landscaped area provision excludes paved or hard surfaced areas. This should exclude driveways constructed of concrete blocks that permit grass to grow between raised nodules of concrete.	The deep soil requirements are designed to allow for tree planting appropriate to the context. Driveways will not provide for such landscaping and therefore should be excluded from deep soil calculations.	No amendment required.

DCP matters

Issue

Comment

Recommendation

## **Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3**

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*.

Minister for Planning

## **Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3*.

### **2 Aims of plan**

The aim of this plan is to make local environmental planning provisions for land in Lindfield and Roseville 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 Local Environmental Plan 2006 (Town Centres) (Draft Amendment No 2) Land Application Map” deposited in the office of Ku-ring-gai Council.

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

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

## Schedule 1 Amendments

(Clause 4)

### [1] Clause 7 Maps

Insert the following after point (v) in the note at the end of clause 7(3):

- “xvi) Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.3 Land Application Map
- xvii) Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.3 Land Zoning Map
- xviii) Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.3 Lot Size Map
- xix) Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.3 Height of Buildings Map
- xx) Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.3 Floor Space Ratio Map”

### [2] Clause 21 Height of buildings

In clause 21(2)(a) delete the date “30 November 2006” and insert instead “19 December 2006”.

### [3] Schedule 1 Additional permitted uses

Insert in the table under Schedule 3 the following:

Lot Description	Address	Additional Permitted Uses
Lot 1 DP206204	132 Pacific Highway, Roseville	Business premises to a maximum 1:1 FSR
Lot 2 DP206204	124-130 Pacific Highway, Roseville	Business premises and Restaurant to a maximum 1:1 FSR
Lot B DP333949	65 Hill Street, Roseville	Business premises to a maximum 1:1 FSR



## Schedule 1 Amendments

**[4] Schedule 5 Environmental Heritage**

Insert in the table under Schedule 5 the following:

<b>Column 1 Suburb</b>	<b>Column 2 Item Name</b>	<b>Column 3 Address</b>	<b>Column 4 Property Description</b>	<b>Column 5 Significance</b>
Lindfield		1-21 Lindfield Avenue	Lot 1 to 10 DP 17409	Local
Lindfield		55a Lindfield Avenue	Lot A DP 311108	Local
Lindfield		386-390 Pacific Highway	Lot 12 DP 629035	Local
Lindfield		22 Russell Avenue	Lot B DP 360135	Local
Lindfield	St Alban's Anglican Church	1-5 Tryon Road	Lot 2 DP 501299	Local
Lindfield	Lindfield Uniting Church	33 Tryon Road	Lot 1 DP 724802 Lot 22 DP 3210	State
Roseville	Roseville Cinema	112-116 Pacific Highway	Lot 1 DP 566196	Local
Roseville		1 Hill Street	Lot 3 DP 1046141	Local
Roseville	Former Westpac Building	65 Hill Street	Lot B DP 333949	Local
Roseville	Former Station Masters Residence	89 Pacific Highway	Lot 2 DP 808504	Local
Roseville	Former Commonwealth Bank	83 Pacific Highway	Pt. Lot 1 DP 957509 , Pt. Lot 1 DP 442434 , Pt. Lot 2 DP 1096041	Local
Roseville		79-81 Pacific Highway	Lot A DP 440100	Local



<div><div><div>NORTH</div><div></div></div><div><div>SCALE:1:5000</div><div><div>050100150200250</div><div>Metres</div></div></div></div> <div>LOCALITY - ROSEVILLE</div> <div><div><div></div><div>Land to which this plan applies</div></div></div>		<div>ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT,1979</div> <div>KU-RING-GAI COUNCIL</div> <div>DRAFT KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2006 - (TOWN CENTRES)</div> <div>AMENDMENT NO.3</div> <div>Land Application Map (clause 3)</div> <div>SHEET 6</div>		<div>STATEMENT OF RELATIONSHIP WITH OTHER PLANS</div> <div>AMENDS THE KU-RING-GAI PLANNING SCHEME</div> <div><div>CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT 1979, AND REGULATIONS.</div><div><div>GENERAL MANAGER</div><div>DATE 15 December 2006</div></div></div>	
<div>DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION</div> <div>PLANNING OFFICER : ANTONY FABBRO</div> <div>COUNCIL FILE NO.</div> <div>DEPT. FILE NO.</div> <div><div>CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT</div><div>DATE</div></div> <div><div>GOVT. GAZETTE NO.</div><div>DATE</div></div>					

Zone Description

Residential Zones

Zone R3 - Medium Density Residential

Zone R4 - High Density Residential

Business Zones

Zone B2 - Local Centre

Zone B4 - Mixed Use

Recreation Zones

RE1 - Public Recreation

Item

Heritage Item

Heritage Conservation Area

Archaeological site

Access across boundaries restricted

Foreshore protection line

Foreshore protection area

Scenic protection area

Environmentally sensitive land

Riparian land

North

SCALE:1:5000

0

50

100

150

200

250

Metres

DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION

PLANNING OFFICER : ANTONY FABBRO

COUNCIL FILE NO.

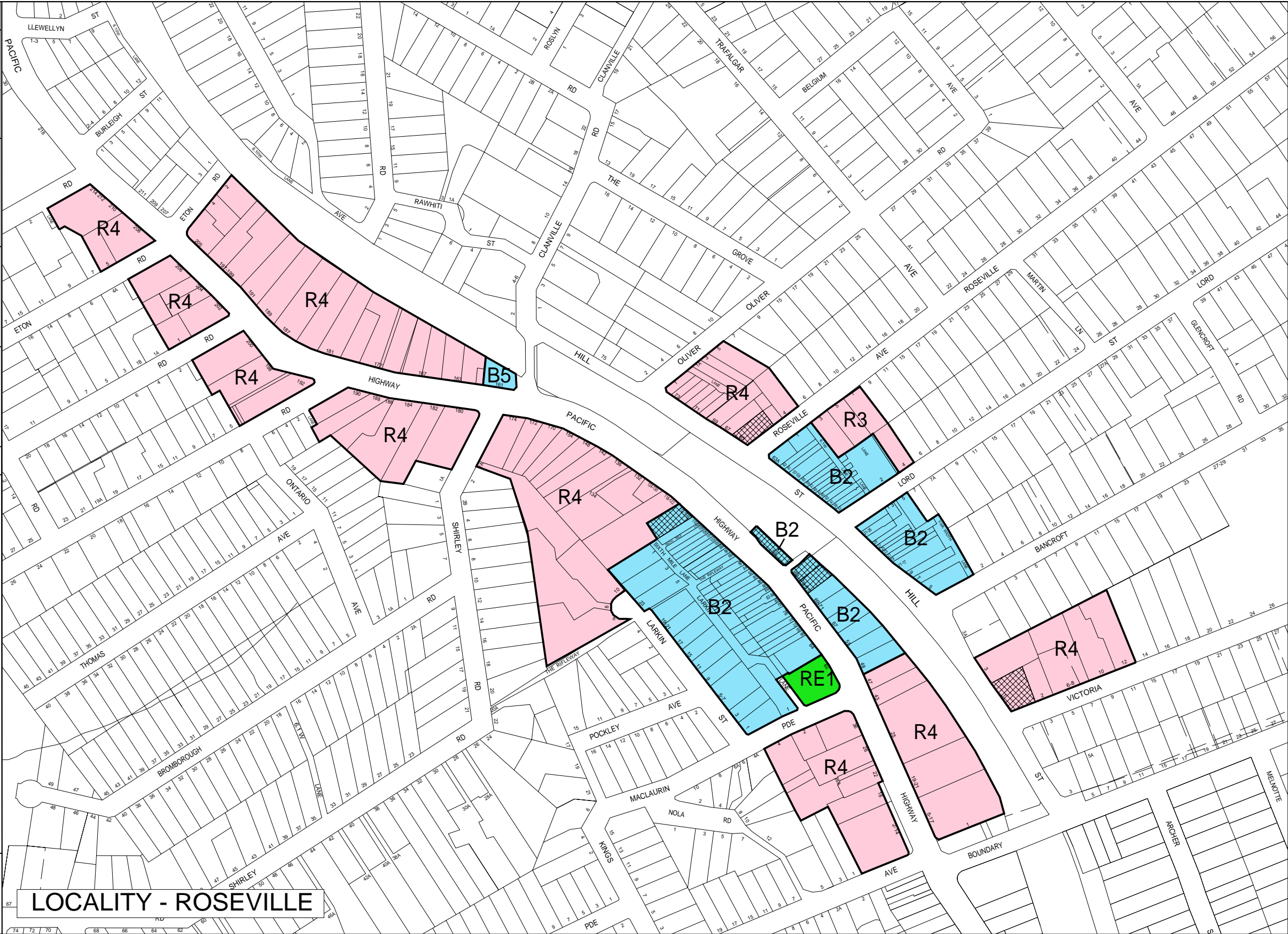
DEPT. FILE NO.

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 LOCAL ENVIRONMENTAL PLAN 2006 - (TOWN CENTRES)

AMENDMENT NO.3

Land Zone Map (clause 11)

SHEET 6

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

AMENDS THE KU-RING-GAI PLANNING SCHEME

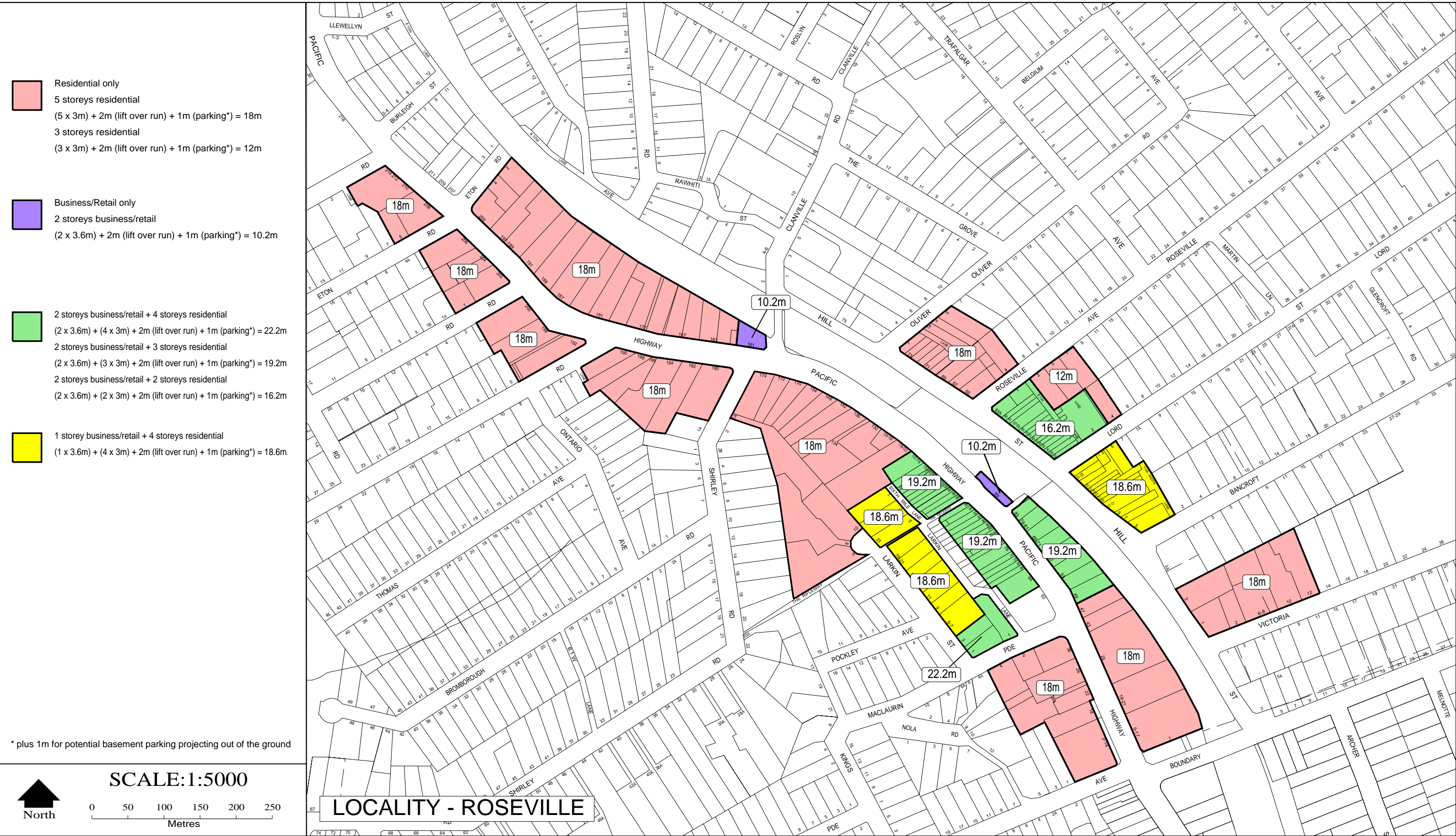
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

GENERAL MANAGER

DATE 15 December 2006







DRAWN BY: COUNCIL,S LAND INFORMATION DIVISION	<b>ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT,1979</b> <b>KU-RING-GAI COUNCIL</b> <b>DRAFT KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2006 - (TOWN CENTRES)</b> <b>AMENDMENT NO.3</b> <b>Height of Buildings Map (clause 21)</b> <b>SHEET 6</b>	STATEMENT OF RELATIONSHIP WITH OTHER PLANS	
PLANNING OFFICER : ANTONY FABBRO		Amends Ku-ring-gai Local Environmental Plan 2006 - (Town Centres)	
COUNCIL FILE NO.		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.	
DEPT. FILE NO.		GENERAL MANAGER      DATE 15 December 2006	
CERTIFICATE ISSUED UNDER SEC.65 E.P.A.ACT	DATE		
GOVT. GAZETTE NO.	DATE		



## Attachment 6

## Roseville

### Surveys, Consultations, Displays, emails & Mailouts

• Roseville Resident Surveys to all households	<b>3084</b>	17 Feb 06
• Roseville Character Resident workshop	50	3 May
• Email update to Roseville Stakeholders	500	28 Jul
• Email update to Roseville Stakeholders	500	15 Aug
• Email update to Roseville Stakeholders	500	17 Aug
• Email update to Roseville Stakeholders	500	25 Aug
• Ku-ring-gai Business Forum	70	28 Aug
• Email update to Roseville Stakeholders	500	18 Sep
• Email update to Roseville Stakeholders	500	22 Sep
• Email update on Town centre planning	500	6 Oct
• Early notification of proposed exhibition	500 + 3084	24 Oct
• Formal Exhibition email Roseville centre	500	30 Oct
• Email update on Roseville centre planning	500	24 Nov
• Email update on Roseville centre planning	500	1 Dec 06

### Roseville Planning Exhibition

#### – staffed 3D model and static displays/ information sessions:

- Tue 31 Oct 10-2pm
- Thu 2 Nov 10-2pm
- Thu 2 Nov 6-8pm
- Sat 4 Nov 10-2pm
- Tue 7 Nov 10-2pm
- Thu 9 Nov 10-2pm
- Thu 9 Nov 6-8pm
- Sat 11 Nov 10-2pm

- Tue 14 Nov 10-2pm
- Public Info Sessions - Wed 15 Nov - 2.30-3.30pm & 7-8.30
- Thu 16 Nov 10-2pm
- Thu 16 Nov 6-8pm
- Sat 18 Nov -10-2pm
- Tue 21 Nov 10-2pm
- Thu 23 Nov 10-2pm
- Thu 23 Nov 6-8pm
- Sat 25 Nov 10-2pm

### **Mailouts**

- Initial advice on town centre planning was included with some 32,000 survey instruments sent to all householders in each of the 6 town centres above seeking their experience and ideas on future local planning.
- Some 32,000 colour brochures were included in all above towns' rate notices from July 2006, providing an update on progress for 6 town centres, and inviting email or phone contact with Council on their planning.
- Planning for Roseville re RTC Aug06 - 1,748
- Roseville Centre Draft Land Use Plans Jun06 - 1,578
- Planning for Roseville - landowners - 86
- Roseville town centre draft land use plans May06 - 1,449
- Letters to residents and business in town centre study area and submission writers about Council Report and Meeting - December 2006.



**ROSEVILLE CENTRE - ESTIMATED YIELD TABLE**
*Updated 20.12.06*

Precinct	EXISTING				FULL DEVELOPMENT SCENARIO			
	2006				Full development under Town Centres LEP and LEP 194/200			
	Dwellings	Population	Business GFA(m <sup>2</sup> )	Retail GFA(m <sup>2</sup> )	Dwellings	Population	Business GFA(m <sup>2</sup> )	Retail GFA(m <sup>2</sup> )
<b>A:</b> Pacific Highway / MacLaurin Parade / Larkin Street (including Council Car Park)	42	86	4512	5331	157	283	4470	6527
<b>B:</b> Pacific Highway / Boundary Street	111	201	1777	1918	136	245	3356	792
<b>C:</b> Bancroft Avenue / 5-35 Hill Street / Lord Street	2	6	1634	1793	48	86	1756	4184
<b>D:</b> Lord Street / 37-63A Hill Street / Roseville Avenue	6	13	1482	1798	33	59	797	2225
<b>E:</b> Pacific Highway / Shirley Road	129	233	0	0	162	292	0	0
<b>F:</b> Corona Avenue / Pacific Highway / MacLaurin Parade	73	136	0	0	81	146	0	0
<b>G:</b> Victoria Street / Hill Street / Bancroft Avenue	38	72	0	0	69	124	0	0
<b>H:</b> Roseville Avenue / Hill Street / Oliver Road	30	53	0	0	54	97	0	0
<b>I:</b> Pacific Highway / Shirley Road / Eton Road	280	511	0	0	325	585	0	0
Roseville LEP 194/200 Outside Town Centre LEP	61	176	0	0	551	992	0	0
<b>Totals</b>	<b>772</b>	<b>1486</b>	<b>9405</b>	<b>10840</b>	<b>1616</b>	<b>2909</b>	<b>10379</b>	<b>13728</b>
<b>Net Letable Floor Area (NLFA)</b>			<b>8465</b>	<b>9756</b>			<b>9341</b>	<b>12355</b>
<b>Total dwellings (Stage 2)</b>					<b>398</b>			
<b>Total dwellings (Stage 1 and stage 2)</b>					<b>950</b>			

**Notes**
**Stage 1 = Land rezoned under LEP 194/200**
**Stage 2 = Additional yield from land rezoned under Town Centres LEP**

► All the numbers in the Dwellings column under Full Development Scenario are calculated on the basis of an average of 110sqm per dwelling.

★ Net Letable Floor Area (NLFA) is 90% of the gross floor area (GFA)

♦ All the numbers in the Population column are calculated on the basis of an average:

For Existing = 2.9 person/single dwelling, 1.8 person/dwelling unit; For Full Development Scenario = 1.8 person/dwelling.

NB: Effort has been made to ensure the accuracy and completeness of this information. Council takes no responsibility for errors or omission nor any loss or damage that may have resulted from the use of this information.

<b>Project:</b>	Roseville Town Centre Heritage Review
<b>To:</b>	Ku-Ring-Gai Municipal Council
<b>Attention:</b>	Antony Fabbro
<b>From:</b>	Ben Pechey
<b>Date:</b>	6 December 2006
<b>Pages including this one:</b>	1

## RESPONSE TO SUBMISSION

### Former Commonwealth Bank and Shops at 79-83 Pacific Highway, Roseville

- The subject site, including the former bank and the adjacent shops, are included as heritage items in the Town Centres LEP.
- The submission to Council by the owners of the subject site included heritage assessments undertaken by separate consultants on behalf of Council and the owners in 1998 when the site was first being considered for listing. In summary the owner's submission opposes the listing of the shops at 79-81 Pacific Highway based on the assessment that the place does not have the integrity or aesthetic significance to warrant listing. It is noted that the assessment prepared by Council's consultant in 1998 recommended listing of the entire site.
- The information in the owner's submission, including the two heritage assessments and the February 1999 Council Meeting Report, were reviewed for this response.
- Whether the shops were constructed at the same time as the bank or are slightly earlier buildings that were altered when the bank was constructed, it is apparent that through design the shops and the bank are intended to be the single building entity. The historical information provided by the Commonwealth Bank Archives notes that the adjacent shops were included in the design to allow future expansion of the bank. It is considered that for this reason the shops are integral to the understanding and appreciation of the places aesthetic and representative significance as assessed previously by City Plan Heritage. The shops are also important as they are a significant variation to the typical bank type as most did not feature shops. In the materials, fenestration, parapet design, awning and shopfronts there is sufficient integrity for the place to be understood as a single building with aesthetic and representative cultural value.
- The loss of the shops through demolition would have an adverse impact on the ability to understand the aesthetic significance of the place and its representative value as a significant variation to this class of bank building.
- It is considered that the significance relates to the site as a whole including the bank and the shops and therefore warrants conservation and listing as a heritage item.
- The Draft DCP allows considerable scope for adaptive reuse and additions that will retain the contribution of the shops to the significance of the site and also allows for the objectives of the Town Centre LEP and DCP to be met.

Benjamin Pechey  
Senior Heritage Consultant  
City Plan Heritage

<b>Project:</b>	Roseville Town Centre Heritage Review
<b>To:</b>	Ku-Ring-Gai Municipal Council
<b>Attention:</b>	Ling Lee
<b>From:</b>	Ben Pechey
<b>Date:</b>	11 August 2006
<b>Pages including this one:</b>	4

## ADDITIONAL RESEARCH FOR SELECTED HERITAGE ITEMS

### Former Commonwealth Bank and Shops at 79-83 Pacific Highway, Roseville

- The subject site is listed as a Heritage Item, however no information is included on the State Heritage Inventory Database entry for the site.
- It is apparent that the existing listing extends only to the northern portion of the building, which is the original banking chamber and offices, and not the adjacent two storey shops and residences even though they are part of one building and were constructed at the same time.
- History (extracts from Commonwealth Bank of Australia Archives Material):  
*As a consequence of the growth in agency business the Commonwealth Bank upgraded its representation in Roseville, establishing a savings bank only branch in leased shop premises at 27 Hill Street, Roseville, on Tuesday 12 February 1935 (CBA Archives: 1998: 3).*

*With growth in branch business and staff numbers conditions at the branch became cramped. Substantial double storey premises were constructed on the Bank's site adjacent to the railway line during 1938. The new building, in the classic Commonwealth Bank style of the time, featured a ground floor banking chamber and an upstairs manager's residence. Adjacent shop premises were included in the design to allow for future expansion. A feature of the building was the curved corner entrance vestibule. Operations transferred to the new premises on 17 January 1939 (CBA Archives: 1998: 4).*

*In Roseville branch history correspondence - a memo dated 06 Oct 1938 states 'for the purpose of the record, we advise that it has been decided to establish full General Bank facilities at Roseville branch as from the date of transfer to the Bank's new premises at present being erected at that centre. Bank Premises Department advise that the premises will not be ready for occupation for about eight weeks, and the exact date of conversion has not yet been fixed' In a follow up memo - dated 20 Dec 1938 it states, 'Referring to our memorandum of the 6th October last, we advise that the above branch will be converted to a full branch on Tuesday, the 17th January 1939' (Pers. Comm. M.Stanley to B.Pechey 11.08.06).*

*Lateral extensions were required at Roseville branch in 1954 to meet the demands of increase business. The alterations involved the absorption of the vacated shop premises providing increased counter length, with an additional teller's box, increased work and public space. Work, carried out by local contractors G V Rowland, and painters Henry & Long of Wentworthville, was completed at a cost of £1,204/2/6 (CBA Archives: 1998: 6).*

*Roseville branch was closed on 20 March 1998. Administration of accounts were transferred to Lindfield NSW branch (CBA Archives: 1998: 6).*

- The subject building is a two storey Inter War bank also featuring shops and residences. The building was constructed in the Art Deco style which was typical for Commonwealth Bank suburban branches of the period (eg, Gordon, Bondi, Dee Why, Mosman, North Strathfield and Darlinghurst). The banking chamber is in the northern portion of the building with the façade treatment extending around four elevations. The separate shop tenancies address the Pacific Highway and the façade treatment, most notably the streamlined parapet moulding, extends along the shop frontages.
- The history and inspection of the site demonstrate that the building was constructed as a single entity. It is probable that the listing of only the northern banking chamber portion of the site instead of the whole building was a mistake and it is likely the listing would have had intended to include the shops as well.

### **Assessment of Significance**

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the *NSW Heritage Manual*.

- a) an item is important in the course, or pattern, of the local area's cultural or natural history**
  - The subject site does not fulfil this criterion.
- b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history**
  - The subject site does not fulfil this criterion.
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area**
  - The subject site is an excellent example of an Inter War Deco Bank building. The curved corners, streamlines mouldings, emphasised pilasters, circular foyer, terrazzo mosaic to the foyer floor and horizontally proportion windows are key elements of the style. A progressive yet secure aesthetic character is the overall effect of the form and detailing and was probably intended to express the Bank's corporate image of the time.
  - The building has landmark qualities relating to its size, prominent location and striking architectural details.
- d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons**
  - The subject site does not fulfil this criterion.
- e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history**
  - The subject site does not fulfil this criterion.
- f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history**
  - The subject site does not fulfil this criterion.
- g) an item is important in demonstrating the principal characteristics of a class of the local area's**
  - **cultural or natural places; or**
  - **cultural or natural environments**
  - The subject site is considered to be an excellent representative example of the class of bank building constructed by the Commonwealth Bank during the 1930s. The class of building is characterised by the exemplary and consistent application of the

Art Deco style of architecture to suburban branches. The Roseville branch is a significant departure from type due to its size, inclusion of separate retail tenancies, a courtyard and residential accommodation.

### **Statement of Significance**

- The former Commonwealth Bank is an excellent representative example of the class of bank building constructed by the Commonwealth Bank during the 1930s. The class of building is characterised by the exemplary and consistent application of the Art Deco style of architecture to suburban branches. The Roseville branch is a significant departure from type due to its size, inclusion of separate retail tenancies, a courtyard and residential accommodation. The former bank is also significant for its aesthetic and landmark characteristics relating to its Art Deco style.

### **Recommendation**

- It is recommended that the existing listing is amended to include the entire building including the retail tenancies.
- That the site is considered for adaptation through sympathetic alterations and additions.

### **Guidelines for Adaptation**

- The significant fabric which requires conservation includes:
  - All details and the form of external elevations listed below;
  - All elevations of banking chamber that are adjoined by curved corners;
  - Western elevation;
  - Awning and pressed metal soffit;
  - Intact shopfronts; and
  - Detailing to entry foyers.
- Remanent internal fabric (which may or may not be extant) and relates to the former banking operations, such as the banking counter, furniture, the safe and internal detailing, should be assessed for its significance prior to removal or alteration with appropriate conservation action to be undertaken.
- Consideration should be given to restoration works to the northern and western elevations.
- A thorough analysis of the site should be undertaken as part of any future Development Application for the site, preferably with the development of Conservation Policies in the Conservation Management Strategy or Conservation Management Plan format in order to guide the conservation of the place's significance.
- Any major additions to the place must include conservation works to the significant fabric and provide for their undertaking.
- No additions should occur over the northern banking chamber portion of the building.
- Additions may occur of the southern retail portion of the building. Upper level additions should be setback from the parapet by 5m. Any upper level additions must not detract from the prominence of the building in the streetscape.
- Alterations and additions may also occur behind the façade of the southern retail portion of the building.

Benjamin Pechey  
Senior Heritage Consultant  
City Plan Heritage



Aerial View of the Former Commonwealth Bank site (source: [www.rpdata.com.au](http://www.rpdata.com.au))

1. Northern Banking Chamber portion of the site: elevations which must be conserved ———
2. Southern retail portion of site: potential for additions with upper level additions setback 5m from the Pacific Highway elevation. □

S04365

8 December 2006

**MEMORANDUM**

TO: MAYOR  
COUNCILLORS

COPY TO: GENERAL MANAGER

FROM: MANAGER URBAN PLANNING

SUBJECT: **ADDITIONAL SUBMISSIONS RECEIVED - ROSEVILLE  
CENTRE DRAFT LOCAL ENVIRONMENTAL PLAN AND  
DRAFT DEVELOPMENT CONTROL PLAN EXHIBITION**

Please find **attached** for your information additional submissions received in respect of the Roseville Centre Draft Local Environmental Plan and Draft Development Control Plan exhibition.

The submissions were received after the close of the exhibition on 27 November 2006, however they have been considered in the preparation of the report which will be presented to Council on 18 December 2006.



Antony Fabbro  
**Manager**  
**Urban Planning**  
**Attachments**



**DR. RICHARD P. ARMATI**

M.B., B.S., B.Sc (MED.), D.D.M., F.A.C.D.  
PROVIDER NO. 006 882K

40 ROSEVILLE AV  
ROSEVILLE 2069

Kurringgai Council  
818 Pacific Hwy  
Garden  
Deen Councillor



I strongly object to the massive overdevelopment of Roseville, and the Lindfield corridor. The 5 storey proposals are overbearing and excessive to requirements. If development is to be forced down our throats by government why go to 5 when 3 is enough to satisfy them. In addition green space is deficient. Potential developers should be obliged to pay for much more open space.

Is the overdevelopment an ambit plan so we accept 3 storeys or is there something else more sinister in the background?

A.B.N. 50 002 191 380

Yours  
R. Armata



The General Manager  
Ku-ring-gai Council  
818 Pacific Highway  
GORDON 2072

91  
'Acacia-Rose'  
401 Canobolas Rd  
Orange 2800  
24 November 06

**Council Reference: S04367.**  
**Roseville Commercial Centre Draft Plan.**

Dear Manager:

I object to the proposal in the Roseville Commercial Centre Draft Plan which calls for the extension of Bancroft Lane through the Uniting Church site to Lord Street.

A 10m wide laneway would destroy the former manse, known as The Cottage, leaving a useless 3 72m wide remnant of land on the present western boundary.

The Cottage fulfils an essential role in the group of Church buildings providing office and meeting spaces to complement the worship and hall space of the lower part of the site.

The present small scale courtyard space would be replaced by up to two storeys of nil setback commercial, offices and consulting rooms with four levels of shop-top housing above, an unfriendly wall to overlook the exposed church.

There is no comfort in believing that this will never happen because it is not realistic in economic terms. Any proposal to upgrade or expand The Cottage to better serve Roseville with counselling, play group, offices, student accommodation, etc. would have to be reviewed by Council in the light of the laneway proposal so Development Approval for enhanced facilities now being considered by Roseville Uniting Church is unlikely.

It should be noted that many organisations use the hall & cottage, being Probus, Tai Che, cake decorating Guild, Red Cross just to name a few.

The Church needs its property to maintain and expand its role in Roseville and any proposed lane or "shareway" would severely damage its physical character and its short and long term potential.

The existing lane will continue to provide adequate vehicular access to the block with or without shop-top housing.

Please remove the extension of Bancroft Lane through the Uniting Church site as a component of the Draft Plan for Roseville.

Yours sincerely,

Mrs Robyn Hicks





The General Manager  
Ku-ring-gai Council  
Locked Bag 1056  
Pymble 2073

17 November 2006

Dear Sir,

**Draft Ku-ring-gai Local Environmental Plan (LEP) 2006 and Draft Development Control Plan (DCP) 2006 – Roseville Centre  
Council Reference S04367 – Roseville Draft Plans Exhibition**

This submission is in respect of 7 and 7A Lord Street Roseville

I write as a concerned member of an organisation that regularly uses the Roseville Uniting Church property for its activities.

Detailed below are my concerns relating to the Draft LEP & DCP for Roseville Centre.

1. I am strongly opposed to the existing lane from Bancroft Ave being extended through the Roseville Uniting Church property at 7 Lord St into Lord St, as this property is an integral part of the church complex.
2. I am opposed to the creation of underground parking to replace the current Lord Street Car Park. This will severally impact on the many community users of the church complex as well as Church members. My concerns are about the personal safety of those using the underground car park, especially at night, and also about access for the disabled which would be required for some of the older users.
3. Due to the nature of the Church's and community activities based at the Church, there are, at times, a large number of children around this property. It is likely that the proposed development will cause a significant increase in vehicular traffic in the area which could become a danger to these children.
4. If Bancroft Lane were extended from Bancroft Avenue through the property at 7 Lord Street, any development at the proposed height will significantly overshadow the Roseville Uniting Church property at 7A Lord Street.

Please would you pass on this letter to the Councillors to ensure my concerns are taken into account.

Yours faithfully,

*Elizabeth Allcroft*

*6 Greenwood Ave*

*Narraweenah 2099*

E-Mail Message

---

From: Colin Johnston [EX:/O=KMC/OU=FIRST ADMINISTRATIVE  
GROUP/CN=RECIPIENTS/CN=CJOHNSTON]  
To: KMC [EX:/O=KMC/OU=FIRST ADMINISTRATIVE  
GROUP/CN=RECIPIENTS/CN=Kmc]  
Cc:  
Sent: 30/11/2006 at 8:42 AM  
Received: 30/11/2006 at 8:42 AM  
Subject: Gordon - Council Reference SO4367

---

Cheryl,

Please TRIM in S04367 - and refer to Sue Linnert - this submission is out of time.

Thanks,  
Colin.

---

From: Mark Northern [mailto:markwhiz@optusnet.com.au]  
Sent: Thursday, 30 November 2006 7:55 AM  
To: Colin Johnston  
Subject: Council Reference SO4367

Dear manager,

I wish to object to the draft plan for the Roseville commercial development which suggests that Bancroft Lane be extended through the Uniting Church grounds to Lord Street.

Bounded by The Cottage on one side and the Church buildings on the other, the proposed Lane extension would impact greatly on the life of the Church. Both buildings are used extensively as office and meeting places for worship, counseling, playgroup and offices with people moving from one sight to the other. Any future proposal to upgrade the Cottage to better serve this community would be impeded by this current proposal. The current lane provides adequate vehicular access to this block.

I ask that you seriously consider removing this Suggestion from the Draft Plan for Roseville.

Yours sincerely,

Elizabeth Northern

Strata Plan 36383  
19-21 Larkin Street  
ROSEVILLE 2069

27 November 2006

Reference SO4367

Brian Bell  
General Manager  
Ku-Ring-Gai Council  
818 Pacific Highway  
GORDON NSW 2072

Dear Sir

RE OBJECTION TO ROSEVILLE TOWN CENTRE DRAFT KU-RING-GAI  
LEP 2006

I am writing on behalf of the Owners Corporation of Strata Plan 36383 to object to Draft LEP 2006 because we believe that the proposals are inappropriate in West Roseville and completely inconsistent with the stated "vision" of keeping Roseville "as a small village".

The aims of protecting and enhancing the environmental, heritage and special qualities of Ku-Ring-Gai would not be achieved by the current proposals. The type of development now proposed would destroy the environmental, heritage and special qualities of that part of Roseville west of the Pacific Highway.

The proposal to rezone existing residential properties to commercial and to allow five and three storey development is inappropriate for the following reasons :

**Centre Expansion is not viable**

Roseville is essentially a neighbourhood centre, it is too close to both Chatswood and Lindfield to attract a supermarket or any large stores. Its future lies in providing specialist services. The proposal to extend the commercial zone west of the highway to include properties in Larkin Street would not achieve any significant improvement to Roseville Centre.

Only 4 house sites would actually be available for commercial redevelopment and these are all fine examples of inter war dwellings. The other sites are existing blocks of units at 7-9 and 19-21 Larkin Street and houses at 1-3 Larkin Street which have recently undergone extensive renovations.

The topography of the area is quite unsuitable. If this rezoning occurs our residential rates will suddenly become commercial rates and we object to this most strongly.

### **Inadequate traffic accessibility**

The is only one light controlled access point from the Pacific Highway at McLaurin Parade. Two other intersections at Findlay and Corona Avenues are uncontrolled and allow only a left out movement.

The McLaurin Parade intersection is currently completely overloaded with long queues to enter McLaurin and also to access the highway.

Additional development would generate additional traffic and the existing access points would not be able to cope. There are no other possibilities for alternative access to the area. The proposal to extend Larkin Street through to Shirley Road would be very expensive and impractical since the Shirley Road/Pacific Highway intersection is already overloaded.

### **Adverse impact on the natural environment**

The proposed Larkin Street extension to Shirley Road would traverse a deep gully which extends from Blue Gum Creek almost up to the Pacific Highway. This is part of the Lane Cove National Park catchment. As well as being a natural watercourse, the tree canopy and vegetation in the gully provides important natural fauna corridors.

### **Streetscape**

The scale of development proposed along the eastern side of Larkin Street is completely out of scale and character with existing development in the area.

Yours faithfully

E. Thomson

BA MTCP FPIA

Secretary

Owners Corporation

Strata Plan 36383

95

Roseville Ladies Probus,  
Secretary, Jean Corlett,  
203/44 Ashburner Street,  
MANLY, 2095.

General Manager, Kurringah Council,  
Locked Bag 1056,  
PYMBLE, 2073.

Dear Manager,

Re DRAFT KURRINGAH ENVIRONMENT PLAN LEP 2006  
Council Ref. S04367



On behalf of Roseville Ladies Probus members, I am asked to make your committee aware of the following as related to the location of 7 and 7A Lord Street, Roseville –

1. We strongly oppose the extension of the existing lane from Bancroft Ave. being extended through the Uniting Church property at 7 Lord street, into Lord Street, as this property is an integral part of the church complex.
2. We are opposed to the creation of underground parking to replace the current Lord Street parking on the grounds that such change could have adverse effect on the personal safety of those using an underground station, especially at night and especially for both young and older church members. Such a parking station could, as the car number could be increased, create an extra traffic hazard to our young church attenders.
3. If Bancroft Lane were extended from Bancroft Avenue through the property at 7 Lord Street, any development at the proposed height will significantly overshadow the Uniting Church property at 7A Lord Street.

Please pass on this letter to councillors to ensure that our concerns are taken into account.

Yours faithfully,

A handwritten signature in cursive script, which appears to read 'Jean Corlett'.

Secretary, Roseville Ladies Probus Club.



# Roseville DCP

## HILL STREET + LORD STREET

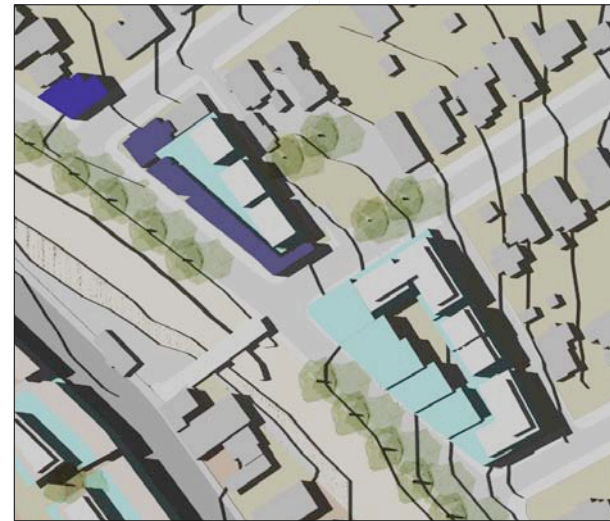
3.1 Shadows -  
January 9am, 12pm, 3pm  
March 9am, 12pm, 3pm  
June 9am, 12pm, 3pm



January 21 9am



January 21 12pm



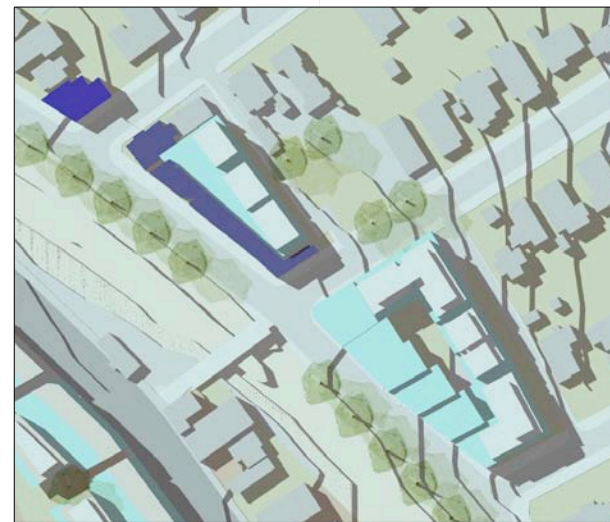
January 21 3pm



March 21 9am



March 21 12pm



March 21 3pm



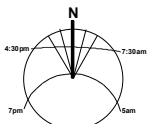
June 21 9am



June 21 12pm



June 21 3pm

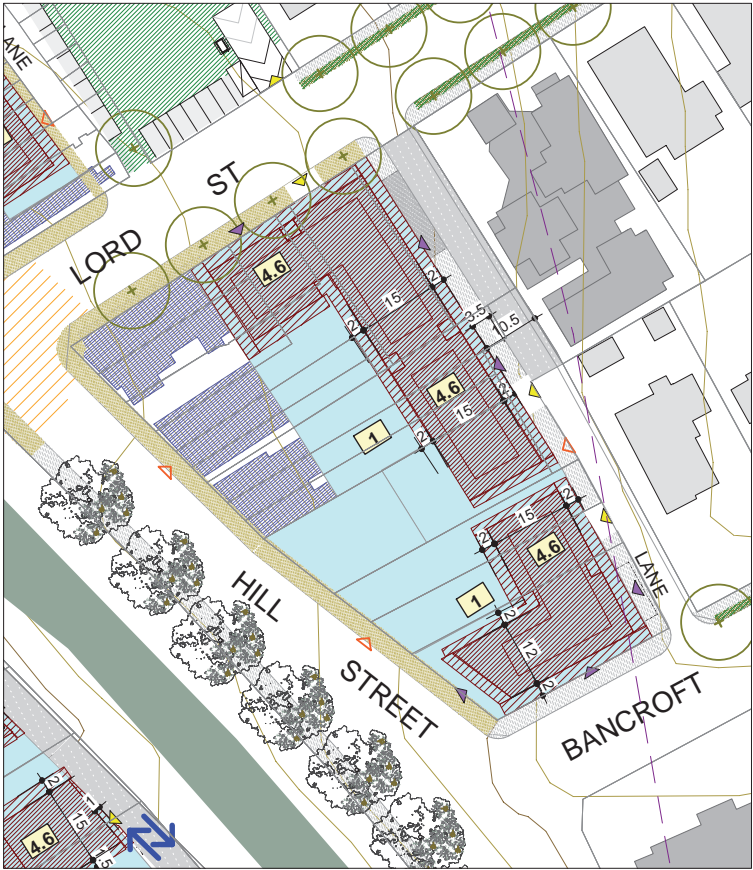




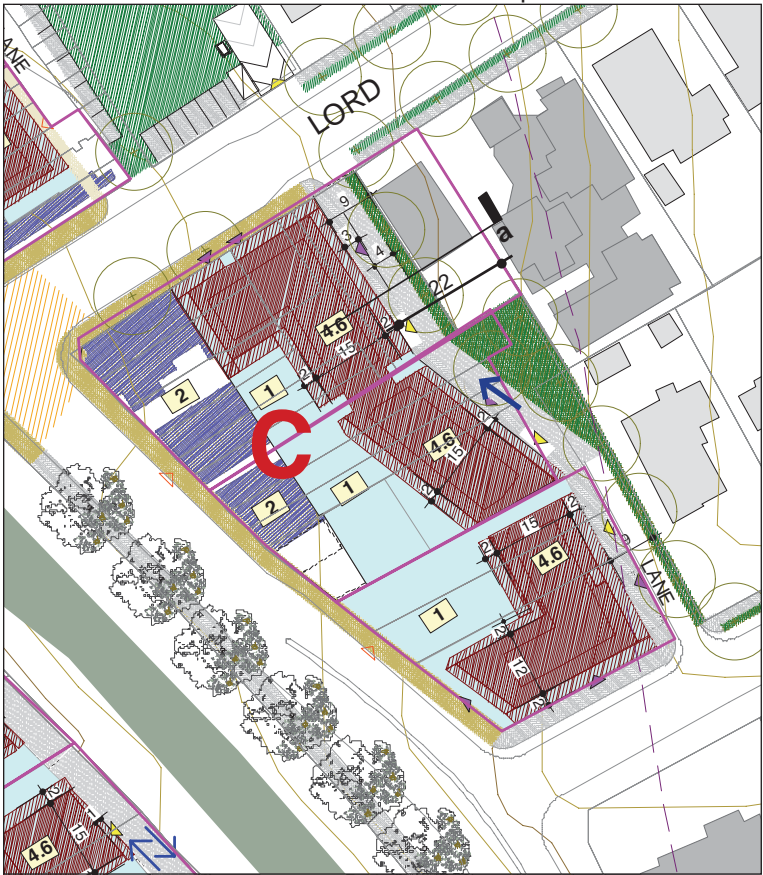
# Roseville DCP

**PRECINCT C**  
(Hill Street, Lord  
Street, Bancroft  
Avenue)

Draft DCP as exhibited



Proposed amendments



- Public Domain**
  - new streets or new public connection
  - existing parks/potential open space
- Private Domain**
  - setback zone
  - retail commercial / commercial only
  - residential - shop top/ articulation zone
  - proposed adaptive re-use
  - number of storeys
  - carpark entry/service dock
  - pedestrian entry - all ground level dwellings
  - pedestrian entry - all upper level dwellings
  - direction of traffic
  - North Shore Line
- precincts / lot amalgamations
- existing buildings retain/demolish
- existing church/school
- proposed Chatswood-Epping Rail Link
- trees existing / proposed