



Planning Proposal

Site Specific Amendment to Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Roseville Memorial Club, Part 62, 64-66 Pacific Highway
Roseville NSW 2069

Submitted to Ku-ring-gai Council
On Behalf of Hycorp Property Group

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft	5/06/18	Lotti Wilkinson <i>Project Planner</i>	Michael Watson <i>Associate</i>	<i>Original Signed</i> Susan E Francis <i>Executive Director</i>
02 Final (submitted to Council)	18/06/18	Michael Watson <i>Associate</i>	Susan E Francis <i>Executive Director</i>	
03 Final	31/07/18	Sonny Embleton <i>Senior Associate</i>	Susan E Francis <i>Executive Director</i>	
04 Updated	17/12/18	Sonny Embleton <i>Senior Associate</i>	Susan E Francis <i>Executive Director</i>	
05 Updated after Council Meeting	14/06/19	Tina Christy <i>Associate Director</i>	Susan E Francis <i>Executive Director</i>	
06 Updated as per Gateway Determination Conditions	25/08/2020	Tina Christy <i>Associate Director</i>	Susan E Francis <i>Executive Director</i>	

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants whose work has been relied on to prepare this document, on behalf of Hycorp Property Group. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendices

Appendix	Document	Prepared by
1.	Urban Design Report	PBD Architects
2.	Traffic Report	Colston Budd Rogers & Kafes Pty Ltd
3.	Heritage Impact Statement	NBRS Architecture
4.	Statement from Roseville Returned Servicemen's Memorial Club	The Board of the Roseville Returned Servicemen's Memorial Club
5.	Survey	Pro-Position
6.	Existing Development Survey	CPSD
7.	Community Consultation Report	Urban Concepts
8.	Stage 1 Preliminary Site Investigation	Network Geotechnics

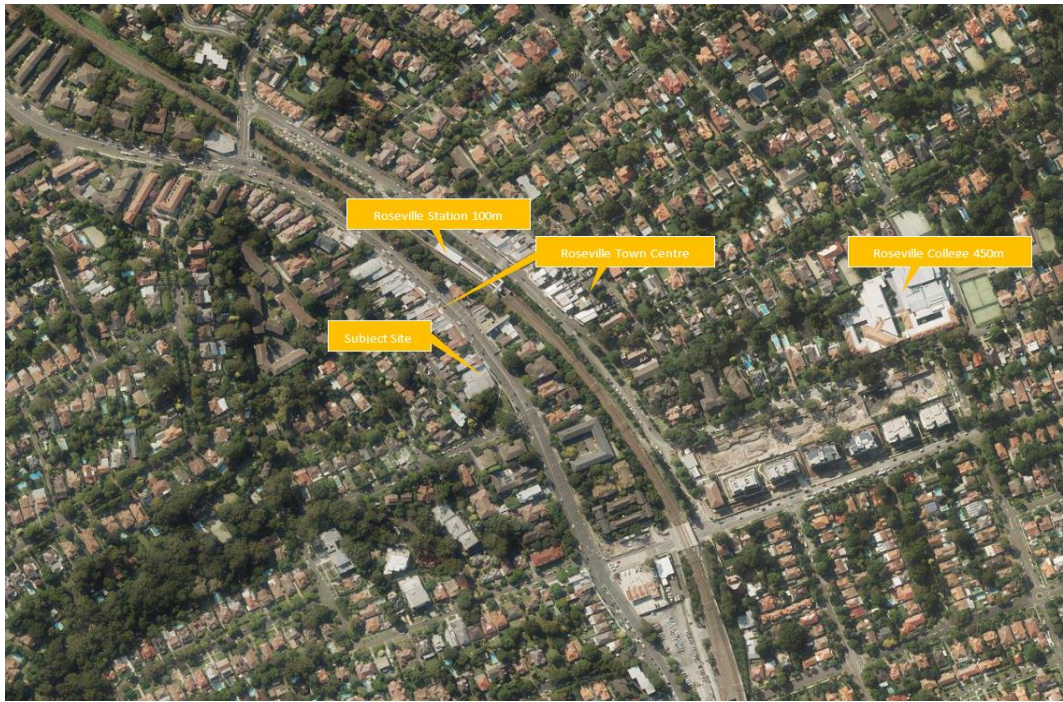


Figure 2: Site context (Source: Near Maps)

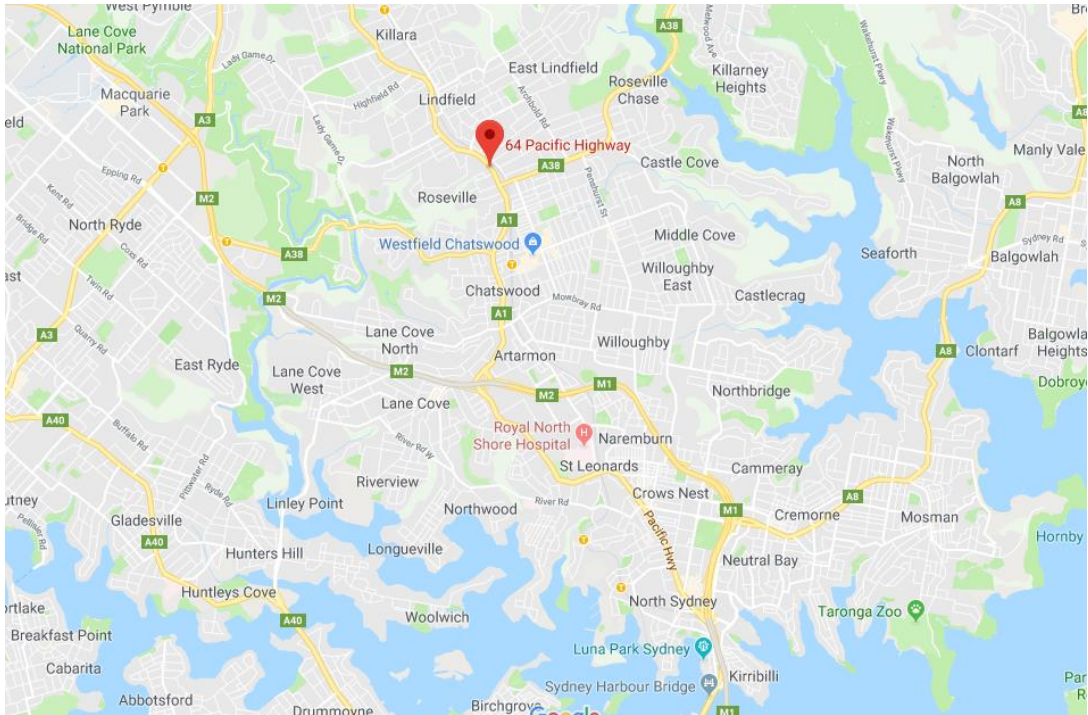


Figure 3: Context Map, site marked in red (Source: Google Maps)

The subject site has two street frontages; Pacific Highway to the east and Larkin Lane to the west. It is located in close proximity to public transport (i.e. Roseville train station bus stops) and a range of services, commercial and retail premises which form the Roseville centre.

The subject site currently consists of the following allotments as shown in Table 1 below.

Table 1: Legal Description and area of Subject site

Address	Lot	Deposited Plan	Area
64 Pacific Highway	1	202148	966.9m ²
66 Pacific Highway	2	505371	251.6m ²
Part 62 Pacific Highway	2	202148	156.8m ²
		Total	1,375.3m²

The amalgamated site forms a rectangular shape with a combined area of 1,375.3m² as demonstrated in the Urban Design Report prepared by PBD Architects and provided at **Appendix 1**.

The subject site has a gradual fall of approximately 1.0m from its highest point at the north-eastern corner towards the south-west corner of the boundary.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning and Environment guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

The Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 to allow one additional storey with roof-top private communal space to that permitted under the current planning controls on the subject site. Specifically, this Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 in relation to the subject site, as follows:

- Amend Zoning Map to rezone (part) Lot 2 in DP 202148 from RE1 Public Recreation to B2 Local Centre zone.
- Amend Height of Buildings Map from (part) 20.5m under a Height of Buildings designation of 'Q', (part) 14.5m under a height of buildings designation of 'N' and (part) no height designation, to 26.5m under a new height of buildings designation of 'T'.
- Amend the Floor Space Ratio Map from (part) 2.0:1 under a Floor Space Ratio designation of 'T1' and (part) 2.8:1 under a Floor Space Ratio designation of 'U2', to 3.0:1 under a new Floor Space Ratio designation of 'V'.
- Amend Schedule 1 Additional Permitted Uses to include: "Development for the purpose of residential flat buildings is permitted with development consent if the consent authority is satisfied that the entire ground floor of any such building will be used only for the purpose of a registered club".

The intent of the Planning Proposal is to the re-development of the existing Roseville Memorial Club on the land by allowing one (1) additional storey above that permitted under the current planning controls, which is required to establish a feasible yield on the subject site as well as ensuring that the development marks the Gateway to the Roseville local centre.

The intended development outcome will establish an appropriate scale of development in the Roseville local centre along the Pacific Highway and reflect an appropriate scale for redevelopment on the subject site in relation to its immediate context. The additional level will be used for residential accommodation to facilitate a mixed-use development including a ground level club facility. It is intended that the redevelopment of the subject site will enable the development of a landmark building at this important gateway to the Roseville local centre and the southern entry into Ku-ring-gai Municipality.

Importantly, the proposed Planning Proposal will allow for the retention and renewal of the Roseville Memorial Club on the site, which provides a significant community benefit to the Roseville community and surrounding area.

The additional GFA will allow for one more storey and additional Club floor space on the ground level provided on the site as a result of the Planning Proposal, which will assist in facilitating the re-development of the subject site, ensuring the longevity of the Club in the Roseville Centre into the future which provides "*an anchor role for this precinct attracting people from across northern Sydney and beyond*" as discussed under Council's DCP.

This Planning Proposal is supported by an Urban Design Study prepared by PBD Architects (**Appendix 1**). The Urban Design Study outlines an indicative design concept that illustrates the mixed-use outcome and scale of development intended to be achieved on the subject site in response to the proposed amendments to *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*. The Urban Design Study demonstrates that the Planning Proposal will result in appropriate and manageable impacts on the surrounding land and will result in considerable public benefits and that facilitates the positive outcomes discussed in this Planning Proposal.

The objective is to facilitate the redevelopment of a key site within the Roseville local centre to create a modern, safe and attractive mixed-use development. In achieving this objective, the Planning Proposal will also deliver the following outcomes and public benefits:

- Providing housing choice which responds to the needs of the local community, in a highly accessible location within the Roseville local centre;
- Enhancing and activating the subject site by ensuring non-residential floor space in the form of an enhanced registered club at ground floor level is maintained within the Local Centre;
- Responding to opportunities within the subject site to provide an economic and orderly use of the land for a mixed-use development, which will enable the Roseville Memorial Club to continue operation from the subject site;
- Enhancing and upgrading the existing registered club facilities to provide important community spaces for the local community and non-profit organisations;
- Ensuring that the Roseville Memorial Club can provide services that cater for the changing demographic in the area, that activates the Roseville Memorial Park and enhances the Roseville local centre.
- Facilitating a high quality urban and architectural design that responds to intended future scale of adjoining land parcels;
- Ensuring impacts of the Planning Proposal and its intended outcomes are appropriate and manageable in relation to neighbouring land uses and development;
- Ensuring the future development and use of land is appropriate to minimise environmental risks and potential impacts on adjoining land uses; and
- Satisfying State government objectives in 'A Metropolis of Three Cities', Northern District Plan as well as relevant State Environmental Planning Policies (SEPPs) and Section 9.1 Directions.

It is noted that a Development Application was submitted to Council in April 2018 (DA0134/18). Should this Planning Proposal be gazetted, it is intended that a second future 'amending' DA will be lodged with Council to seek the additional height and FSR to the development on the subject site that is sought by this Planning Proposal.

This Planning Proposal is supported by the following technical information and supporting studies:

- Urban Design Study - Appendix 1
- Traffic Report - Appendix 2
- Heritage Impacts Statement - Appendix 3
- Site Survey - Appendix 5
- Community Consultation Report - Appendix 7

- Stage 1 Preliminary Site Investigation - Appendix 8

The above studies demonstrate that the intended outcomes of the Planning Proposal can be achieved with appropriate and manageable impacts.

Site Context and Existing Development

In summary, the surrounding context is described as follows:

- Development fronting Pacific Highway to the north of the site comprises a range of commercial and retail uses with residential uses above, typically two-storeys in height;
- Development fronting Pacific Highway to the northeast of the subject site comprises commercial and retail uses;
- The Roseville Railway Station is approximately 120m to the north east of the subject site, across the Pacific Highway;
- A Bupa Aged Care Facility is located to the south of the subject site at 26 Pacific Highway;
- Development fronting Pacific Highway to the southeast of the subject site predominantly comprises two storey residential dwellings and residential flat buildings;
- Immediately to the south of the subject site is Roseville Memorial Park, beyond which lies residential flat buildings and dwellings typically two-three storeys in height;
- To the west of the subject site are a number of detached dwelling houses;
- To the immediate west of the subject site lies local heritage item "Killiecrankie" dwelling house;

The existing development on the subject site comprises a single storey building currently occupied by the Roseville Memorial Club. The building's entrance faces Pacific Highway, and to its rear (along Larkin Lane) a loading dock, parking spaces, garbage and storage areas are currently provided. The site's south-eastern boundary lies adjacent to the Roseville Memorial Park, which includes a landscaped setting and War Memorial. There is one tree on the site adjacent to the loading bay.

The existing development on the site is shown in Figure 4 to Figure 7 below.



Figure 4: View of site looking north from Pacific Highway (Source: Google Maps)



Figure 5: View of site looking north from Maclaurin Parade across Roseville Memorial Park (Source: Google Maps)



Figure 6: View of site looking north from Larkin Lane (Source: Google Maps)



Figure 7: View of site looking east from Larkin Avenue (Source: Google Maps)



1. [Part 1] Objectives and Intended Outcomes

The intended outcome of the proposed amendment is to enable a feasible higher density mixed use development on land that is located within walking distance of a well-established local centre and the Roseville railway station.

2. [Part 2] Explanation of Provisions

2.1.1 The Planning Proposal

This Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as it relates to the subject site as follows:

- Amend the Zoning Map to rezone (part) Lot 2 in DP 202148 from RE1 Public Recreation to B2 Local Centre zone.
- Amend the Height of Buildings Map from (part) 20.5m under a Height of Buildings designation of 'Q' and (part) 14.5m under a height of buildings designation of 'N' and (part) no height designation, to 26.5m under a new height of buildings designation of 'T'.
- Amend the Floor Space Ratio Map from (part) 2.0:1 under a Floor Space Ratio designation of 'T1' and (part) 2.8:1 under a Floor Space Ratio designation of 'U2', to 3.0:1 under a new Floor Space Ratio designation of 'V'.
- Amend Schedule 1 of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 to allow residential flat buildings on the site, if the consent authority is satisfied that the entire ground floor of any such building will be used only for the purpose of a registered club.

Under the current KLEP Local Centres 2012 definitions, shop top housing can only be located over ground floor retail or business premises. The definitions of retail and business premises within the KLEP Local Centres 2012 do not include registered clubs. Therefore, if the registered club use was to continue on the site, no residential dwellings could be developed above that use.

The above amendment to Schedule 1 Additional Permitted Uses allows for a residential flat building on the site provided that the registered club use occupies the entirety of the ground level floorplate of the building footprint.

Development Control Plan (DCP) Amendments

The Urban Design Study prepared by PBD Architects (Appendix 1) includes indicative DCP envelope diagrams that may be incorporated within Part 14F of the Ku-ring-gai Local Centres DCP. These envelope controls may be used to further assist in ensuring that the built form of the development on the site subject to the proposed *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* provisions are consistent with that indicated under this Planning Proposal.

In addition to the above inclusions, the existing controls of Part 14F of the DCP may also be amended so that it shows the subject site with the inclusion of part 62 Pacific Highway. The Urban Design Report has also included indicative changes to the existing diagrams under this part of the DCP.

The amendments to the DCP can be made post any Gateway determination, and the Applicant would be willing to assist Council in this regard.

3. [Part 3] Justification

3.1 Section A – Need for the Planning Proposal

3.1.1 Q1 - Is the planning proposal a result of any strategic study or report?

This Planning Proposal is supported by a range of studies which are summarised as follows:

- Urban Design Study (Appendix 1), prepared by PBD Architects, which demonstrates that a future built form that may result from developing the site to the fullest effect of the proposed controls in this Planning Proposal is appropriate to the Roseville Local Centre context and can be achieved with appropriate impacts on streetscape, character, solar access and key elements of the Department of Planning and Environment's Apartment Design Guide. Further information relating to this study is provided in the 'Urban Design' section below.
- Traffic Report (Appendix 2) prepared by Colston Budd Rogers & Kafes Pty Ltd, which demonstrates that the proposed increase in residential density would generate one to two vehicles during the weekday peak hour periods compared to the current planning controls. The traffic report concludes that such a low increase in traffic generation would not have a noticeable effect on the operation of the surrounding road network.
- Heritage Impact Statement (Appendix 3) prepared by NBRS Architecture, which considers potential impacts on the significance of the adjacent heritage item identified on Schedule 5 of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as I107, "Killicrankie" dwelling house. It also considers impacts on nearby heritage item at 83 Pacific Highway, Roseville (Local) – Item No: I109; and 89 Pacific Highway, Roseville (Local) – Item No: I110. The report concludes that the planning proposal will have no adverse impact on the adjacent heritage item.
- Stage 1 Preliminary Site Investigation (Appendix 8) prepared by Network Geotechnics, which assesses the potential for contamination to be present on the site, due to past and present site use. The purpose of the report is to determine the suitability of the site, from a contamination perspective and to recommend additional investigations or management measures that may be required to render the site suitable for the proposed land use. The report concludes that the site is unlikely to contain widespread unacceptable contamination and is considered to be suitable, from a contamination perspective, for the proposed high-density residential land use.
- A Community Consultation Report (Appendix 7) prepared by Urban Concepts, which provides a summary of the community consultation that the applicant has already undertaken. On the 12 March 2018, a community consultation session was undertaken on the site. The session included a 'walk over' of the subject site and surrounding area, as well as a presentation from the applicant's consultant team. The attendees were invited to ask questions of the proposed development which this Planning Proposal (once gazetted) seeks to achieve under a future Development Application and raise any concerns or comments regarding the development. The scheme presented to the public included a holistic approach to the site and focused on the Planning Proposal as the relevant planning pathway. This was explained to the community. Overall, the community were supportive of the proposed development.

Urban Design Study (Appendix 1)

The height and FSR of the Planning Proposal have been carefully and methodically considered by PBD Architects in its detailed urban design study of the intended outcome of this Planning Proposal within the context of the Roseville local centre. The analysis undertaken identifies that most buildings within the Roseville local centre have already exceeded or maximised the existing FSR control under the current *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*, and that there is limited capacity in the centre for

additional up-lift. The existing controls offer no incentive for the redevelopment of these buildings and therefore are restricting the regeneration of the precinct, which is sought by Council to grow and develop as an entertainment precinct as intended under Part 14F the *Ku-ring-gai Local Centres Development Control Plan*. Under this Development Control Plan, the subject site is located in 'Precinct R2: Pacific Highway Shops'. The planned future character of the precinct is described in the Development Control Plan as follows:

"This precinct incorporates the traditional strip retail fronting the Pacific Highway and a Council car park on Larkin Lane. The shops have largely lost their role as local shops and the area has become established as an entertainment precinct with cafes, restaurants, and antique shops. Roseville cinema and the RSL club provide an anchor role for this precinct attracting people from across northern Sydney and beyond.

1 Development is to be designed to support and enhance the planned future character for the precinct, as following:

i) This precinct has potential to continue to grow and develop as a boutique entertainment precinct which offers an alternative to what is currently available in larger centres such as Chatswood.

ii) The character of this precinct will be preserved and enhanced. Small scale infill development or sympathetic adaptive re-use of existing character buildings will be encouraged.

iii) New low scale residential or commercial development may be located at the rear of the sites facing Larkin Lane."

Importantly to the future character of the area is Council's desire to see the Roseville local centre grow and develop as a boutique entertainment precinct, and that the Roseville Memorial Club is one of the major anchors to the Centre.

The Urban Design Study (Appendix 1) demonstrates for a future development of the subject site will deliver on the above. As well as key urban design matters such as activation of the Pacific Highway and Roseville Memorial Park frontages and establishing an appropriate scale of built form that responds sympathetically to streetscape rhythm.

The urban design study concludes that the FSR and corresponding height controls under the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* needs to be reconsidered to allow for a feasible uplift that will promote the positive rejuvenation of the following two key zones within the Roseville local centre:

- The commercial/mixed-use buildings on the south-western side of the Pacific Highway; and
- The commercial/mixed-use buildings on the north-eastern side of the Pacific Highway from the train station down to Maclaurin Parade intersection (inclusive).

The area identified in the urban design study for potential uplift in the in the Roseville local centre is indicated in Figure 8.



Figure 8: Indicative built form uplift within the Roseville Local Centre. Areas in blue represent additional building mass recommended (Source: PBD)

The subject site is identified as being located within the Pacific Highway/Larkin Lane commercial/ mixed-use strip. As noted in the Urban Design Study by PBD Architects, the existing development controls are not leading to the rejuvenation of the Roseville local centre. PBD Architects, attributes this circumstance to the current controls providing inadequate incentive to encourage development with feasible returns for developers. As such PBD Architects, has identified specific locations with capacity for increased height and density as outlined in Figure 8 which includes additional height for the subject site.

Importantly, the subject site is identified as being appropriate for a "Landmark building" as referenced by the *Figure 14 F.9-5: Built form plan* under the *Ku-ring-gai Local Centres Development Control Plan*, implying that any future building on the site should be recognisable and identifiable within the local streetscape in terms of its design quality and scale. Given the anticipated increase in scale and height of buildings in the Roseville local centre that will be required to achieve the desired enhancement of the centre as a boutique entertainment precinct, it is appropriate that the building increases in scale and proportionally to the remainder of the centre to provide an appropriate urban design response and respond to the DCP requirement of designing a 'Landmark' building on this key gateway site.

Importantly to the future desired character of the Roseville local centre as a boutique entertainment precinct is maintaining the Roseville Memorial Club in its current location. The Club is a recognised "anchor" for the Centre and the surrounding community under Council's DCP and provides a key attraction and 'activator' for the centre.

The Planning Proposal will enable the Roseville Memorial Club to renew its premises and continue operation in its current location, which requires one additional storey of residential accommodation to ensure a viable development.

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

Yes. In this circumstance, where there is a suitable large-scale site under single ownership, that forms a significant gateway to an intensifying transit-oriented local centre in close proximity to the Roseville railway station, then a Planning Proposal that precedes a longer-term review of planning controls is considered warranted.

A Planning Proposal is the best way of achieving the objectives and intended outcomes to trigger redevelopment of this key site, as the scale of change sought was considered by Council staff to be outside the scope of clause 4.6.

Additionally, a compliant scheme would not be able to achieve the objectives of this proposal and would not be able to adequately respond to the strategic opportunities identified

throughout this proposal, as it would not provide the necessary yield for a feasible re-development of the subject site for its intended purpose. As such, a Planning Proposal provides a distinct benefit for the locality that would not otherwise be achievable through a compliant scheme.

In order to determine the most appropriate approach for achieving the intended outcomes for the subject site, the following considerations were made in the preparation of this Planning Proposal with respect to the various potential means of amending the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* to facilitate the development in accordance with the indicative design concept within the Urban Design Study at Appendix 1, including:

Option 1: Amend the FSR, Height of Buildings, and zoning maps; as well as Schedule 1 'Additional Permitted Uses' under the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* similar to that identified in the Urban Design Report. The small portion of the site that is zoned 'RE1 Public Recreation' does not permit residential accommodation (shop-top housing), therefore the maps would be amended to rectify the minor 'error' in alignment of the zone on this portion of the site so that it is also zoned B2 Local Centre. Schedule 1 'Additional Permitted Uses' would also need to include a site-specific clause that allows 'residential flat buildings' on the land, providing the entire ground floor of any such building will be used for the purpose of a registered club only. This will enable the provision of residential dwellings above the registered club.

Option 2: Implement the proposed amendments via the inclusion of an 'Additional local provision' in Part 6 of the LEP, as well as the preparation of a 'Key Sites Map' to identify the site subject to the clause.

Option 3: Similar to above, the FSR, Height of Buildings, and zoning Maps could also be amended so that they identify the site as a particular area on the maps (e.g. 'Area 1'), and subsequently introduce an additional subclause under Clause 4.3 and 4.4 of the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* that allows the desired development outcome. Any clause under this provision would provide the additional FSR and height incentives providing the development consists of a ground floor Registered Club and an active street frontage to the Pacific Highway.

Option 4: Introduce a new provision under Schedule 1 'Additional Permitted Uses' under the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* to include the development controls as required and allow residential flat buildings above registered clubs. This ensures the development is specific to the subject site as well as the individual lots that form the site and includes an amendment to the 'Key Sites Map'. This would provide the same result as Option 3, however, is in a more appropriate location of the instrument.

Option 1 has been proposed, as preferred by Council, to achieve the intended outcomes and forms the basis of this planning proposal. Relevant to Option 1 is the inclusion of the Schedule 1 amendment to allow Residential Flat Buildings above ground floor Registered Clubs. This is proposed to ensure that the proposed residential use is permissible on the site, given the only forms of residential accommodation permitted in the zone is 'Shop-Top Housing', 'Seniors Housing', 'Group Homes', 'Boarding Houses', and 'Hostels'. It is noted that a Registered Club has been considered to be a type of 'retail premises' where it provides a retail function as per *Woolworths Limited v Randwick City Council [2017] NSWCA 179*, therefore, satisfying the definition of Shop-Top Housing. As this is open to legal interpretation, the amendment to Schedule 1 is proposed to ensure there are no issues when the future DA is lodged.

3.2 Section B – Relationship to Strategic Planning Framework

3.2.1 Q3 - Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

The DPE has identified the following assessment criteria to justify and determine if a Planning Proposal has strategic planning merit.

a) Does the proposal have strategic merit? Is it:

Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or

Consistent with a relevant local council strategy that has been endorsed by the Department; or

Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

Table 2 outlines the Strategic Merits of the planning proposal in response to the above criteria. Where specific strategies are referenced, these are discussed in greater detail within subsequent sections.

Table 2: Strategic Merit Test

Strategic Merit Test	Comment
1) Consistent with the relevant draft district plan or corridor/precinct plans applying to the site, including any draft plans released for public comment; or	This Planning Proposal is consistent with the <i>Greater Sydney Region Plan</i> and the <i>North District Plan</i> . The proposal will increase accommodation in a Local Centre with the future development accommodating up to 40 dwellings, in close proximity to public transport. The proposal will also ensure the longevity of the Roseville Memorial Club by allowing a feasible re-development, that will also continue to attract people to the Centre.
2) Consistent with a relevant local strategy that has been endorsed by the Department; or	N/A as there are no local strategic plans that have been endorsed by the Secretary/Department.
3) Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.	As detailed in the Position Statement (Appendix 4) prepared by the Roseville Memorial Club, the Planning Proposal is needed to facilitate the re-development of the Club for a feasible re-development of the subject site. The existing Club building is outdated and does not meet the current demands of members of the Club. In addition, the local centre buildings are currently in an ageing state with a number of different landowners. Even with amalgamation of sites, there is little incentives for growth and rejuvenation of the area to occur with the existing planning controls. The NSW Department of Planning and Environment predicts by 2036, 1 in 5 Sydneysiders will live in the North with 23% aged between 0 to 19, 21% aged 35 to 49 and 20% aged 65+. It is predicted there will be a 25% increase in housing demand growth with the main housing types

Strategic Merit Test	Comment
	<p>being couples with children. (Source NSW State and LGA Population, Household and Dwelling Projections: 2016)</p> <p>PBD Architects anticipates that an uplift to the planning controls is required in the future to achieve Council's future desired character as outlined in the Urban Design Study (Appendix 1). The Planning Proposal will ensure that the subject site will be identified as a 'gateway marker' to the Centre, when/if this occurs. Council will need to undertake a review of the current <i>Ku-ring-gai Local Environmental Plan (Local Centres) 2012</i> in the next 2-3 years, and this Planning Proposal assists in identifying what this future Local Environmental Plan will need to deliver and consider for the Centre.</p>

b) Does the proposal have site-specific merit, having regard to the following:

the natural environment (including known significant environmental values, resources or hazards) and

the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and

the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Table 3 outlines the site-specific merits of the planning proposal in response to the above criteria. Where specific strategies are referenced, these are discussed in greater detail within subsequent sections.

Table 3 Site-specific Merit Test

Site-specific Merit Test	Comment
<p>1) The natural environment (including known significant environmental values, resources or hazards);</p>	<p>The site is not known to contain any significant environmental values, resources or hazards as it is already used and significantly developed for urban purposes. The site is adjacent to Roseville Memorial Park which is vegetated with trees. Any DA for future works will address the potential impact of any development on this adjacent land and its natural environment.</p>
<p>2) The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to the proposal; and</p>	<p>The Planning Proposal has taken into consideration its surrounding context. It will not adversely impact any surrounding development (existing or proposed), rather it has the potential to act as a catalyst to promote urban renewal and revitalisation in a key location within the Roseville local centre.</p> <p>Consideration has been given to the implications of potential future redevelopment of the adjacent land which forms the Roseville local centre. A small portion of the site is proposed to be rezoned to B2, to correct a mapping anomaly. Further, Residential Flat Buildings are proposed to be permitted as an 'Additional Use' within Schedule 1; provided the entire ground floor is used only for the purpose of a registered club. This use is consistent with 'shop top housing', which is permissible on this site; being one or more dwellings located above ground floor retail</p>

	<p>premises or business premises. Residential Flat Building needs to be separately added as an ‘Additional use’ because in this instance the residential would be located above a registered club, not retail or business. Therefore, any future development of the site would be consistent with the existing and desired further land use patterns, albeit in a slightly higher density format allowing for one additional storey and commensurate FSR. The Urban Design Study (Appendix 1) demonstrates that this can be achieved without any unmanageable impacts on neighbouring land uses and developments, particularly in terms of visual quality and solar access.</p> <p>Further, the subject site contains the existing Roseville Memorial Club. This planning proposal intends to facilitate the Club’s renewal, so that it continues ongoing operation and service to the community adjacent to the Memorial Park, which it shares an intrinsic relationship with as a core anchor to the Roseville local centre.</p>
<p>3) The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>The subject site is already used for urban purposes and is located in an existing local centre with sufficient access to service infrastructure (e.g. water, electricity, sewer, gas) available to accommodate the proposed development. The proposal will increase dwellings on the subject site, as well as maintaining ongoing employment and community services in a highly accessible location in close proximity to public transport.</p>

As demonstrated in the summary tables above, this Planning Proposal has both strategic and site-specific merit and is suitable to be progressed for consideration of a Gateway Determination.

Further detail pertaining to the above is provided in the following sections.

Greater Sydney Region Plan - A Metropolis of Three Cities 2018

The Greater Sydney Region Plan - A Metropolis of Three Cities came into effect in March 2018. The Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places. Refer to Figure 9 for the general location of the subject site within the Central River City Vision.



Figure 9: 'A Metropolis of Three Cities', subject site identified with a star (Source: Greater Sydney Region Plan)

This vision is consistent with the ten (10) Directions established in the Directions for a Greater Sydney that are a set of common guiding principles that will assist in navigating Greater Sydney's future is outlined in Table 4.

Table 4 Consistency with the relevant Greater Sydney Region Plan Directions

Direction	Response
A City for People	The Planning Proposal will facilitate a new and enhanced Roseville Memorial Club which provides an important community use for the Roseville community. The subject site is located with excellent accessibility to public transport (120m from Roseville

Direction	Response
	<p>Railway Station) and local shops and facilities and will provide a community focal point for the population. Typically, the club will attract members of all ages and will provide a social environment that is conducive to social participation and well-being.</p> <p>The proposal will also facilitate additional accommodation in close proximity to public transport, providing ease of access to greater Sydney and employment areas.</p>
Housing the City	<p>The Planning Proposal will facilitate additional residential accommodation to support Objective 10, which is to provide a greater housing supply by contributing approximately 40 new dwellings to the Roseville Local Centre.</p>
A City of Great Places	<p>The Planning Proposal will facilitate a well-designed Registered Club which will provide an important community use for the Roseville population. The club will provide opportunities for social interaction and connections and will attract residents and visitors to the local centre.</p> <p>The Planning Proposal will provide additional dwellings within the B2 local centre, consistent with this direction.</p>
A Well-Connected City	<p>The subject site is well connected to the road network and bus services.</p>
Jobs and Skills for the City	<p>The Planning Proposal will ensure the viability of the Roseville Memorial Club into the future and continue ongoing employment opportunities within the Roseville Centre. The future Club is anticipated to provide jobs up to approximately eight (8) full time staff within the community during the its ongoing operation, plus additional jobs during the construction phases of the building. Furthermore, the indicative design concept within the Urban Design Study at Appendix 1 will provide approximately 40 new dwellings on the subject site which is located within close proximity public transport that connects to a number of nearby employment hubs, thereby improving opportunities to reduce travel time to work.</p>
A City in its Landscape	<p>The site subject to the Planning Proposal is adjacent to an existing public park (Roseville Memorial Park). The Planning Proposal will provide improved activation of the site, which will encourage increased use of the existing park. Further, the Planning Proposal will increase the availability of residential accommodation that will have access to the public park, as well as having an outlook across the park. The outlook from the units across the park will provide amenity benefits to the future residents, with a development that is integrated with the existing landscape setting.</p>

North District Plan (March 2018)

The North District Plan divides the Greater Metropolitan of Sydney into six districts, and the subject site is located within the 'North subregion'. The District Plans provide the basis for the strategic planning of each district moving forward into the future.

The North District Plan provides a series of priorities and actions to guide development and accommodate the expected growth across the district. Table 5 outlines consistency with this Plan.

Table 5 Consistency with the North District Plan

Planning Priority	GSRP Objective	Action	Comment
Liveability			
Planning Proposal N4 - fostering healthy, creative, culturally rich and socially connected communities	Objectives 7 and 8	Action 10a	The Planning Proposal will facilitate a new and enhanced Roseville Memorial Club which provides an opportunity to draw the community into the local centre. Further, the Planning Proposal will ensure the longevity of the Club which is identified as an anchor to the Roseville Local Centre, which contributes to the revitalisation of the Centre and fosters social connection and interaction.
Planning Proposal N5 - providing housing supply, choice and affordability, with access to jobs, services and public transport	Objective 10	N/A	The Planning Proposal will enable the redevelopment of the subject site to provide additional housing supply. The Planning Proposal will improve the supply and choice of housing in the local centre and will provide homes close to jobs.
Productivity			
Planning Proposal N10 - Growing investment, business opportunities and jobs in strategic centres	Objective 22	Action 36	The Planning Proposal will facilitate the development consistent with the indicative design concept within the Urban Design Study at Appendix 1. This is consistent with this priority as it provides a co-location of a mix of uses, including residential, along with employment generating uses at ground floor level to retain and consolidate jobs in the Roseville local centre.
Sustainability			
Planning Proposal N21 - reducing carbon emissions and managing energy, water and waste efficiently	Objective 33	Action 72 and 73	The proposed built form will seek to maximise solar orientation, natural ventilation and on-site stormwater detention. The proposal is not inconsistent with this objective.

A Metropolis of Three Cities Plan for Growing Sydney divides the Greater Metropolitan of Sydney into six districts, and the subject site is located within the 'North Subregion'. The District Plans provide the basis for the strategic planning of each district moving forward into the future.

The North District Plan provides a series of priorities and actions to guide development and accommodate the expected growth across the district. One of the Priorities of the North District Plan (Priority 3) is *'Providing services and social infrastructure to meet people's changing needs'*. The North District recognises that major demographic changes are occurring within the Region as the population grows. As noted in the District Plan, *"facilities can be the focus of neighbourhoods with the co-location of schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation. These facilities need to be accessible with direct and safe walking and cycling connections that can be used by people of all ages and abilities".... "Creating opportunities for increased shared use and more flexible use of under-utilised facilities, such as schools, sports facilities, open*

space, halls and creative spaces, can support growth and respond to the different needs of local demographics groups".

The District Plan outlines the following Actions to achieve Priority 3 shown in Table 6.

Table 6 Actions for Priority 3 of North District Plan

Action	Responsibility
9. Deliver social infrastructure that reflects the needs of the community now and in the future.	Councils, other planning authorities and State agencies
10. Optimise the use of available public land for social infrastructure.	Councils, other planning authorities, State agencies and State-owned corporations

The Planning Proposal is consistent with delivering social infrastructure for the Ku-ring-gai local government area, and specifically contribute to the social infrastructure within the Roseville local centre by ensuring the longevity of Roseville Memorial Club on the site which will be redeveloped to cater for the changing demographic in the area. The importance of retaining the Roseville Memorial Club for the Roseville local centre is re-enforced by Council's DCP which identifies it as one of the major anchors that attract people to the Centre.

Planning Priority 5 of the District Plan is *'Providing housing supply, choice and affordability, with access to jobs, services and public transport.* The North District Plan identifies that there is a growing population within the district. Specifically, in the last five years approximately 55% of dwelling completions were in the local government areas of Ryde, Hornsby, and Ku-ring-gai. This demonstrates that there is a growing population within the area, and the District Plan identifies that Ku-ring-gai has a target of an additional 4,000 houses/dwellings between 2016 and 2021, which represents the third highest target within the North District. The District Plan also identifies that this additional housing required to meet the targets is best located in appropriate locations, including areas *"where there is significant investment in mass transit corridors, both existing and proposed, urban renewal may best be investigated in key nodes along the corridor"*.

The Planning Proposal will allow an additional level of residential accommodation on the subject site, providing for approximately 40 new dwellings on the site. The subject site is located approximately 120m from the Roseville Train Station, which will connect residents to employment centres within the greater Sydney region.

Planning Priority 4 of the District Plan is *Fostering healthy, creative, culturally rich and socially connected communities.* This planning priority notes that *'social connections are key to these strengths and a foundation of resilience and healthy lifestyles among the District's residents'*.

The Roseville Memorial Club is already delivering on this planning priority and this Planning Proposal will provide the necessary framework for this club to provide an ongoing service to the community.

As noted above, the Planning Proposal delivers social infrastructure to the Roseville local centre. The Roseville Memorial Club has been operating from Roseville since 1947 and offers a range of services and activities to members and guests. The current amenities offered by the Roseville Memorial Club include a restaurant and bar, gaming area and three function rooms available for use and hire by local businesses and the community.

The Roseville Memorial Club is an important community asset for different users of the Roseville community, and an important anchor for the Roseville Centre. The Club provides numerous social benefits to the community through grants, donations, volunteer services and the subsidised use of a broad range of club facilities. More specifically, the Roseville Memorial Club accommodates the Roseville RSL Sub Branch and supports the Branch in conducting their commemoration events, including the ANZAC Day Dawn Service and Remembrance Day Commemoration Service.

The Roseville Memorial Club provides and maintains social services for the wider community including the sponsorship of local sports teams and donations to, and the support of, local charities. The Club has a record in the past (and intends to in the future) of supporting the

local community in various ways from sponsorship of local sporting clubs, such as Roseville Rugby, Lindfield Rugby, Lindfield Cricket, and other groups, to hosting special fund-raising events for non-profit organisations. The Club has donated over \$200,000 to these groups and charities. In addition, the Club provides a meeting facility for community and service groups such as Rotary, Toast Masters and Veteran groups amongst others.

The Roseville Memorial Club also makes an important social contribution to the Roseville community in terms of providing a range of services, activities and facilities, which contribute to the wellbeing of club members, visitors and community members. This includes:

- trivia nights;
- raffles, meat trays, lucky badge draws, and other member promotions;
- bingo games;
- organised social outings;
- seniors' programs/events;
- subsidised food and beverages; and
- subsidised use of facilities.

The Club plays an important role in providing a place for people to meet and socialise thereby instilling a sense of belonging for members and improving social cohesion within the community. This is especially prevalent for elderly club members, as the Club provides a safe environment, with a range of available recreational activities. Moreover, the Club is recognised as one of the major anchoring facilities within the Roseville Centre as noted in Council's existing DCP, which attracts people from the local community and the surrounding North Sydney area. Therefore, it is important that the Club can re-develop so that it remains to be a positive contributing facility for the Roseville Centre.

Despite the Club's significance within the local community over recent years membership of the Roseville Memorial Club has steadily reduced, with a decrease of 592 members from 2012 to 2016. The Club is struggling to attract younger members, with 71% of current members being over 70 years of age.

As a result of changes in market demographics, competing market offerings, the Club's limited facilities to attract a younger generation and the costs of maintaining the Club's existing facilities, the redevelopment of the club is crucial in continuing the Club's operation from the site. The Planning Proposal will facilitate the redevelopment of the Club, with a new, modern, purpose-built facility proposed at ground floor level. It is intended that the new facilities will attract a wider membership, including the younger demographic. The future Club will include the following facilities that aim to cater for and attract new and old members:

- Meeting Rooms;
- Function Rooms;
- Community entertainment;
- Restaurant and Bar.

The future Club area will be marginally reduced to provide a more efficient floor plate for the future layout, and to accommodate back of house facilities such as garbage room and internal loading bay. The new Club will be designed so that it overlooks the adjacent park, providing the much-needed activation to the park and re-enforcing the intrinsic connection between the two facilities.

The proposed Planning Proposal is required to facilitate an additional level/storey above the existing planning controls for the subject site and provide a minor increase to the Club area than is currently permissible, to provide feasible framework development to occur. Therefore, the minor increase to the controls to allow the additional storey/floorspace is necessary to ensure the longevity of the Club within the Roseville Centre. This is further discussed in the Club's Positioning Statement provided at **Appendix 4**.

As is demonstrated above, the Roseville Memorial Club is a key element in fostering healthy, creative, culturally rich and socially connected communities and will be retained and enhanced as a result of this Planning Proposal.

The Planning Proposal is consistent with the North District Plan and will directly assist in delivering on its identified objectives and actions.

3.2.2 Q4 - Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The Planning Proposal is consistent with the objectives and actions contained within the following local strategies:

- Ku-ring-gai Council Community Strategic Plan 2030;
- Ku-ring-gai Sustainability Vision 2008-2033;
- Ku-ring-gai Integrated Transport Strategy, July 2011;
- Ku-ring-gai Community Facilities Strategy 2014; and
- Consideration of the above strategies is undertaken below.

Ku-ring-gai Council Community Strategic Plan 2030

The Community Strategic Plan is the long-term strategic plan for the future of the Ku-ring-gai local government area. It reflects the aspirations, vision and long-term objectives of the Ku-ring-gai community. It is informed by key local plans and policies as well as government policy.

This Planning Proposal supports the key themes as follows:

1. Community, People and Culture

Under the Community, People and Culture theme, the proposed rezoning and increase in height and FSR will assist in meeting Council's objective of increasing housing diversity, adaptability and affordability to support the needs of the changing community. The development will directly increase the diversity and supply of new housing in the local centre of Roseville, with the contribution of approximately 40 new dwellings. Where possible, units will be fully adaptable to allow for ageing in place.

The proposal will include a new and enhanced Roseville Memorial Club, which will provide an important community use and community space for the local population.

2. Natural Environment

Future development arising from this Planning Proposal will incorporate the latest Ecologically Sustainable Development (ESD) principles. The proposed built form will seek to maximise solar orientation, natural ventilation and on-site stormwater detention. Future Development Applications will explore innovative architectural design solutions for Ecologically Sustainable Development, which could minimise carbon emissions, potable water use and waste.

The Planning Proposal seeks to facilitate increased residential development in a location that is 120m from Roseville railway station. The mixed-use development intended to be facilitated by this Planning Proposal will encourage walkability and support the use of public transport as both a point of origin and destination.

3. Places, Spaces and Infrastructure

Under the *Places, Spaces and Infrastructure* theme, the planning proposal will assist in maintaining and enhancing the Roseville local centre and retaining its vitality and vibrancy. The development will be sympathetic to the nearby existing built heritage and its improved built form will enhance opportunities for social interaction and foster community interaction.

The Strategic Plan also identifies a need to ensure that sporting, leisure, and recreation facilities are provided within the LGA, and that "local clubs" are other potential stakeholders to deliver these required facilities. The existing Roseville Memorial Club is identified as an important attribute to the Roseville local centre, as it provides a social benefit by way of a community meeting place for the community, as well as service groups such as Rotary, Toast Masters, Veteran groups, and others.

The Planning Proposal supports the long-term objective stated under *Issue P4 - Revitalisation of our centres*:

P4.1 Our centres offer a broad range of shops and services and contain lively urban village spaces and places where people can live, work, shop, meet and spend leisure time.

4. Access, Traffic and Transport

Under the *Access, Traffic and Transport* theme, the Planning Proposal will support the aim that access and connection in and around Ku-ring-gai is effective. This Planning Proposal seeks to facilitate the revitalisation of an under-developed and under-utilised part of the Roseville local centre having regard to its proximity to public transport. The proposal would increase residential densities close to existing regular road and rail based public transport services. To support accessibility for cyclists, appropriate bicycle parking would be included as part of a future development of the site.

5. Local Economy and Employment

Under the *Local Economy and Employment* theme, the planning proposal will assist in achieving Council's aims by promoting employment opportunities and a new retail space. The development will assist in attracting visitors to Roseville local centre and enhance the centre's vitality and vibrancy.

Ku-ring-gai Sustainability Vision 2008-2033

Ku-ring-gai Sustainability Vision 2008-2033 forms the foundation of Council's sustainability plan spanning 25 years. One of the vision statements in the report is to create a "creative and liveable" Ku-ring-gai. The Planning Proposal is consistent with the vision report in that the redevelopment of the underutilised land in this strategic location within the Roseville local centre will enable a new mix of development in a highly accessible location, nearby to public transport, local businesses and employment.

Ku-ring-gai Integrated Transport Strategy, July 2011

The Ku-ring-gai Integrated Transport Strategy presents a vision for Ku-ring-gai's transport to 2020 and assigns plans and aims to short (5 years) and long term (10 years) time frames. The strategy recognises that Roseville will develop as a small high-density mixed-use centre and states that "*strategies for transport need to be considered within a holistic context where transport is inherently linked to land use, the built form, air quality, health and energy emissions*". This Planning Proposal is not inconsistent with the objectives of the strategy.

Ku-ring-gai Community Facilities Strategy 2014

The *Ku-ring-gai Community Facilities Strategy* provides a framework for the future provision of community facilities. It aims to assist Council to take an integrated, strategic approach to the planning and provision of community facilities and to deliver a network of facilities that collectively meet the needs of the Ku-ring-gai community into the future.

The existing Roseville Memorial Club is an important venue for local community groups including the Rotary Club of Chatswood, the North Shore Junior Cricket Association, American Civil Ware Group, Davidson Branch Liberal Party, Bradfield Branch Liberal Part, Roseville Legacy (Ladies Auxiliary), and Merchant Navy War Service Engineers. The Planning Proposal will support and enhance the revitalisation of Roseville Memorial Club and provide an improved series of spaces suitable for a wider range of local community groups.

3.2.3 Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

There are no existing State Environmental Planning Policies (SEPPs) or known draft policies that would prohibit or restrict the Planning Proposal from proceeding. An assessment of consistency against the key relevant State Environmental Planning Policies is provided in Table 7 below with further explanation of relevant State Environmental Planning Policies provided in following sections. Where a State Environmental Planning Policy is listed as not relevant to this Planning Proposal, there are no provisions contained in this Planning Proposal that would contradict or would hinder application of those State Environmental Planning Policies.

Table 7 Consistency with State Environmental Planning Policies

State Environmental Planning Policies (SEPP)	Not Relevant	Consistent [✓] or Justifiably Inconsistent [J]
SEPP 1 - Development Standards	✓	
SEPP 19 - Bushland in Urban Areas	✓	
SEPP 21 - Caravan Parks (formerly Movable Dwellings)	✓	
SEPP 30 - Intensive Agriculture	✓	
SEPP 33 - Hazardous and Offensive Development	✓	
SEPP 36 - Manufactured Home Estates	✓	
SEPP 44 - Koala Habitat Protection	✓	
SEPP 47 - Moore Park Showground	✓	
SEPP 50 - Canal Estates	✓	
SEPP 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	✓	
SEPP 55 - Remediation of Land		✓
SEPP 62 - Sustainable Aquaculture	✓	
SEPP 64 - Advertising and Signage	✓	
SEPP 65 - Design Quality of Residential Flat Development		✓
SEPP 70 - Affordable Housing (Revised Schemes)	✓	
SEPP (Affordable Rental Housing) – 2009	✓	
SEPP (Building Sustainability Index: BASIX) 2004	✓	
SEPP (Coastal Management) 2018	✓	

State Environmental Planning Policies (SEPP)	Not Relevant	Consistent [✓] or Justifiably Inconsistent [J]
SEPP (Educational Establishments and Child Care Facilities) 2017	✓	
SEPP (Exempt and Complying Development Codes) 2008	✓	
SEPP (Housing for Seniors or People with a Disability) 2004	✓	
SEPP (Infrastructure) 2007		✓
SEPP (Integration and Repeals) 2016	✓	
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	✓	
SEPP (Kurnell Peninsula) 1989	✓	
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	✓	
SEPP (Miscellaneous Consent Provisions) 2007	✓	
SEPP (Penrith Lakes Scheme) 1989	✓	
SEPP (Rural Lands) 2008	✓	
SEPP (State and Regional Development) 2011	✓	
SEPP (Sydney Drinking Water Catchment) 2011	✓	
SEPP (Sydney Region Growth Centres) 2006	✓	
SEPP (Three Ports) 2013	✓	
SEPP (Urban Renewal) 2010	✓	
SEPP (Western Sydney Employment Area) 2009	✓	
SEPP (Western Sydney Parklands) 2009	✓	
SREP (Sydney Harbour Catchment) 2005) (deemed SEPP)		✓

State Environmental Planning Policy No 55 - Remediation of Land

Due to the highly disturbed and historical urban/commercial land use of the subject site, it is unlikely that the land would be subject to a level of contamination that would preclude its use in accordance with the indicative design concept within the Urban Design Study at **Appendix 1**.

Notwithstanding this, any future Development Application will ascertain the need to undertake a site investigation and if any remediation is required. It is noted that a Registered Club and residential accommodation (i.e. Shop Top Housing) is permissible on the land.

The Planning Proposal is accompanied with a preliminary contamination assessment that concludes the subject site is suitable for the proposed use. A Phase 1 contamination assessment was conducted by Network Geotechnics Pty Ltd and is provided as **Appendix 8** of this Planning Proposal, which concludes the following:

- The subject site is unlikely to contain widespread unacceptable contamination, as a result of past and current activities within the site and its surroundings; and

- The subject site is considered to be suitable, from a contamination perspective, for the proposed high-density residential land use with commercial land use on ground floor with no access to site soils.

Residential uses are already permitted on the subject site under the B2 Local Centre zone in the form of shop top housing and as such, the proposal is not introducing a more sensitive land use than is currently permitted on the site under the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*. If required, further contamination assessment and site studies will be undertaken as a part of a future development application.

Given the above this planning proposal is consistent with this State Environmental Planning Policy.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development

The Urban Design Study supporting this planning proposal has been prepared with due consideration for State Environmental Planning Policy 65 and the Apartment Design Guide. The accompanying Urban Design Study makes appropriate consideration for the design quality principles of State Environmental Planning Policy 65 and key guidelines of the Apartment Design Guide may be readily achieved by future development under the proposed controls in this Planning Proposal.

Whilst the objective of the indicative design concept for the subject site within the Urban Design Study at **Appendix 1**, is not to provide a detailed design or built form; overarching design matters such as height, setbacks and solar access are critical issues to be considered at the Planning Proposal stage to ensure that an appropriate built form can be achieved prior to detailed design processes occurring.

As such, the proposed building envelopes are consistent with State Environmental Planning Policy 65 and the guiding elements of the Apartment Design Guide, in particular those pertaining to building separation, building depth and solar access for residential flat buildings.

Section 10.1 of the Urban Design Study (Appendix 1) demonstrates that the Planning Proposal is capable of achieving an outcome that is consistent with State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

The following table demonstrates that the Planning Proposal is consistent with the key principles outlined within the Apartment Design Guide. The Planning Proposal is consistent with State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

Table 8 Assessment of Planning Proposal in accordance with SEPP 65 Principles

SEPP 65 Principles	Response
<p>Principle 1: Context and Neighbourhood Character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>Responds appropriately to the Transit Oriented Development and local centre location in proximity to Roseville Local Centre amenities and the Roseville Train Station.</p> <p>Land uses and intended scale of development is consistent with the role of Roseville Local Centre as a local centre.</p> <p>Consistent with state government aim to intensify railway-based centres with higher density mixed use development.</p> <p>Responds to Roseville Local Centre’s location with high accessibility to Sydney CBD, North Sydney, Chatswood CBD and Macquarie Park.</p> <p>The Urban Design Study recognises a need for the Roseville local centre would benefit from additional uplift so that it can achieve the future desired character by Council to be a revitalised boutique entertainment precinct. The proposed</p>

SEPP 65 Principles	Response
	uplift to the site is considered a suitable built form outcome to both the existing and anticipated future character of the area.
<p>Principle 2: Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The proposed scale of development (i.e 26.5m and 7 Storeys) is consistent with the existing and emerging scale of the surrounding precinct.</p> <p>The indicative design concept provided for in the Urban Design Study (Appendix 1) demonstrates that an appropriately scaled built form can be achieved to reinforce visual and interactive qualities of lower levels with upper levels that are designed to ensure appropriate solar access is achieved within and outside of the precinct.</p> <p>An Urban Design Report has been prepared by PBD Architects (Appendix 1) to review the existing built form controls within the centre, and the anticipated built form controls into the future with regard to the proposed uplift of the subject site. This was also informed from an existing development survey prepared by City Plan Strategy and Development (Appendix 6), which gives an indicative comparison of the existing buildings within the Centre relative to the existing planning controls.</p>
<p>Principle 3: Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population.</p> <p>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The Planning Proposal will enable increased housing opportunities in an area where it is most appropriate, with convenient access to public transport and local retail and community facilities.</p>
<p>Principle 4: Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</p>	<p>The Planning Proposal will facilitate renewal of the existing land uses and amenities on site will be provided in a multi-use mixed format which promotes sustainable ongoing management.</p> <p>The indicative design concept in the Urban Design Study at Appendix 1 demonstrates that building bulk can be designed to ensure appropriate solar access to neighbouring properties, and the adjacent Roseville Memorial Park.</p> <p>Intensification and intermixing of land uses will reduce reliance on private vehicles, encourage public transport use and multi-purpose trips.</p> <p>The proposal will increase residential opportunities in an area of high amenity encouraging walking instead of driving.</p>
<p>Principle 5: Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by</p>	<p>The Planning Proposal will increase activation between the site and the adjacent Roseville Memorial Park. It will also provide increased residential accommodation that will have an outlook across the public park, providing amenity to the future residents of the building.</p>

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<p>contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.</p>	<p>The Planning Proposal will not have any adverse shadowing impact to the existing park already anticipated by the existing controls.</p>
<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p>	<p>The intermixing of club, retail and residential uses will provide a high level of amenity to future residents and visitors to the precinct.</p> <p>Shadow Diagrams demonstrate that the additional height and bulk associated with the indicative design concept in the Urban Design Study at Appendix 1 will result in additional overshadowing.</p> <p>The proposed form is well oriented to allow for appropriate solar access and ventilation with a minimum of 70% of apartments able to achieve 2 hours or more solar access in mid winter and 60% of apartments can achieve natural cross ventilation as demonstrated by sections 8 and 10 the Urban Design Study.</p> <p>The most sensitive property to the shadow impacts is the property at 1 Maclaurin Parade. The shadow diagrams demonstrate that this property will receive in excess of 3hrs of sunlight throughout the day.</p>
<p>Principle 7: Safety</p> <p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>Passive surveillance of the Roseville Memorial Park and surrounding streets will be achieved through orientation of built form to maximise units and balconies overlooking the public realm as demonstrated by sections 8 and 10 the Urban Design Study.</p> <p>Increased residential density will assist in enlivening streets and parklands to crowd out potential opportunities for crime.</p> <p>The intermixing of land uses and active edges to streets and public places will be provided at ground level to maximise the relationship between built form, Roseville Memorial Park and surrounding streets and more opportunity for night-time activity to 'crowd out' opportunities for crime and antisocial behaviour.</p>
<p>Principle 8: Housing Diversity and Social Interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible</p>	<p>The proposed form will enable a variety of apartment types to cater for a variety of budgets and needs.</p> <p>Intensification of residential activity in Roseville Local Centre will support local business enhancing viability and diversity of local amenities.</p> <p>Enabling the retention of the Roseville Memorial Club will provide for interaction among residents and the wider community.</p>

SEPP 65 Principles	Response
features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.	Design of communal open space for apartment buildings will be addressed as a part of a detailed design stage.
<p>Principle 9: Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The indicative design concept provided for in the Urban Design Study demonstrate that an appropriate form and scale can be achieved on the site, consistent with the location within a local centre and at a major gateway location that is serviced by frequent rail and road based public transport services.</p> <p>An appropriate detailed architectural response as a part of a future development application will appropriately address the architectural quality of a future development as required by the ADG.</p> <p>Section 13 of the Urban Design Study (Appendix 1) includes draft Development Control Plan provisions at that may be used to minimise the visual impacts of the additional building bulk proposed.</p>

Given the above, the planning proposal is consistent with State Environmental Planning Policy 65.

State Environmental Planning Policy (Infrastructure) 2007

The subject site is located on a stretch of Pacific Highway that experiences traffic volumes of greater than 40,000 vehicles per day. As such the Planning Proposal has been prepared with consideration for this SEPP.

As the Planning Proposal seeks to increased height and floor space ratio on land adjacent to Pacific Highway, a major source of noise, the preparation of this Planning Proposal has considered cl 102 *Impact of road noise or vibration on non-road development* of the State Environmental Planning Policy has been considered by this Planning Proposal.

The provisions of cl 102 require that a development application make appropriate considerations for noise criteria of sensitive spaces within residential dwellings such as bedrooms and living spaces so as not to exceed identified noise levels.

It is noted that State Environmental Planning Policy (Infrastructure) 2007 would be applicable at development application stage and is not directly relevant to this Planning Proposal. This Planning Proposal seeks to allow for one additional level of residential units.

Any future Development Application will be accompanied by a comprehensive acoustic assessment addressing such matters in detail. As such, the planning proposal will not hinder the application of this SEPP and the State Environmental Planning Policy should not preclude the Planning Proposal from further consideration.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The planning proposal is for land located in within the Sydney Harbour Catchment. As such the following principles need to be considered:

The planning principles for land within the Sydney Harbour Catchment are considered in Table 9.

Table 9 Assessment under SREP (Sydney Harbour Catchment) 2005 cl 13 Principles

SREP Principles	Response
(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,	Increase in height and FSR will not result in any greater impact on the hydrological, ecological and geomorphological processes associated with the Sydney Harbour Catchment than would occur under existing controls. Any detailed matters relating to stormwater runoff and excavation will be addressed as a part of future detailed design and development application processes.
(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,	The planning proposal is for an already developed site that does not contain natural assets significant to the Sydney Harbour Catchment area.
(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment	The planning proposal is for an already developed site and will not result in significant additional impacts over and above those that would occur under existing development controls.
(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),	Refer item (a) above.
(e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),	The subject site is not located with a floodplain. The additional storey proposed by this Planning Proposal will not result in any greater stormwater impact than would occur under the current controls.
(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,	The subject site is located some 2km from the nearest waterway subject to this SREP. Therefore, no significant visual impacts waterways or foreshores would result from this planning proposal.
(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,	Given the site is some 7km from Sydney harbour, it is not anticipated that the Planning Proposal would result in any significant views of Sydney Harbour.
(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,	Refer item (a) above.
(i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February	The planning proposal will not hinder the ability to achieve targets (if applicable).

SREP Principles	Response
2003 by the then Department of Land and Water Conservation,	
(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment	The subject site is lot located on a watercourse or in a location where remnant native vegetation occurs. As such the Planning Proposal is not inconsistent with this principle.
(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,	The subject suite is located in an existing local centre and there are no known salinity or degradation issues in the locality. As such the Planning Proposal is not inconsistent with this principle.
(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee	The subject site is not identified in the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 on land where acid sulfate soils are likely to be present. As such the Planning Proposal is not inconsistent with this principle.

3.2.4 Q6 - Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is consistent with all applicable Ministerial Directions. The s 9.1 Ministerial directions that are relevant considerations for this planning proposal are:

- 1.1 Business and Industrial Zones.
- 2.3 Heritage Conservation.
- 3.4 Integrating Land Use and Transport
- 6.3 Site Specific Provisions.
- 7.1 Implementation of A Plan for Growing Sydney (superseded by the 'Greater Sydney Region Plan – A Metropolis of Three Cities).

A summary table of the Ministerial Directions under Section 9.1 of the EP&A Act that are relevant for consideration as part of this Planning Proposal is provided in, while an assessment against the relevant Ministerial Directions is provided below:

Ministerial Direction		Not Relevant	Consistent [✓] or Justifiably Inconsistent [J]
1.	Employment & Resources		
1.1	Business and Industrial Zones		✓
1.2	Rural Zones	✓	
1.3	Mining, Petroleum Production and Extractive Industries	✓	
1.4	Oyster Aquaculture	✓	
1.5	Rural Lands	✓	
2	Environment & Heritage		

	Ministerial Direction	Not Relevant	Consistent [✓] or Justifiably Inconsistent [J]
2.1	Environmental Protection Zones	✓	
2.2	Coastal Protection	✓	
2.3	Heritage Conservation		✓
2.4	Recreation Vehicle Areas	✓	
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	✓	
3	Housing, Infrastructure and Urban Development		
3.1	Residential Zones	✓	
3.2	Caravan Parks and Manufactured Home Estates	✓	
3.3	Home Occupations	✓	
3.4	Integrating Land Use and Transport		✓
3.5	Development Near Licensed Aerodromes	✓	
3.6	Shooting Ranges	✓	
4	Hazard and Risk		
4.1	Acid Sulfate Soils		✓
4.2	Mine Subsidence and Unstable Land	✓	
4.3	Flood Prone Land	✓	
4.4	Planning for Bushfire Protection	✓	
5	Regional Planning		
5.1	(Revoked 17 October 2017)	✓	
5.2	Sydney Drinking Water Catchments	✓	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	✓	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	✓	
5.5	(Revoked 18 June 2010)	✓	
5.6	(Revoked 10 July 2008)	✓	
5.7	(Revoked 10 July 2008)	✓	
5.8	Second Sydney Airport: Badgerys Creek	✓	
5.9	North West Rail Link Corridor Strategy	✓	
5.10	(Revoked 17 October 2017)	✓	

	Ministerial Direction	Not Relevant	Consistent [✓] or Justifiably Inconsistent [J]
6	Local Plan Making		
6.1	Approval and Referral Requirements	✓	
6.2	Reserving Land for Public Purposes	✓	
6.3	Site Specific Provisions		✓
7	Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney – superseded by the 'Greater Sydney Region Plan – A Metropolis of Three Cities'		✓
7.2	Implementation of Greater Macarthur Land Release Investigation	✓	
7.3	Parramatta Road Corridor Urban Transformation Strategy	✓	
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	✓	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✓	
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✓	
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	✓	

S.9.1 Direction - 1.1 Business and Industrial Zones

The Planning Proposal will affect land within an existing business zone being the B2 Local Centre zone and therefore this Direction is applicable to the Planning Proposal and must be considered as part of the strategic planning assessment.

Unless otherwise justified, to achieve consistency with this direction, a planning proposal must:

- retain the areas and locations of existing business and industrial zones; and
- not reduce the total potential floor space area for employment uses and related public services in business zones,

This Planning Proposal does not reduce or change the B2 zoned area or undermine the objectives of the zone and therefore will not alter the potential floorspace available for business uses on the subject site. The accompanying indicative design concept in the Urban Design Study at **Appendix 1** provides for a mix of retail development at ground floor level intended for the ongoing use of Roseville Memorial Club which will retain and strengthen employment and provide housing, to assist in supporting the success of the local centre.

As such the objectives requirements of this Direction will be upheld by this Planning Proposal.

S.9.1 Direction – 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

Unless otherwise justified, to achieve consistency with this direction, a planning proposal must contain provisions that facilitate the conservation of:

- items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

This Planning Proposal does not propose to create, alter or delete any heritage listing applicable to the subject site. In this regard, the objectives of this Direction are upheld.

The subject site is not located in a heritage conservation area, and not listed as an item of local heritage significance. However, it is located adjacent to an item of heritage significance identified on Schedule 5 of the Ku-ring-gai Local Centres LEP 2012 as

- I107, “Killicrankie” dwelling house.

It is also in the vicinity of a number of heritage items including:

- 83 Pacific Highway, Roseville (Local) – Item No: I109 - Former Commonwealth Bank building;
- 89 Pacific Highway, Roseville (Local) – Item No: I110 - Former station master’s residence;
- 112-116 Pacific Highway, Roseville – Item No: I111 - Roseville Cinema.



Figure 10: Current Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Heritage map

Other heritage listed items further north of the subject site are visually and physically separated by intervening development and distance. Views to the heritage items in the vicinity further west will most likely be visible from the upper level additions.

The Planning Proposal proposes to increase permissible building height and floor space ratio adjacent to, in proximity to and along the street elevation that include the Local Heritage Items above. The Urban Design Study prepared by PBD Architects (Appendix 1) includes an indicative Built Form of future development on this site and Proposed DCP Controls for the site. These include setbacks and a stepping of the height of the building away from Larkin Lane and the Killicrankie heritage item and also the interface to Roseville Memorial Park.

A Statement of Heritage Impact prepared by NBR & Partners accompanies this proposal (**Appendix 3**). The report reviews the Planning Proposal and considers the implications of the proposed amendments for the increased height and FSR of the subject site from a

heritage perspective, in terms of the potential impacts on the significance of the adjacent heritage item.

The Statement concludes:

"The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- 'Killikrankie', adjacent to the proposed development, will be retained and its setting as a significant architectural feature within Maclaurin Parade will not be adversely affected.*
- The former Bank Building and former Station Master's Residence, located on the northern side of the Pacific Highway, are physically separated from the subject site. The proposed additional floor does not alter the setting of these buildings nor does it alter how they are appreciated and understood.*
- The increased height would be understood in the wider context of development along the Pacific Highway.*

The proposal is consistent with the heritage objectives of the Ku-ring-gai (Local Centres) LEP 2012, and the Ku-ring-gai (Local Centres) DCP.

Given the above, the Planning Proposal will not adversely impact on the conservation values of any nearby heritage item and in this regard, the objectives of this Direction are upheld.

In addition, DCP controls will be developed for the site to ensure its integration into the local fabric including the relationship with the Memorial Park, Killikrankie, and Items in the vicinity and which form the fabric of the Pacific Highway streetscape.

S.9.1 Direction – 3.4 Integrating Land Use and Transport

The Planning Proposal seeks to amend the height and FSR for land zoned for business purposes, which will facilitate an increase in available residential floor space in an existing urban area. Therefore, consideration has been given to this Direction.

Unless otherwise justified, to achieve consistency with this direction, a planning proposal must include provisions that give effect to and are consistent with the aims, objectives and principles of:

- Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and
- The Right Place for Business and Services – Planning Policy (DUAP 2001).

Improving Transport Choice – Guidelines for planning and development was prepared by the (then) Department of Urban Affairs and Planning in 2001 to provide guidelines, principles, initiatives and best practice examples for locating land uses and designing development that encourages viable and more sustainable transport modes than the private car such as public transport, walking and cycling.

As referenced in the Traffic and Transport Study at **Appendix 2**, the subject site will promote greater public transport use and encourage uptake of active transport option as it will increase density in an existing local centre within a 120 metre walk of Roseville railway station and in close proximity to existing cycle routes. This is illustrated in Figure 101 below.

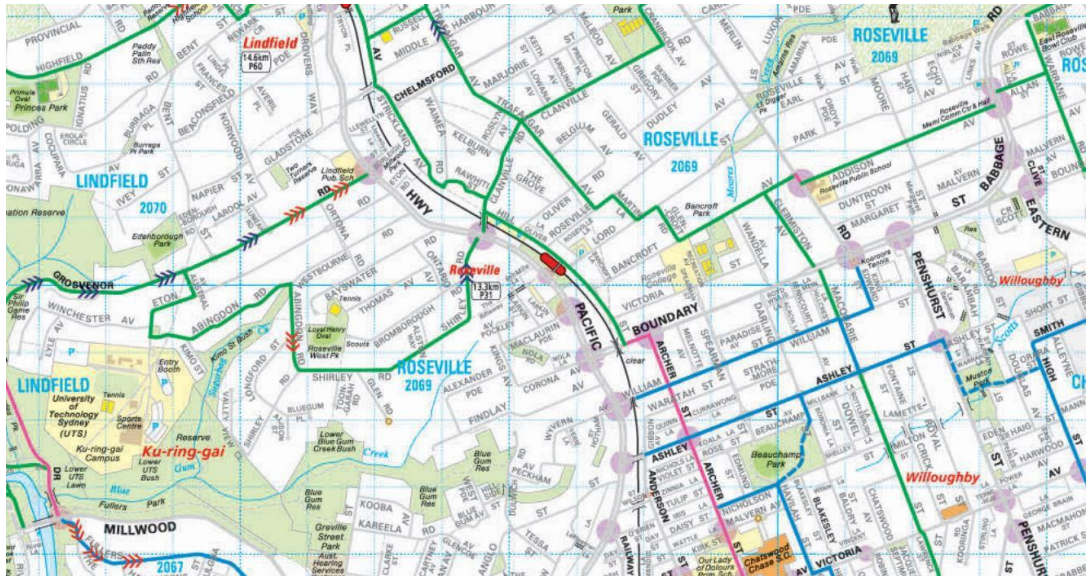


Figure 101: Local Cycle Routes (source Ku-ring-gai Council)

The revised Traffic and Transport Study at Appendix 2 includes strategic consideration of the integration of land use and transport and liveability. The North District Plan incorporates Roseville and includes an emphasis on the harbour CBD being the regions metropolitan centre, and together with North Sydney, Chatswood, St Leonards and Macquarie Park, forms the states greatest economic asset, the Eastern Economic Corridor. Urban renewal and a focus on growth in dwellings in well-connected walkable places aim to provide residents with quicker and easier access to a range of jobs, housing types and activities.

The Study describes the existing well-established regular train and bus services that are within close proximity to the site and concludes “The Planning Proposal will therefore satisfy the government objectives as follows:

- (a) *Enabling residents/patrons to readily access regular train and bus services close to the site,*
- (b) *Providing an appropriate level of on-site parking, with reference to existing club activity and relevant council requirements, to encourage public transport use and increase the proportion of trips by public transport,*
- (c) *Providing a mixed-use development as part of a revitalised Roseville local centre and close to other retail and commercial uses to limit the need for external travel, and*
- (d) *Providing for an increase in population living within 30 minutes by public transport of a city or major centre in the metropolitan area.*

This Planning Proposal seeks to increase the height and FSR for land in an existing B2 Local Centre zone. This will result in the more efficient use of land in an area already zoned for business and employment related uses in a highly accessible location near public transport and cycleways. It does not propose to amend the existing B2 Local Centre zoning of the site other than to facilitate a slight increase in the area of that zoning. Permissibility of land uses to be carried out in the existing B2 Local Centre zone will remain unchanged.

Therefore, the Planning Proposal is not inconsistent with this Direction.

S.9.1 Direction - 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls. The Planning Proposal is consistent with this direction as it does not seek to impose any development standards or requirements in addition to those already contained in the standard environmental planning instrument.

Objective

(1) The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.

What a relevant planning authority must do if this direction applies

(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:

(a) allow that land use to be carried out in the zone the land is situated on, or

(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or

(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

The objective of this Direction is to prevent unnecessarily restrictive planning controls and relates primarily to the proposed planning controls that are intended to apply to the site. It is noted that, paragraph (5) gives effect to Objective (1) by seeking to prevent a specific development control or single development outcome (referenced by drawings) from being given effect via a Local Environmental Plan.

The Planning Proposal does not seek to unnecessarily restrict the subject site, instead it seeks to enhance the capacity and development opportunities. The Planning Proposal is consistent with paragraph (4) of this s9.1 Direction in that it:

- seeks to retain and slightly expand existing B2 Local Centre land use zoning on the site; and

- proposes to amend a height and FSR standard via the Planning Proposal, which is a development standard commonly used throughout NSW.

With respect to paragraph (5), the Planning Proposal, as described in Section 2.1.1 of this document, does not contain or refer to drawings that show details of the development proposal. Any detailed design guidance is intended to be provided via a site-specific development control plan if required by Council. This is an appropriate mechanism for providing detailed guidance for site planning and built form on a site-specific level and is a primary means of providing such guidance across NSW.

As outlined above, the Planning Proposal is consistent with this Direction.

S.9.1 Direction - 7.1 Implementation of A Plan for Growing Sydney superseded by the 'Greater Sydney Region Plan – A Metropolis of Three Cities

The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

In March 2018, this was superseded by 'Greater Sydney Region Plan – A Metropolis of Three Cities', which has been prepared aligning land use, transport and infrastructure planning to reshape Greater Sydney as three unique but connected cities.

Discussions with the Department of Planning on 9 April 2018 confirmed the redundancy of s9.1 Direction - 7.1 Implementation of A Plan for Growing Sydney. At the time of writing this report, Direction 7.1 had yet to be revoked and as such has been addressed in this Planning Proposal.

Refer to **Section 3.2.1 Question 3**, which demonstrates consistency of this planning proposal with the Greater Sydney Plan - A Metropolis of Three Cities.

3.3 Section C – Environmental, Social and Economic Impact

3.3.1 Q7 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. Given the site's urban locality and both past and existing developments, there is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the Planning Proposal and its proposed *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* amendments.

The subject site has been highly modified as a result of previous development. There is limited vegetation on the site, however there are four mature trees located outside the boundary but close to the development. Three of the trees are located to the south of the subject site within the Roseville Memorial Park and one is located within the zone of excavation. Any future detailed design or development application for the subject site will address any potential impact of the development on these adjacent trees.

3.3.2 Q8 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no direct environmental effects as a result of this Planning Proposal, especially given it is for land that is situated in an existing urban context and the subject site is currently developed for urban purposes.

The planning proposal is not for land affected by any known natural hazards such as flooding, land slip, bushfire hazard and the like. Any impacts that the planning proposal will have are related to the urban environment rather than the natural environment.

As the planning proposal would result in increased permissible height and floor space ratio, the following potential environmental impacts are relevant and have been considered for the subject site and its urban context:

- Physical and visual impacts of building height and bulk

- Impact on additional shadow cast due to the additional height
- Traffic impacts
- Impact on the existing trees in the adjacent public realm
- Impact on the nearby heritage items
- Contamination Impacts

Increased Building Height

The Planning Proposal is supported by an urban design study (Appendix 1) that has carefully considered the proposed height in relation to context of the intended built form outcome. To assist with better understanding the potential impact of height, consideration has been given to the Planning Proposal in relation to the objectives outlined under *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* Clause 4.3 Building Height. Refer Table 10.

Table 10 Assessment of the Planning Proposal against cl 4.3 Building Height Objectives

Clause 4.3 Objective	Planning Proposal Justification
(a) to ensure that the height of development is appropriate for the scale of the different centres within the hierarchy of Ku-ring-gai centres	The planning proposal is for a modest increase in building height and the subject site's gateway location that is compatible in scale with the surrounding local centre precinct and adjacent Memorial Park.
(b) to establish a transition in scale between the centres and the adjoining lower density residential and open space zones to protect local amenity	The proposed amendments to building height controls have been considered in conjunction with the surrounding local context and will result in a compatible built form in relation to the local building height context. As demonstrated in the urban design study, setbacks to upper levels can be deployed to minimise visual impacts from the public realm and to ensure appropriate solar access from nearby buildings and the public realm. The urban design study also gives consideration for the transition between buildings and the role of this site as a gateway to the Roseville local centre.
(c) to enable development with a built form that is compatible with the size of the land to be developed	The proposed building height is consistent with the intended future scale of the centre and propose and height that is compatible with the size of this gateway site and the desired future character of the locality.

Building Bulk and Density

The Planning Proposal is supported by an urban design review that has carefully considered the proposed height in relation to context of the intended built form outcome. To assist with better understanding the potential impact of height, consideration has been given to the Planning Proposal in relation to the objectives outlined under *Ku-ring-gai (Local Centres) LEP 2012* Clause 4.3 Building Height. Refer Table 11.

Table 11 Assessment against cl 4.4 Floor Space Ratio Objectives

Clause 4.4 Objective	Planning Proposal Justification
(a) to ensure that development density is appropriate for the scale of the different centres within Ku-ring-gai	<p>The FSR increase has been based upon a carefully considered built form analysis outlined in the attached urban design study to propose a suitable FSR for the subject site within its context.</p> <p>The Planning Proposal proposes to increase the maximum FSR controls applicable to the site only to</p>

Clause 4.4 Objective	Planning Proposal Justification
	a minor degree and will not affect the perceived scale or hierarchy of the centre.
(b) to enable development with a built form and density compatible with the size of the land to be developed, its environmental constraints and its contextual relationship	The proposed FSR is consistent with the intended future scale of the centre and propose and height that is compatible with the size of this gateway site and the desired future character of the locality. Relevant technical studies provided demonstrate that various environmental opportunities and constraints such as contamination, overshadowing and traffic can be appropriately managed as a part of a future detailed design and development application process.
(c) to ensure that development density provides a balanced mix of uses in buildings in the business zones	The Planning Proposal includes provisions that will encourage a range of uses to be provided including a Registered Club and shop top housing. This will provide the necessary ground level activation to Memorial Park and Pacific Highway for an appropriate streetscape outcome.

Shadow Impacts

The Planning Proposal is supported by an urban design review that has carefully considered the proposed height in relation to the additional shadow that would be cast when compared with a compliant scheme. (Refer Appendix 1).

These diagrams demonstrate that “at all times during mid-winter, the additional impact is very limited and would not result in unacceptable impacts. The property at No. 1 Maclaurin Parade would continue to retain good solar access from late morning and throughout the entire afternoon.

Furthermore, the subject site is separated from other development on three sides by Larkin Lane to the west, Pacific Highway to the east and Roseville Memorial Park to the south. This significantly reduces the potential for overshadowing impacts resulting from development on this site.”

Traffic Impacts

The Traffic and Transport Study in Appendix 2 details the existing traffic flows and the impact this Planning Proposal may have on surrounding intersections. It concludes the low traffic generation associated with the development will not have noticeable effects on the local road network. Intersections would continue to operate at their existing good level of service, with similar average delays per vehicle.

Based on an indicative 40-unit scheme, 52 residential parking spaces can be provided in accordance with Council's Development Control Plan requirements. In addition, five club parking spaces (including one disabled space) are proposed on basement level one. All access and parking areas would necessarily be designed to provide compliance with the appropriate Australian Standards, to be detailed as part of a future detailed design process and Development Application.

Appropriate provision for bicycle parking will be provided in accordance with the DCP and with AS2890.3 which will be addressed as part of a future development application.

The subject site is located within a 120-metre walk of Roseville railway station which services the T1 North Shore Line. The site is also close to bus services which operate along Pacific Highway and Hill Street (east of the railway line). The proposal would increase residential densities close to existing regular public transport services.

If the Roseville local centre were to be uplifted to a similar degree as the subject site, the proposed traffic impacts would be acceptable subject to appropriate management and parking under future development.

Arboricultural Impact Assessment

Four mature trees are located outside the boundary but close to the development, these being three (3) trees, located south of the subject site and within the Roseville Memorial Park and one (1) located within the zone of excavation.

It is intended that this Planning Proposal will facilitate the addition of one (1) storey to that which is already permissible. This will not have any impacts to existing vegetation and therefore will not result in additional impact that would preclude this planning proposal from further consideration.

Impacts on Heritage Items

A Statement of Heritage Impact prepared by NBR & Partners accompanies this proposal (**Appendix 3**). The report reviews the Planning Proposal and considers the implications of the proposed amendments for the increased height and FSR of the subject site from a heritage perspective, in terms of the potential impacts on the significance of the adjacent heritage item.

The Statement concludes the proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- 'Killikrankie', adjacent to the proposed development, will be retained and its setting as a significant architectural feature within Maclaurin Parade will not be adversely affected.
- The former Bank Building and former Station Master's Residence, located on the northern side of the Pacific Highway, are physically separated from the subject site. The proposed additional floor does not alter the setting of these buildings nor does it alter how they are appreciated and understood.
- The increased height would be understood in the wider context of development along the Pacific Highway.
- The proposal is consistent with the heritage objectives of the Ku-ring-gai (Local Centres) LEP 2012, and the Ku-ring-gai (Local Centres) DCP.

Given the above, the Planning Proposal will not adversely impact on the conservation values of any nearby heritage item and in this regard, the objectives of this Direction are upheld.

Contamination Impacts

The Planning Proposal is accompanied with a preliminary contamination assessment that concludes the subject site is suitable for the proposed use. A Phase 1 contamination assessment was conducted by Network Geotechnics Pty Ltd and is provided as **Appendix 8** of this Planning Proposal, which concludes the following:

- The subject site is unlikely to contain widespread unacceptable contamination, as a result of past and current activities within the site and its surroundings; and
- The subject site is considered to be suitable, from a contamination perspective, for the proposed high-density residential land use with commercial land use on ground floor with no access to site soils.

Residential uses are already permitted on the subject site under the B2 Local Centre zone in the form of shop top housing and as such, the proposal is not introducing a more sensitive land use than is currently permitted on the site under the *Ku-ring-gai Local Environmental*

Plan (Local Centres) 2012. If required, further contamination assessment and site studies will be undertaken as a part of a future development application.

3.3.3 Q9 - How has the planning proposal adequately addressed any social and economic effects?

Social and economic considerations relating to this Planning Proposal have been integrated into the previous sections of this Planning Proposal. This proposal to introduce increased permissible FSR and height on the subject site located in the Roseville local centre will facilitate change, which will result in positive social consequences that will enhance the lifestyle of the existing and future community in Roseville and the broader LGA.

The Planning Proposal is intended to be a catalyst for positive change in this retail and transport hub. It provides a feasible framework for increased residential opportunities, which will support and orderly development of the subject site and improvements to the adjacent Memorial Park and complement existing local centre economic in terms of growth and sustainability. It is intended to support population growth, which in turn will result in greater utilisation of existing retail and transport infrastructure. The intended integration with the adjoining Roseville Memorial Park is aimed at improving resident and community amenity and quality of life as well as support economic development and revitalisation in the immediate locality.

The Planning Proposal will facilitate delivery of a number of positive of community benefits. It will establish the most achievable basis for the economic and orderly development of the subject site within walking distance of existing rail and road-based transport and in an established and intensifying mixed use retail, commercial and residential setting.

The Planning Proposal is capable of providing a diverse range of benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader community. Specifically, this will include the following:

- **Economic** - As noted earlier in this Planning Proposal, the existing club facility is old and requires a newer, modern space which is fit-for-purpose to meet changing demographic needs, activities and interests. The indicative design concept in the Urban Design Study at Appendix 1 will provide the opportunity to revitalise and upgrade the existing facility, which will assist to enhance the vitality and vibrancy of the Roseville local centre. This will provide a direct benefit to the local community as a place for interaction, enjoyment and community building. The future Club area will be marginally reduced in floorspace however will provide a more efficient floor plate for the future layout, and to accommodate back of house facilities such as garbage room and internal loading bay. This will provide economic benefits to the club itself. Should the club not continue on the site, any future development is able to provide retail or business uses on the ground floor with similar employment numbers, in conjunction with shop top housing above (under the provisions of the KLEP Local Centres 2012). Thereby, the Planning Proposal does not limit the economic benefits of the site.
- **Employment** - This Planning Proposal includes an indicative design concept in the Urban Design Study at Appendix 1, which retains the club facility on the site adjacent to the Memorial Park. The current club operates with equivalent of four (4) full time staff. The future club will provide the equivalent of eight (8) jobs within the community, an increase of 100%, as well as additional jobs throughout the construction phase of the building.
- **Housing** - The indicative design concept in the Urban Design Study at Appendix 1 incorporates residential approximately forty (40) dwellings in this highly accessible location within the Roseville local centre. The residential use will improve supply and choice of housing in the local centre and will provide homes close to jobs which will assist in facilitating improved affordability through increased supply and diversity of dwellings.
- **Improved Public Domain Interface** - The Planning Proposal will improve the activation of the site and its interface with the adjacent Roseville Memorial Park,

laneway, and public footpath. This will increase the use of the park, as well as providing additional informal surveillance opportunities from the ground floor use as well as the residential units with outlook across the park and public footpath areas.

- **Sustainable Living** - The proposal will incorporate a mixed-use development and will promote the principles of co-location. This will enable people to work and live within the one area, reducing the need for people to travel large distances via private vehicle. With the main household type expected to be couples with children, the provision of additional housing close to public transport and employment opportunities is a positive benefit. (Source NSW State and LGA Population, Household and Dwelling Projections: 2016).
- **A holistic approach** - Due to careful design and appropriate architectural strategies, the indicative design concept in the Urban Design Study at Appendix 1 will not restrict or limit the potential redevelopment of any neighbouring sites. It will also not pose any adverse impacts to the surrounding environment.

The Planning Proposal will result in a net community benefit as it will allow future development to take full advantage of its location in close proximity to transport infrastructure in the form of a transit-oriented development, which has wider benefits than just for the local community. This encourages sustainable transport use and discourages car dependence, which in turn has positive flow-on effects for the local and wider traffic network such as reduced energy consumption and a smaller ecological footprint. Accordingly, it is considered that the Planning Proposal will have a positive effect on the local economy and community.

3.4 Section D – State and Commonwealth Interests

3.4.1 Q10 - Is there adequate public infrastructure for the planning proposal?

The existing public infrastructure in conjunction with the proposed improvements to the local traffic networks is capable of accommodating this proposal.

The surrounding area is well serviced by public transport, providing connections to the surrounding suburbs, including the Sydney CBD. Trains to Chatswood and the City run approximately every five (5) minutes during peak period including Saturdays, and on Sundays they are every 10 minutes approximately. Trains to Hornsby are approximately every 15 minutes including the weekend.

Roseville Train Station is 120m walking distance to the north of the site, and regular bus services operate from the train station providing direct access to Chatswood, Lindfield and Macquarie Park (including Macquarie University). This bus stop is also wheelchair accessible. Bus stops are also located on both sides of the Pacific Highway within a 180m walk. Bus Routes include:

- No 565 which extends to Macquarie Park (and Uni) to the west and Chatswood to the south;
- No 558 which extends to Lindfield and East Lindfield to the east and Chatswood to the south; and
- No N90 from Hornsby to Town Hall via Chatswood.

Notwithstanding this, the site is well situated within the established Roseville local centre, with a variety of commercial services, and recreational, retail and commercial opportunities. Belmont medical practice is situated 280m north of the site. A number of other General Practitioners and specialists including podiatry, dentist, skin cancer clinic and physiotherapy are within walking distance from the site.

Parks and playgrounds are scattered on both sides of Roseville and extending into Chatswood and Lindfield within close proximity to the subject site, providing a variety of outdoor recreation options. 3 parks are located within 800m of the site (Loyal Henry, Blue Gum Park and Bancroft Park). The Lane Cove National Park is some 3.5km to the west of the site and can be accessed by car within 10 minutes' drive. Roseville Golf Club is located east of the site approximately 3km away and also can be accessed within a 10-minute drive.

There are a number of educational establishments in the area, with several schools and kindergartens/preschools nearby including:

- Roseville Ballet & Performing Arts (550m walking distance to the north of the site)
- Roseville College (700m walking distance to the east of the site and accessed by buses)
- Chatswood High School (1.9km walking distance to the south of the site and accessed by bus and trains)
- Roseville Public School (1.3km walking distance to the east of the site)
- Lindfield Public School (some 800m north of the site)
- Roseville Kindergarten (500m walking distance to the west of the site)

The area is generally well-serviced with Police, Ambulance, Fire and other emergency services.

Existing utility services will adequately service the future development proposal as a result of this proposal and will be upgraded or augmented where required. Waste management and recycling services are available throughout Ku-ring-gai Council.

The subject site is currently used for urban purposes and is connected to existing infrastructure services. More detailed engineering studies and plans for public utilities and infrastructure connections would be carried out as part of a future development application for detailed design and construction of development and any requirements for infrastructure contributions considered in accordance with s7.11 of the EP&A Act as necessary.

3.4.2 Q11 - What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No State or Commonwealth authorities have been consulted yet by the proponent of the Planning Proposal. It is anticipated that the planning authorities in Ku-ring-gai Council and NSW Department of Planning and Environment will consult relevant public authorities in accordance with the provisions of the EP&A Act and Regulations and any specific requirements of the Gateway Determination. It is expected at minimum that the following agencies will be consulted with:

- Roads and Maritime Services.
- Transport for New South Wales.
- Ausgrid.
- Sydney Water.
- Willoughby Council, due to its close proximity to the site.

[Part 4] Mapping

Development Standards

The *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* has development standards that apply to this site and which are relevant to this Planning Proposal. Following are the proposed amendments to those development standards as appropriate.

Land Use Zoning Map

The land is primarily zoned B2 Local Centre, although a small portion of the land in the southwest corner is zoned RE1 Public Recreation. The Planning Proposal seeks to rezone (part) Lot 2 in DP 202148 from RE1 Public Recreation to B2 Local Centre Zone.

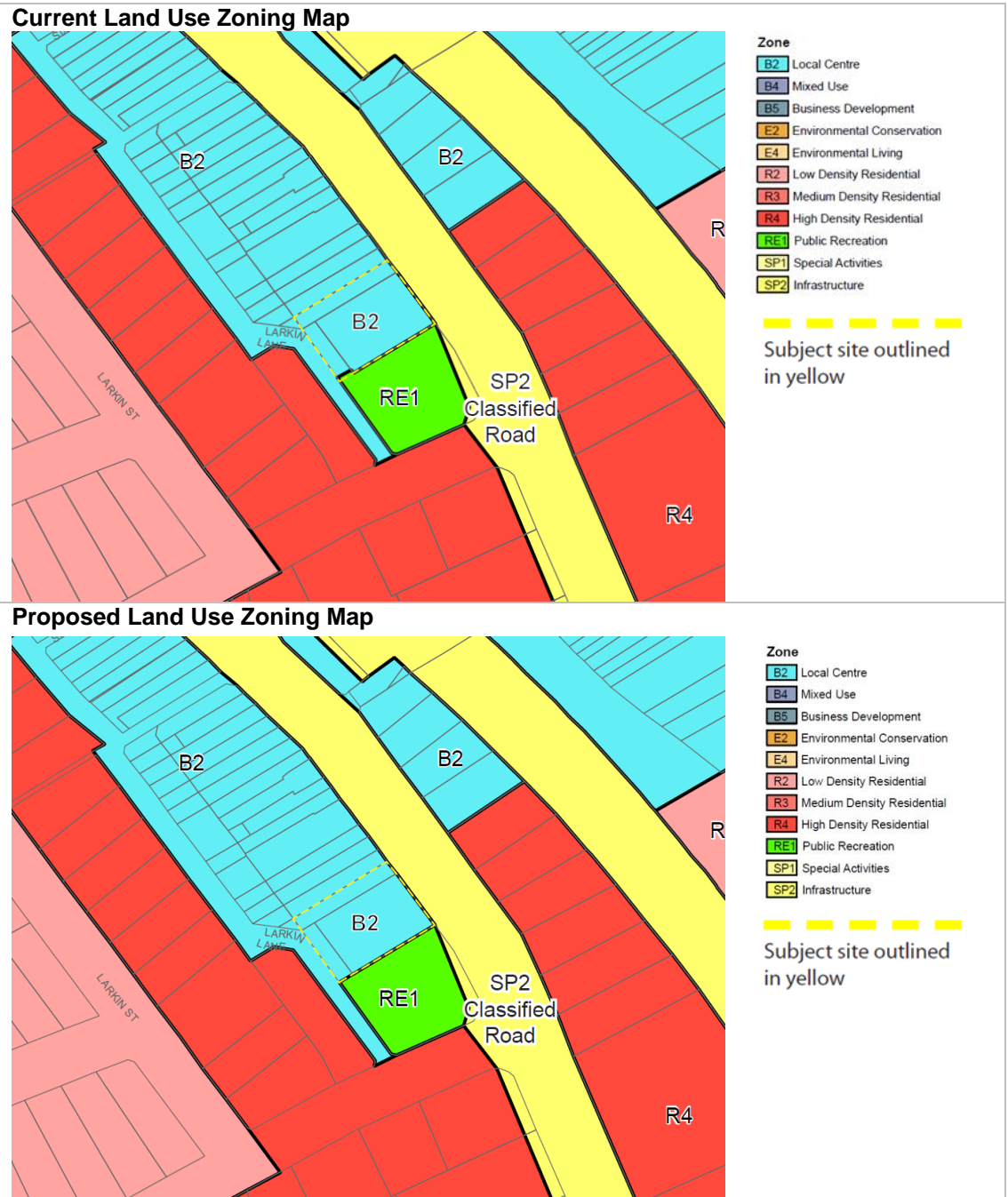


Figure 112: Current Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Land Use Zoning map and proposed Land Use Zoning map

Floor Space Ratio Map

Part of the site is subject to a maximum FSR of 2:1. The remainder of the site at 64 Pacific Highway is subject to a maximum FSR of 2.8:1. The Planning Proposal seeks to amend the FSR map to designation of 'V' to 3.0:1.

Current Floor Space Ratio Map



Maximum Floor Space Ratio (n:1)	
A1	0.2
A2	0.3
D	0.5
N	1.0
K	0.85
U2	2.8
T1	2.0
T2	2.3
U1	2.5
U2	2.8
V	3.0
V	3.5
Area 1	
Area 2	
Area 3	
Area 4	
Area 5	
Area 6	

The subject site's existing Floor Space Ratio designation is (part) 2.0:1 under a Floor Space Ratio designation of 'T1' and (part) 2.8:1 under a Floor Space Ratio designation of 'U2'.

Subject site outlined in yellow

Proposed Floor Space Ratio Map



Maximum Floor Space Ratio (n:1)	
A1	0.2
A2	0.3
D	0.5
N	1.0
K	0.85
U2	2.8
T1	2.0
T2	2.3
U1	2.5
U2	2.8
V	3.0
V	3.5
Area 1	
Area 2	
Area 3	
Area 4	
Area 5	
Area 6	

The subject site's Floor Space Ratio designation to be changed from (part) 2.0:1 under a Floor Space Ratio designation of 'T1' and (part) 2.8:1 under a Floor Space Ratio designation of 'U2', to 3.0:1 under a Floor Space Ratio designation of 'V'.

Subject site outlined in yellow

Figure 13: Current Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Floor Space Ratio map and proposed Floor Space Ratio map

3.4.3 Height of Buildings Map

Part of the site is subject to a maximum building height of 14.5m at 66 Pacific Highway and part of 62 Pacific Highway. The remainder of the site is subject to a maximum building height of 20.5m. The Planning Proposal seeks to amend the Height of Building Map to a new height of buildings designation of 'T' to 26.5m.



Figure 14: Current Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Height of Buildings map and proposed Height of Buildings map

4. [Part 5] Community Consultation

Should gateway approval be granted, it is likely to be on public exhibition for a minimum period of 28 days. The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on the Council's website. The written notice will:

- Give a brief description of the objectives or intended outcomes of the Planning Proposal;
- Indicate the land affected by the Planning Proposal;
- State where and when the Planning Proposal can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The Planning Proposal, in the form approved for community consultation by the Secretary of Planning and Environment;
- The Gateway determination; and
- Any studies relied upon by the Planning Proposal.

The applicant of the Planning Proposal has undertaken community consultation regarding the proposed upgrade of the Memorial Park and the overall redevelopment of the subject site that this Planning Proposal seeks to achieve. A community session was held on-site on 12 March 2018. A copy of the Community Consultation report prepared by Urban Concepts is provided at Appendix 7.

4.1 Public Consultation

The applicant engaged Urban Concepts who are Community Consultation consultants. A Community Consultation session was held with members of the public on the 12 March 2018. The session included a 'walk over' of the subject site and surrounding area, as well as a presentation from the applicant's consultant team. The attendees were invited to ask questions of the proposed development and raise any concerns or comments regarding the overall scheme. The scheme presented to the public was a holistic view of the Planning Proposal and resultant development potential on the site. It included the Club's and the applicant's overall development of up to seven (7) storeys, and the relevant planning pathway was explained to the community.

Overall, the community were supportive of the proposed development. A detailed outline of the Community Consultation process, and responses from the public are outlined in Appendix 7.

5. [Part 6] Project Timeline

An indicative timeframe for the completion of this Planning Proposal is outlined in Table 12. This may be amended at Gateway. The timeline is provided in accordance with 'A guide to preparing planning proposals' prepared by the Department of Planning and Environment (2016).

Table 12 Project Timeline

Step	Indicative Timeframe
Anticipated commencement date (date of Gateway determination)	1 June 2020
Anticipated timeframe for the completion of required technical information	November 2020
Timeframe for government agency consultation (pre and post-exhibition as required by Gateway determination)	March 2021 Concurrently with Public Exhibition
Commencement and completion dates for public exhibition period	March 2021 28 day exhibition
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	April - May 2021
Timeframe for the consideration of a proposal post exhibition (reporting to Council)	May 2021
Submission to the Department to finalise the LEP	May 2021
Anticipated date the Plan will be made	June 2021

Attachment- Department of Planning and Environment Checklist

STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Community consultation (agencies to be consulted)
- Explanation of provisions
- Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)

STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)


PLANNING MATTERS OR ISSUES	To be considered	N/A		To be considered	N/A
Strategic Planning Context			Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consistent with the relevant regional plan, district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land/site contamination (SEPP55)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consistent with a relevant local council strategy that has been endorsed by the Department; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sea level rise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seeking to update the current planning controls if they have not been amended in the last 5 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban Design Considerations		
Site Description/Context			Existing site plan (buildings vegetation, roads, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerial photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building mass/block diagram study (changes in building height and FSR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site photos/photomontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic and Transport Considerations			Development yield analysis (potential yield of lots, houses, employment generation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Economic Considerations		
TMAP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Economic impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Retail centres hierarchy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cycle and pedestrian movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Considerations			Social and Cultural Considerations		
Bushfire hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heritage impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acid Sulphate Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboriginal archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open space management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flora and/or fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	European archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil stability, erosion, sediment, landslip assessment, and subsidence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Social & cultural impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stakeholder engagement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Infrastructure Considerations		
			Infrastructure servicing and potential funding arrangements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Miscellaneous/Additional Considerations		
			List any additional studies that should be undertaken post Gateway determination	None	



Appendix 1
Urban Design Report



Appendix 2
Traffic Report




Appendix 3
Heritage Impact Statement



Appendix 4

Statement from Roseville Returned Servicemen's Memorial Club



Appendix 5
Survey



Appendix 6
Existing Development Survey



Appendix 7
Community Consultation Report



Appendix 8

Stage 1 Preliminary Site Investigation