


Existing Development Survey in the Roseville Town Centre May 2018

Pacific Highway	Photo	Name of Business	Storeys	Use	LEP Existing Controls (Height (m) / FSR n:1)	Current Height/Potential (m) (Assumption Ground to 1 st Floor 3.6 – Upper Floors 3.1)	Comments
68-72		68- Absolute Relaxation	2-3	Commercial GF UF Unknown	14.5 (N) / 2.0 (T1)	4 Storey max.	Capacity for 2 more storeys. Potential for increase of FSR (current FSR approximately 0.6:1)
		70- Roseville Physiotherapy	2-3	Commercial GF UF Unknown	14.5 (N)/ 2.0 (T1)	4 Storey max.	Capacity for 1-2 more storeys. Potential for increase of FSR (current FSR approximately 1.3:1)
		72- Vacant	2-3	Vacant	14.5 (N)/ 2.0 (T1)	4 Storey max.	Capacity for 1-2 more storeys. Potential for increase of FSR (current FSR approximately 0.8:1)

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74-80		<p>74-76- Encompass Health Care</p> <p>78/78A- VACANT</p>	<p>1</p> <p>2-3</p>	<p>Commercial GF</p> <p>UF Unknown</p> <p>Vacant (GF) Sydney Child Development Centre (UF)</p>	<p>11.5 (L)/ 1.0 (N)</p> <p>11.5 (L)/ 1.0 (N)</p>	<p>3 Storey max.</p> <p>3 Storey max.</p>	<p>Capacity for 2 more storeys. Potential for increase of FSR (current FSR approximately 0.4:1)</p> <p>Capacity for 1 more storey. Marginal to no capacity for increase to FSR (current FSR approximately 0.9:1)</p>


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80-84a		<p>80- Rashmin</p> <p>82 – Polymet</p> <p>82a- Roseville Dental Practice (upper floor)</p> <p>84 – ESA</p> <p>84a – Impression Framing</p>	2-3	<p>Commercial GF</p> <p>Commercial UF</p> <p>Commercial GF</p> <p>Commercial GF</p> <p>Commercial GF</p> <p>It is unknown what the upper level of these properties are used for.</p>	11.5 (L)/ 1.0 (N)	3 Storey max.	<p>The existing building is over 80-84 Pacific Hwy. Capacity for 1 more storey. Capacity to increase FSR (current FSR approximately 0.6:1)</p>


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86- 90		86 – A.C.K. Pharmacy	2	Commercial GF	11.5 (L)/ 1.0 (N)	3 Storey max.	Capacity for 1 more storey. Minor to no capacity to increase FSR (current FSR approximately 0.8:1)
		88 – Ramsden Jewellers	2	Commercial GF	11.5 (L)/ 1.0 (N)		Capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.6:1)
		90 – Sudu Hair	2	Commercial GF	11.5 (L)/ 1.0 (N)		Capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.2:1)


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92- 94		<p>92 – Sky bar</p> <p>94 - Peppercorn Restaurant (GF) YYoga (UF)</p>	<p>2-3</p> <p>2-3</p>	<p>Commercial GF</p> <p>Commercial GF and UF</p>	<p>11.5 (L)/ 1.0 (N)</p> <p>11.5 (L)/ 1.0 (N)</p>	<p>3 Storey max.</p>	<p>Minor capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.4:1)</p> <p>Minor capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.3:1-excluding 1 Larkin Lane area)</p>


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96		<p>96- Roseville Fine Dentistry</p> <p>96A - Angel Hair</p>	<p>2</p> <p>1-2</p>	<p>Commercial GF and UF</p>	<p>11.5 (L)/ 1.0 (N)</p> <p>11.5 (L)/ 1.0 (N)</p>	<p>3 Storey max.</p>	<p>Capacity for 1 more storey No capacity to increase FSR (current FSR approximately 1.35:1)</p> <p>Capacity for 1-2 more storeys Minor capacity to increase FSR (current FSR approximately 0.7:1)</p>




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98-100		<p>98 – Bridal Originals</p> <p>100- Burger Bites</p> <p>100a- Organic Sceuticals (upper floor)</p>	<p>2-3</p> <p>2-3</p>	<p>Commercial GF</p> <p>Commercial GF and UF</p>	<p>11.5 (L)/ 1.0 (N)</p> <p>11.5 (L)/ 1.0 (N)</p>	<p>3 Storey max.</p>	<p>Capacity for 1 more storey. Minor to no capacity to increase FSR (current FSR approximately 0.8:1)</p> <p>Capacity for 1 more storey. Minor to no capacity to increase FSR (current FSR approximately 0.8:1)</p>



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102-104		<p>102 – Castlight</p> <p>104 – Roseville Rose</p>	<p>2</p> <p>2-3</p>	<p>Commercial GF</p> <p>Commercial GF</p>	<p>11.5 (L)/ 1.0 (N)</p> <p>11.5 (L)/ 1.0 (N)</p>	<p>3 Storey max.</p>	<p>Capacity for 1 more storey. Minor to no capacity to increase FSR (current FSR approximately 0.9:1)</p> <p>Capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.2:1)</p>



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106-108		<p>106- House of Kitchens</p> <p>108 – Basil and Bedlam (restaurant)</p>	2	Commercial GF	11.5 (L)/ 1.0 (N)	3 Storey max.	<p>Capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.1:1)</p> <p>Capacity for 1 more storey. No capacity to increase FSR (current FSR approximately 1.6:1)</p>

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110		110 – Metro Bar and Grill	2	Commercial GF	11.5 (L)/ 1.0 (N)	3 Storey max.	Capacity for 1 more storey. Minor to no capacity to increase FSR (current FSR approximately 0.9:1)

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112-116		112 – Roseville Theatre	3	Commercial GF	11.5 (L)/ 1.0 (N)	3 Storey max.	No capacity for an extra storey. No capacity to increase FSR (current FSR approximately 1.3:1)

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126-132		126- El Karim 130 – Pizza Olla 132 – Belmont Medical Practice	2 2 2	Commercial GF Commercial GF Commercial GF	11.5 (L) / 0.85 (K) 11.5 (L) / 0.85 (K) 11.5 (L) / 0.85 (K)	3 Storey max.	Capacity for 1 storey. No capacity to increase FSR (current FSR approximately 1:1)
		89 – Roseville Café	1	Commercial	9.5 (J)/ 0.5 (L)	2-3 Storey max.	Capacity for 1 more storey. Minor to no capacity for additional FSR (current FSR approximately 0.4:1)
81-83		81 – Windows in Profile	2	Commercial	14.5 (N) /2.0 (T1)	4 Storey max.	Capacity for 2 more storeys. Capacity to increase FSR (current FSR

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69-71		69-71 – O'Brien's	1	Commercial GF	14.5 (N)/ 0.85 (K)	Max 4 Storey	Capacity for 3 more storeys. Capacity for increase of FSR (current FSR approximately 0.2:1 to 0.4:1)
55-67		55	3	Residential	14.5 (N)/ 0.85 (K)	Max 4 Storey	Capacity for 1-2 more Storeys. Minor to no capacity for increase of FSR (current FSR approximately 0.8:1+)
		67	2-3	Residential	14.5 (N)/ 0.85 (K)	Max 4 Storey	Capacity for 1-2 more Storeys. No capacity for increase of FSR (current FSR approximately 1:1)

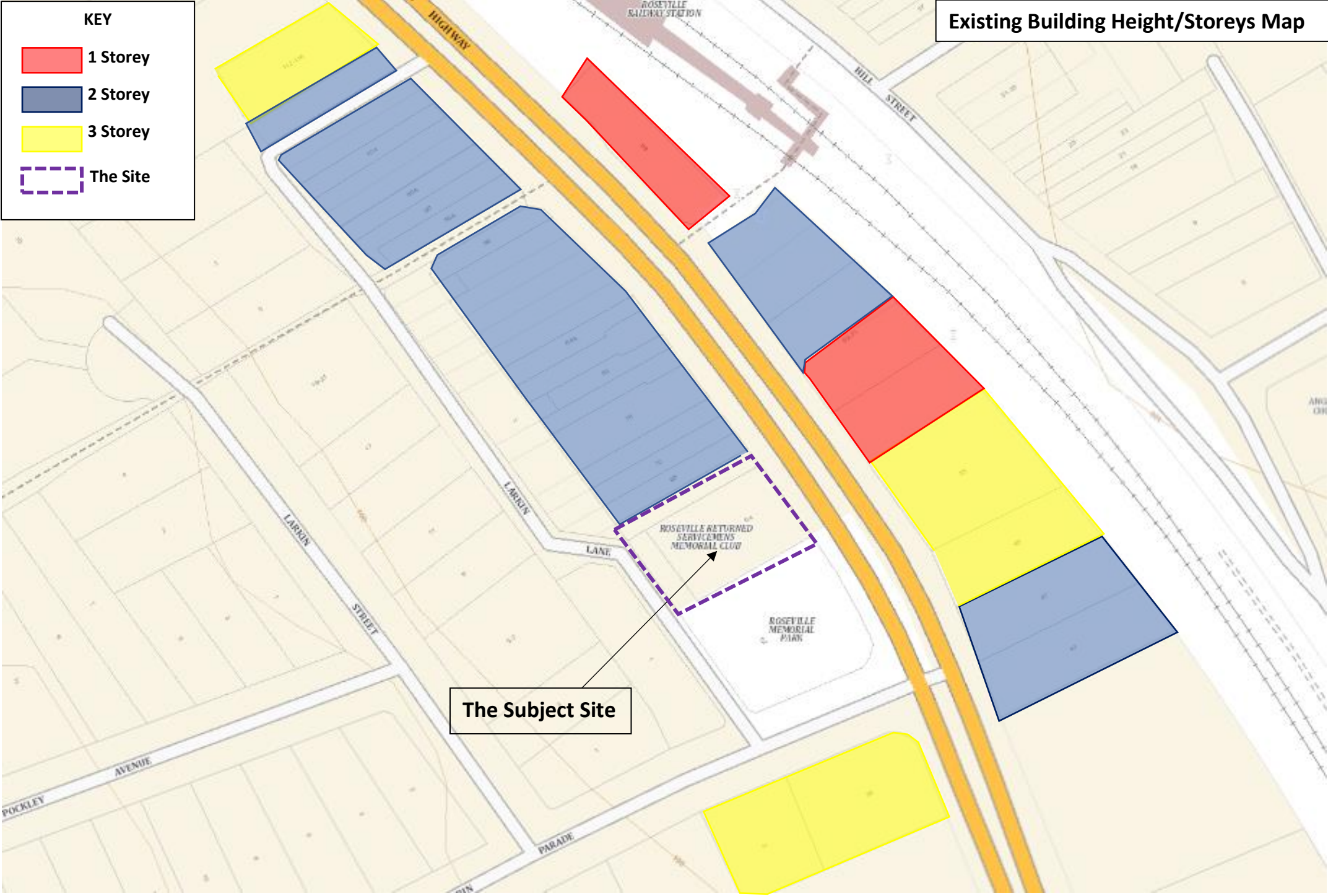
Pacific Highway	Photo	Name of Business	Storeys	Use	LEP Existing Controls (Height (m) / FSR n:1)	Current Height/Potential (m) (Assumption Ground to 1 st Floor 3.6 – Upper Floors 3.1)	Comments
49		49	2	Residential	14.5 (N)/ 0.85 (K)	Max 4 Storey	Capacity for 2 more Storeys. No capacity for increase of FSR (current FSR approximately 0.8:1)
36		36	3	Residential	14.5 (N)/ 0.85 (K)	Max 4 Storey	Capacity for 1 more Storey. No capacity for increase of FSR (current FSR approximately 1.2:1)

Note: The current FSR for each site is indicative only, and has been established via a desktop analysis using Nearmap.

Existing Building Height/Storeys Map






KEY

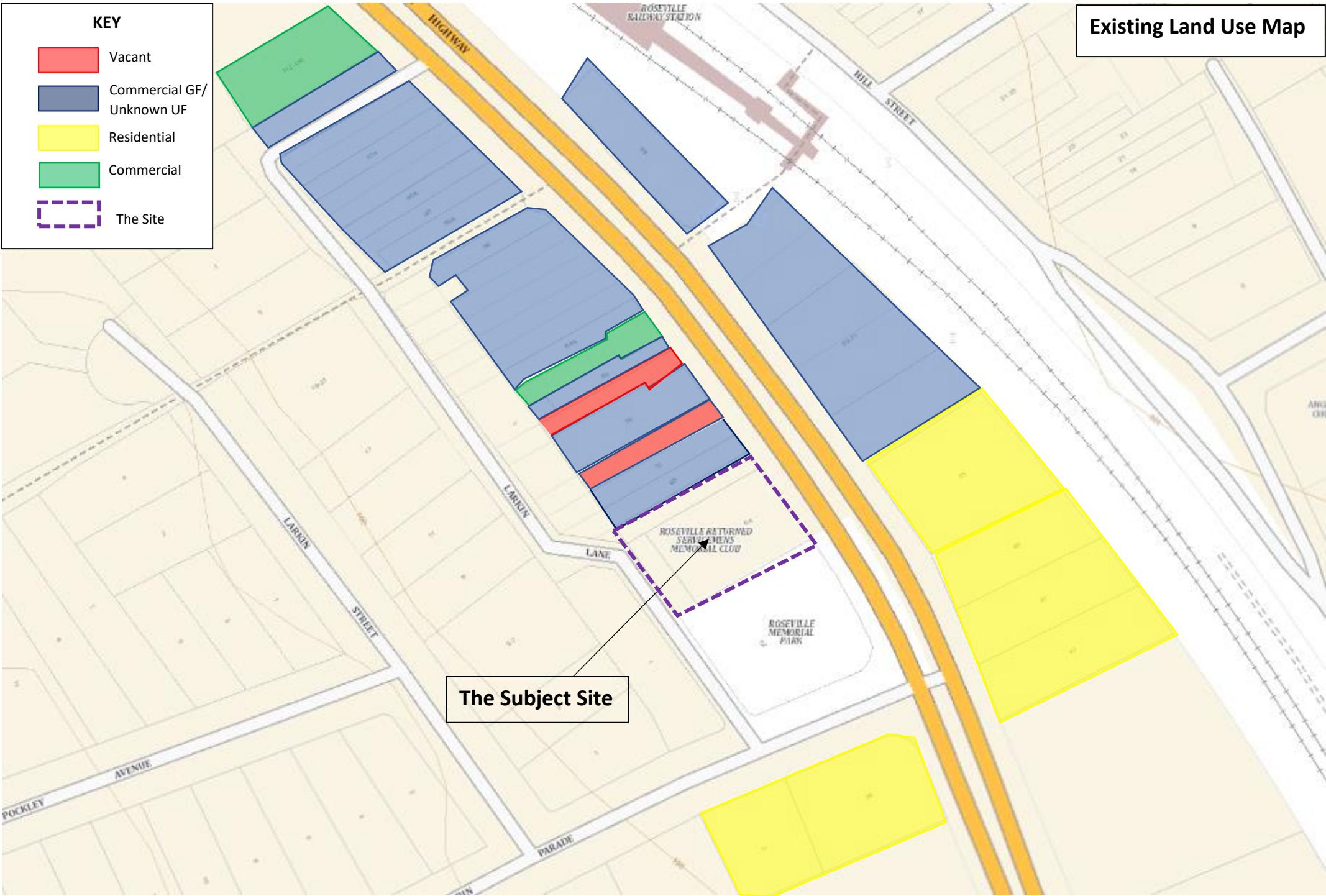
- 1 Storey
- 2 Storey
- 3 Storey
- The Site



Existing Land Use Map

KEY

-  Vacant
-  Commercial GF/
Unknown UF
-  Residential
-  Commercial
-  The Site

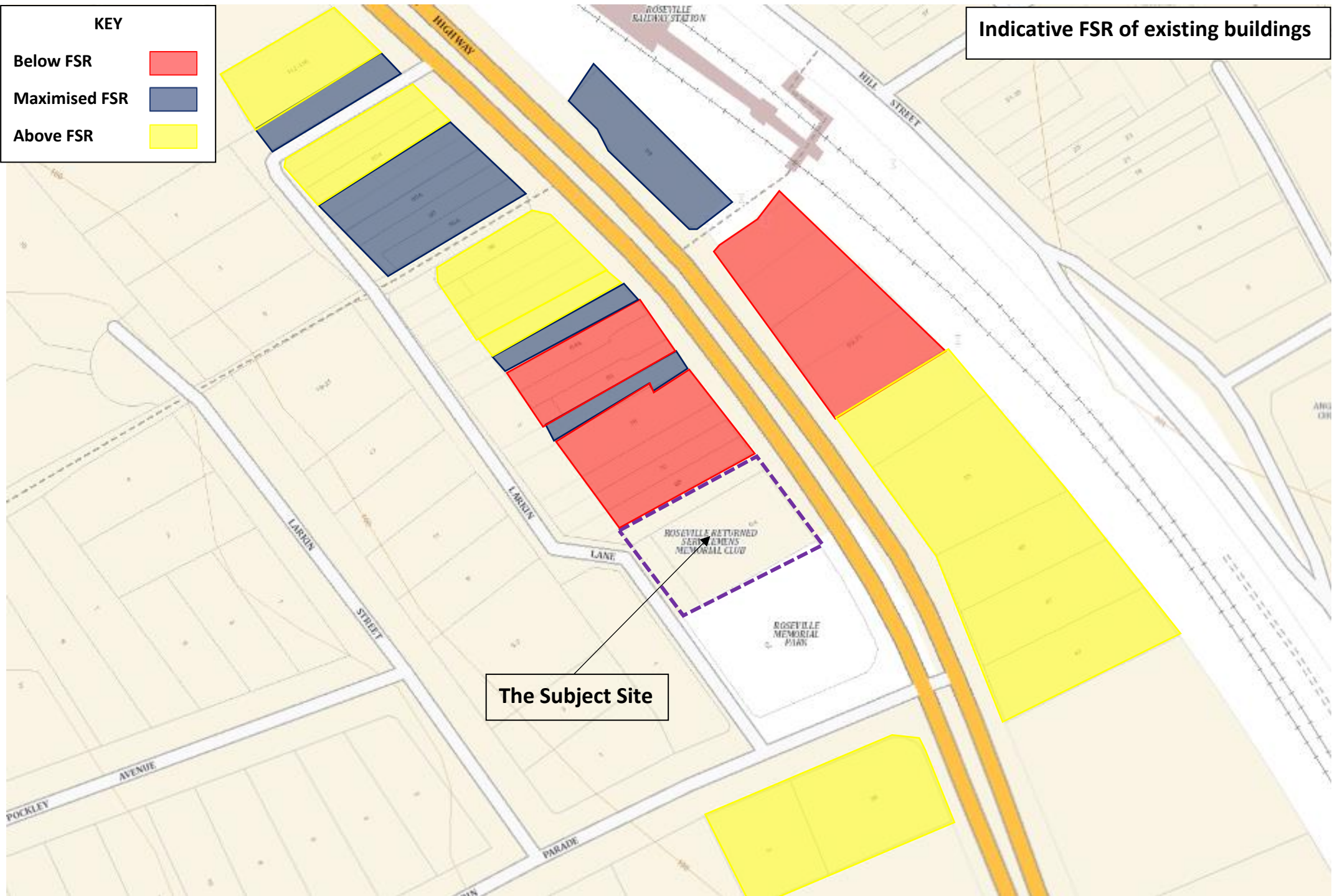


The Subject Site

KEY

- Below FSR**
- Maximised FSR**
- Above FSR**

Indicative FSR of existing buildings



The Subject Site

Floor Space Ratio Map -
Sheet FSR_015C

Maximum Floor Space Ratio (n:1)

- A1 0.2
- A2 0.3
- D 0.5
- J 0.8
- K 0.85
- N 1.0
- Q 1.3
- S1 1.6
- S2 1.8
- T1 2.0
- T2 2.3
- U1 2.5
- U2 2.8
- V 3.0
- W 3.5
- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6



Height of Buildings Map - Sheet HOB_015C

KLEP Height of Buildings Map

Maximum Building Height (m)

- J 9.5
- L 11.5
- N 14.5
- P 17.5
- Q 20.5
- S 23.5
- T 26.5
- V 38.5
- AREA 1
- AREA 2

