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Consultation Report

APRIL 2018

The New Rose, Roseville Club Redevelopment

Prepared by
Urban Concepts

For
Roseville Memorial Club and the Hycorp Property Group

For Submission to
Ku-ring-gai Council

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1. INTRODUCTION

This Report has been prepared by Urban Concepts on behalf of the Roseville Memorial Club (hereafter referred to as the Roseville Club) and Hyecorp Property Group (hereafter referred to as Hyecorp) forms part of the Development Application that is being progressed with Ku-ring-gai Council for the land holding that is referred to as 62-66 Pacific Highway, Roseville.

Hyecorp has entered into a project delivery agreement with the Roseville Club to deliver a new club facility on the site with 6 storeys of residential apartments above. The project is being advanced under the title of The New Rose as it has been designed to appeal to a broader demographic that includes young professionals and families. In this regard, the project will introduce a sculptural architectural form to reinvigorate the centre and mark the gateway to Roseville and the Ku-ring-gai Local Government Area.

The report presents the findings that have arisen from the community consultation process that has been implemented by Urban Concepts between January and April 2018. The consultation set out to test community attitudes to the development scenario being advanced on the site.

The consultation process has been undertaken in accordance with the Communication Plan that was presented to Ku-ring-gai Council in January 2018. The Communication Plan documented the Stage 1 consultation initiatives. Pending the granting of a development consent for the first stage of works further consultation will be undertaken to coincide with the formulation of the Planning Proposal and Stage 2 Development Application.

1.1. Background

The Roseville Club in conjunction with Hyecorp has engaged a multidisciplinary development team to take this project forward. The members of this team are detailed in Table 1.1. The specialist investigations that have been undertaken by the individual team members have been incorporated into the consultation initiatives where appropriate and individual team members have also participated in the consultation events. Notwithstanding that Stage 1 of the development could be proposed without amendments being made to the Ku-ring-gai Local Environmental Plan 2012 the proponent wanted to gauge community attitudes to the holistic development vision rather than just focusing on the Stage 1 development application. This approach ensured that the scheme was presented with transparency and authenticity. This was important given the end development scenario requires the advancement of a Planning Proposal to amend the height and floor space ratio controls that currently apply to the landholdings.

TABLE 1.1 THE MULTI DISCIPLINARY PROJECT TEAM

DISCIPLINE	CONSULTANT
Development Management	Hyecorp
Architecture and Urban Design	PBD Architects
Urban Planning	City Plan Services
Transport and Accessibility	Colston Budd Hunt & Kafes Pty Ltd
Community Consultation	Hyecorp and Urban Concepts

Source: Hyecorp 2018

1.2. Report Structure and Supporting Documentation

The report comprises the following 5 sections:

- Section 1 This Introduction
- Section 2 The Target Audiences
- Section 3 The Communication Methodology
- Section 4 Key Findings
- Section 5 Conclusion

The Appendices contain the supporting documentation:

- Appendix A Newsletter
- Appendix B Community Information Session PowerPoint Presentation
- Appendix C Record of Comments from Consultation Event

1.3. Communication Objectives

The communication aims and objectives that have underpinned the consultation process are:

- To position the project positively within the local community, explaining the need to recognise that the site is to be redeveloped with an expanded range of land uses which include residential apartments above a new Club facility and the incorporation of basement car parking to cater for members of the Club as well as future residents of the apartments.
- To position the land use vision for the Club's land holdings as a community focused development that will deliver a new club facility to service the social, entertainment and function needs of the its members and the broader Roseville and Upper North Shore Community.
- To initiate a robust dialogue to canvas community attitudes to the project prior to the lodgement of the development application and Planning Proposal with Ku-ring-gai Council.
- To commence a dialogue with club members, local residents and integral stakeholders that will remain in place throughout the planning approval and construction process. This will be important given the staging of the project that is likely to see development occurring on the site over a 2 year period.
- To define parameters for community and stakeholder involvement so participants can provide meaningful comment about the architectural design of the development.
- To ensure the views of all residents and stakeholders are represented and reported through the communication process. Depending on their role in the process each stakeholder group or target audience will have its own specific information requirements that reflect their role or area of statutory responsibility. It is important that a timely flow of information is provided to these audiences throughout the consultation process. This flow of information should be handled by the appropriate member of the project team to ensure that there is no distortion of factual information.
- To ensure all material produced for public circulation is presented in a clear and concise 'Plain English' manner.
- To encourage community involvement by ensuring communication initiatives are accessible and professionally run reflecting genuine concern for the local community.
- To report to Council the key outcomes arising from the consultation process so that they are in a position

to make a determination on the project that is in the public interest. This reporting will form an integral part of the development application documentation.

1.4. Project Description

1.4.1. The Site

Located in the suburb of Roseville and within the Ku-ring-gai Local Government Area, the site encompasses land which is bounded by Pacific Highway and Larkin Lane as illustrated by Figure 1.1.

FIGURE 1.1 - SITE LOCATION



Source: Nearthmaps 2018

1.4.2. The New Rose Project Vision

The Club's redevelopment vision for its Pacific Highway landholdings involves designing a new club facility that will appeal to a younger age range including families. The new club will be funded from the sale of the air space rights which will be developed for shop top housing. The project has the full support of the Clubs Executive Committee and members. The Club is the applicant and proponent for the development application.

The redevelopment vision for the Roseville Club landholdings involves developing a new entertainment and recreational Club facility on the site with residential housing above. All parking on the site will be provided as basement car parking. The development proposal that was tested through the consultation process is illustrated at Figure 1.2.

FIGURE 1.2 - THE NEW ROSE DEVELOPMENT VISION



Source: Hycorp

1.5. Consultation Overview

1.5.1. Key Messages Communicated about the New Rose Project

Based on our understanding of the project, Urban Concepts formulated a number of key messages to be communicated. These key messages are presented below. It is noted that this list is not finite or static. As the project evolves additional key messages will need to be communicated to the various target audiences as issues and concerns are identified by target audiences.

Message 1 The Roseville Memorial Club, like so many Registered Clubs around Australia, has to adapt to a financial environment that requires a sound strategic asset management approach to be taken to its land holdings. The Club will need to expand the range of uses that are currently available on its site to create a new community orientated hub that combines a modern Club facility with residential apartment living.

Message 2 Historically, registered Clubs such as the Roseville Memorial Club, were well serviced by public transport as they are located in the heart of residential communities. Many of these Clubs, were developed in the period 1950 – 1970. While many have undergone internal renovation, by today's development standards they are no longer fit for purpose, and are substantially underdeveloped. In planning terms, they are opportunity sites that provide the potential to be redeveloped into mixed use community orientated projects.

- Message 3** The Roseville Memorial Club is ideally placed to become a vibrant new community hub that will appeal to a broad range of age groups. The redeveloped Club will be better equipped to continue its long standing tradition of catering to the needs of its existing membership base and to attract a more diverse new membership. A new club facility can also better cater to the community and special interest groups that rely on the Club as a venue for their events. These groups include but are not limited to the Rotary Club, Ku-ring-gai Chamber of Commerce and Toastmasters.
- Message 4** The Club Executive realising they did not have the expertise to undertake the redevelopment of their landholding entered into a development delivery agreement with the Hyecorp Property Group. The Hyecorp Property Group is a locally based and award winning residential development company with 20 years' experience in medium density residential apartment building. Hyecorp is delighted to have been selected by the Roseville Memorial Club as their development partner.
- Message 5** The Club did not want to sell their site for a speculative mixed use development and then be forced to find a new location. The best outcome for both the Club and the local community was to stay as part of the site. This was seen as preferable to selling the site to a third party interest for a speculative development.
- Message 6** Whilst this project will expand the range of land uses on the site and result in a higher intensity of development than currently exists this is consistent with the land use vision that Ku-ring-gai Council holds for the Roseville Town Centre. The Council is keen to encourage shop top housing within the centre so future residents can benefit from living close to the railway station and retail shops. This project will deliver approximately 39 residential apartments within a 50 metre radius of Roseville Station in the heart of the Town Centre. The convenience afforded by this new residential offering will appeal to a broad demographic that encompasses young professionals, families and retirees.
- Message 7** Encouraging shop top housing within retail centres that are serviced by public transport is consistent with the State Government's Metropolitan Planning Policy for Transit Oriented Development. (TOD). TOD's look to revitalise town centres by encouraging higher residential density so people can benefit from living close to shops and public transport thereby reducing motor vehicles reliance for short based trips.
- Message 8** Hyecorp has engaged the award winning architecture company PDB to design the new mixed use project. The development will deliver cutting edge architecture and sustainable design at the gateway to Roseville.
- Message 9** Preserving the amenity of adjacent residential dwellings in Maclaurin Parade and Larkin Lane is fundamental to the design resolution that PDB Architects has taken for this site. The stepped building design places the greater building height at the Pacific Highway frontage and steps down at the rear to minimise the potential for overshadowing and visual facilitate privacy to the residential properties at the rear.
- Message 10** The Roseville Memorial Club and Hyecorp will undertake a community consultation process prior to the lodgement of the development application to ascertain community attitudes to the proposed architectural scheme. The consultation process will inform the final design that will be lodged with Ku-ring-gai Council in the first quarter of 2018.
- Message 11** Minor variations are being proposed to the FSR and height controls pertaining to the site in order to accommodate the new Club facility. The design standards for a Registered Club necessitates higher floor to ceiling heights than would normally be required for a residential apartment development. The variations being proposed to the height controls can be accommodated whilst still delivering a building form that complies with overshadowing and solar access controls.
- Message 12** The project will deliver an improved parking arrangement for the site. The project involves the replacement of the at grade car parking area at the rear of the Club which accommodates approximately 5 cars with a new basement car park that will incorporate the member car parking spaces and the residential apartments above.

- Message 13** Community consultation is important to the Club and it will underpin the advancement of this project at all stages. A Communication Plan has been prepared documenting the information and community consultation process that will be advanced for this project. The Plan has been presented to Ku-ring-gai Council for its review. The Club and Hycorp both recognise the importance of undertaking a consultation process that is transparent and accountable to the Council, local residents of Roseville and Club members. It is imperative to the success of this project that the consultation process fully explores community attitudes to the development potential of the Club's landholdings.
- Message 14** The project will deliver funding for landscape improvements to activate the existing Roseville Memorial Park. Council has identified a need for the park to be revitalised. It is intended that the Returned Servicemen's Memorial by the park be retained but the functionality of the park will be enhanced to facilitate greater usage outside of the Returned Service Memorial Days such as Anzac Day and Remembrance Day.

1.5.2. Overview of Communication Initiatives

A summary of the communication initiatives that have been completed for this project in accordance with the Communication Plan are provided below in Table 1.2. Details concerning these initiatives and the findings arising from the events are contained in Sections 3 and 4 in this report.

TABLE 1.2 - SUMMARY OF PRE CONSULTATION COMMUNICATION INITIATIVES AND PARTICIPATION

COMMUNICATION INITIATIVE	DATE UNDERTAKEN	LEVEL OF PARTICIPATION
Information Lines		
Email managed by Hycorp contact@newrose.com.au	Commenced in February 2018	Only RSVP's to consultation events were sent to the email address.
Website managed by Hycorp https://www.newrose.com.au	Commenced in February 2018	153 total visitors since February.
Project Number which is the Hycorp Reception Number (02) 9967 9910	Commenced ongoing in February 2018	Only 4 phone calls have been received. These have been RSVP's to consultant events.
Community Newsletter	March 2018	800 letters distributed to the adjoining neighbours of the site including businesses and households.
Consultation Events		
Community Information Session	Monday 12th March 2018 - 6pm - 8pm at the Roseville Club	24 attendees
Community Site Walk	Monday 12th March 2018 - 4pm-5pm at the Roseville Club	22 attendees

2. TARGET AUDIENCES

2.1. Introduction

This project will require the establishment of a number of lines of information and a range of consultation events with various target audiences. To assist with the management of information, its dissemination and the recording of community feedback the stakeholders have been classified into target audiences or users groups.

The key target audiences for this consultancy have been classified as follows:

- Roseville Memorial Club
- Local Residential Community
- Adjoining Landowners
- Local Business Community
- Special Interest and Community Groups
- Ku-ring-gai Council both Council Officers and Elected Representatives
- State and Federal Elected Representatives
- State Government Agencies
- Emergency Services

Hycorp will establish a database documenting the contact details for each target audience.

2.2. Key Target Audiences

ROSEVILLE MEMORIAL CLUB

The Roseville Memorial Club is an official RSL sub branch office. The Roseville Memorial Club has 1,100 members. The demographic profile of the membership is detailed in Table 2.1. The majority of the members 60% come from the suburbs of Roseville, Lindfield and Killara.

TABLE 2.1 MEMBERSHIP DEMOGRAPHIC PROFILE

AGE PROFILE	MEMBERSHIP PERCENTAGE
18 - 40	3%
41 - 60	13%
61 - 70	7%
71 plus	77%

Source: Roseville Memorial Club

Returned Services League (RSL)

Anzac House

245 Castlereagh Street

Sydney 2000

The Roseville Memorial Club Board of Directors are listed below:

- Mr John Whitworth, President
- Mr Christopher R Walsh, Deputy President
- Mr Michael J Conroy, Honorary Treasurer
- Mr Ian P Graham
- Mr Gregory R Johnson OAM
- Mr Arthur C Willis
- Mr Timothy M Watts
- Mr Mark Nyman

LOCAL RESIDENTIAL COMMUNITY

The local residents who will be advised about this project and invited to participate in the consultation events live within the residential notification catchment for this project as illustrated by Figure 4.1

This catchment was agreed with Ku-ring-gai Council at a meeting on the 28 November 2017.

FIGURE 2.1 – RESIDENT NOTIFICATION AREA



Source: Ku-ring-gai Council 2017

ASSUMED RESIDENT CONCERNS

There will be much speculation, concern and uncertainty held by this target audience and they have been assigned a high priority in the consultation process. We anticipate that local residents will be interested in understanding:

- Specific details relating to the physical form of the project with a particular emphasis on height, bulk and scale and concern that the intensive residential apartment building development that has occurred in Boundary Road will now be repeated along this section of Pacific Highway.
- Potential impact on the residential amenity of the area including overshadowing, loss of privacy both visual and acoustic, traffic generation from the significant increase in on site car parking and the new loading dock.
- The management of onsite waste disposal and operating air-conditioning plant.
- The interrelationship between the development and the Roseville Memorial Park and assurance that the integrity of the park will not be diminished.
- How a new residential development will benefit existing residents and enhance their suburbs.
- Justification for any variation to Council planning controls for the site.
- Post development consent construction management issues including mitigation measures to control noise and dust and hours of construction.

ADJOINING LANDOWNERS

The residents in those streets that immediately bound the site should receive an additional level of consultation to reflect their importance as the immediate neighbours of the site. Obtaining an open and fluent dialogue at the outset will also assist during the later stages of the process particularly post consent during demolition and construction.

The following properties are located adjacent to the site (see Figure 2.2 below):

36 Pacific Highway /cnr Maclaurin Pde	Hurst Royal Apartments, Units 1-12 (Refer Photograph 4.1)
67 Pacific Highway (opposite)	Units 1-6 (Refer Photograph 4.2)
55 Pacific Highway (opposite)	Lynhurst Units 1-13 plus body corporate (Refer Photograph 4.3)
49 Pacific Highway (opposite)	Nagari Units 1-4 (Refer Photograph 4.4)
47 Pacific Highway (opposite)	Valentia Units 1-5 (Refer Photograph 4.5)
No. 1 Maclaurin Parade (cnr Larkin Lane)	Dwelling (Refer Photograph 4.6)
2 Maclaurin Pde (opposite Memorial Park)	Units 1-5
4 Maclaurin Pde (opposite Larkin Lane)	Kasban Court Units 1-6
4a Maclaurin Pde (opposite Larkin Lane)	Dwelling
1 Larkin Street	Dwelling

FIGURE 2.2 ADJOINING LANDOWNERS NOTIFICATION AREA



Source: Google Maps 2017

2.2.1. Local Business Community

The site is located in the Roseville strip shopping centre that aligns both sides of Pacific Highway. The list of shops and businesses that comprise the centre are listed below. The increase in local population provided on the site will be of interest to local business operators. It may provide opportunities for these businesses to expand their product range and services to cater for the demands of this new local population.

- Artarmon / St Leonards Chamber of Commerce
- Chatswood Chamber of Commerce
- Naremburn Chamber of Commerce
- Northbridge and Castlecrag Chamber of Commerce
- Retailers and local businesses adjacent to the site in Penshurst Street and located in High Street, Willoughby.

Southern Side of Pacific Highway

132 Pacific Highway	The Rose Centre Suites 1-6
130 Pacific Highway	Pizza Olla
126 Pacific Highway	El Karim
120 Pacific Highway	Business Suites A,B,C,D
112 Pacific Highway	Roseville Cinema
110 Pacific Highway	Salt Pepper Nutmeg Restaurant
Suite 1/110 Pacific Highway	unnamed business
108 Pacific Highway	Basil and Bedlam
Suite 1/108 Pacific Highway	unnamed business
106 B Pacific Highway	House of kitchens
104 Pacific Highway	unnamed business
102 Pacific Highway	Tim Dental Studio
102 Pacific Highway	Castlight
100A Business Suite	unnamed business
98 Pacific Highway	Peter Trends Bridal
96A Pacific Highway	Angel Hair
Suite 1 96 Pacific Highway	unnamed business
Suite 2 96 Pacific Highway	Dr Steven Segal Dentist
96 Pacific Highway	James café
94 Pacific Highway	Peppercorn Restaurant
94A Pacific Highway	Yoga Studio
92 Pacific Highway	Sky Bar Thai Restaurant
92A Pacific Highway	unnamed business
90A Pacific Highway	Cadenze
90 Pacific Highway	Sudv Hair
88 Pacific Highway Suite 1	unnamed business
88 Pacific Highway Suite 2	unnamed business
88 Pacific Highway	Ramsden Jewellers
86 Pacific Highway	ACK Pharmacy
86A Pacific Highway	North Psych
84A Pacific Highway	Picture Framing

84 Pacific Highway	Ergonomic Solutions
82A Pacific Highway	Roseville Dental Practice
82 Pacific Highway	Polymet Australia
80 Pacific Highway	Rashim Indian Restaurant
78A Pacific Highway	Sydney Child Development Centre
78 Pacific Highway	Vacant
76 Pacific Highway	Encompass Health Centre (separate Cottage)
72A Pacific Highway	unnamed business
72 Pacific Highway	Vacant
70 Pacific Highway	Roseville Physiotherapy
68 Pacific Highway	Roseville Dance Academy
66 Pacific Highway	Absolute Relaxation (part of site)

Northern Side of Pacific Highway

69-71 Pacific Highway	O'Brien Glass
79-81 Pacific Highway	Windows in Profile
81A Pacific Highway	unnamed business
83 Pacific Highway	HTN
89 Pacific Highway	A. Roseville Station Espresso B. Squeaky gate Pizza Bar C. Match Smoke House D. Box of Birds

2.2.2.Special Interest Groups

Special interest groups are important for identifying specific areas of concern to a local community and determining how a proposal will impact on their specific area of interest. Important special interest groups for this project are:

- Ku-ring-gai Historical Society
- Ku-ring-gai Chamber of Commerce
- The Rotary Club of Chatswood

2.2.3.Ku-ring-gai Council

The importance of maintaining regular liaison with this target audience has been given a high priority in the consultation process. The proponent is keen to put in place a process of regular briefings and liaison to ensure Council is kept fully informed and involved in the DA process. All consultation initiatives are to be minuted and reported on as part of the consultation process.

Council Officers

General Manager	John Mckee
Director Development and Regulation	Michael Miocic
Director Strategy and Environment	Andrew Watson
Director Community	Janice Bevan
Director Operations	George Bounassif
Director Corporate	David Marshall

Elected Representatives

ROSEVILLE WARD

Mayor Jennifer Anderson

Cr Sam Ngai

ST IVES WARD

Cr David Citer

Cr Martin Smit

COMENARRA WARD

Deputy Mayor Callum Clarke

Cr Jeff Pettett

WAHROONGA WARD

Cr Donna Greenfield

Cr Cedric Spencer

GORDON WARD

Cr Cheryl Szatow

Cr Peter Kelly

2.2.4.State and Federal Elected Representatives

It is essential to ensure all elected representatives are kept informed of the progress of the project and invited to participate. These stakeholders must be able to address concerns and questions raised by their constituents about the project. The respective State and Federal Members for this area are:

State

Hon Alister Henskens, MP

State Member for Ku-ring-gai

Hon Jonathon O'Dea

State Member for Davidson

Federal

Hon Paul Fletcher

Federal Member for Bradfield

2.2.5.State Government Agencies

This audience includes the agencies that play a role in transport provision. High level consultation will be undertaken with these agencies by the appropriate specialist consultants.

- Transport for NSW includes:
 - Sydney Trains
 - Roads and Maritime Services.

2.2.6.Emergency Services

Local emergency service providers will be consulted about the project by the appropriate specialist consultants.

- NSW Police
- NSW Fire Brigade
- Ambulance Service of NSW

TABLE 2.1 TARGET AUDIENCE COMMUNICATION LINES

TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
Roseville Memorial Club <ul style="list-style-type: none"> • RSL Sub Branch • Executive Committee • Membes • Special Interest Group 	High	High	<ul style="list-style-type: none"> • Direct Liaison • Board member Briefings • Club member newsletters • Club Member Briefings • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
Local Residential Community	High	High	<ul style="list-style-type: none"> • Direct liaison as required • Newsletters • Community Consultation Events • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
Adjoining Residents	High	High	<ul style="list-style-type: none"> • Resident Meet and Greet • Newsletters • Community Consultation Events • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
Local Business Community	High	Moderate	<ul style="list-style-type: none"> • Newsletters • Community Consultation Events • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
Special Interest and Community Organisations:	Moderate	Moderate	<ul style="list-style-type: none"> • Direct liaison as required • Newsletters • Community Consultation Events • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
State Government Agencies <ul style="list-style-type: none"> • Transport for NSW including Sydney Trains and RMS 	High if concurrence is required	High if concurrence is required	<ul style="list-style-type: none"> • Direct liaison as required • Newsletters • Community Consultation Events • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
State and Federal Elected Representatives <ul style="list-style-type: none"> • State Member for Ku-ring-gai • State Member for Davidson • Federal Member for Bradfield 	High	High	<ul style="list-style-type: none"> • Direct liaison/briefing as required • Community Consultation Events • Newsletters • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp
Ku-ring gai Council Council Officers and Elected Representatives	High	High	<ul style="list-style-type: none"> • Direct Liaison as required • Pre DA Meetings • Newsletters • Website 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Urban Concepts • Specialist Consultants as required
Emergency Services	Medium	Medium	<ul style="list-style-type: none"> • Direct Liaison as required • Newsletters 	<ul style="list-style-type: none"> • Roseville Memorial Club • Hycorp • Specialist Consultants as required

3. THE COMMUNICATION METHODOLOGY AND OUTCOMES

3.1. Overview of the Communication Strategy

The consultation process commenced in January 2018 with the presentation of the Draft Communication Plan to Ku-ring-gai Council for its review and consideration. The consultation initiatives were then undertaken during February and March 2018 and have culminated with the formulation of this consultation report.

THE COMMUNICATION PLAN

This Communication Plan was presented to Council in January 2018 for review and comment prior to its finalisation. Following this review the Communication Plan was amended to reflect the feedback that was received from Council Officers. A final copy of the Communication Plan was then provided to Ku-ring-gai Council for its information. The consultation process has been implemented in accordance with the Communication Plan.

STAKEHOLDER DATABASE

A stakeholder database was developed for the project and included the target audiences that have been identified in Section 2 of this report.

MANAGEMENT OF INFORMATION PHONE LINE AND EMAIL ADDRESS

Hycorp has centralised and coordinated all enquiries received during the consultation process. All telephone calls and emails have been logged by Hycorp. Hycorp responded to all telephone and email inquiries received about the project within 48 hours.

PROJECT WEBSITE

Hycorp developed and manages the project website. The website is a key line of communication for the project. The website address is: www.newrose.com.au

The navigation for the website includes:

- Welcome with Breaking News Text Box for key consultation event dates or other project milestone announcements
- Registration of interest box for housing on Welcome Page
- Overview
- The Site
- The Project
- The Design Approach
- The Planning Process
- Community Consultation Process
- Comment feedback form for asking questions and for RSVP's to consultation events
- Get In Touch

Hycorp monitors visitation and records to the website. To date it has received 153 visitations.

THE COMMUNITY CONSULTATION NEWSLETTERS

A community newsletter launched the project and explained why the Roseville Memorial Club was embarking on the project.

The newsletter was distributed to 800 households and businesses in the agreed notification catchment that is illustrated at Figure 2.1. A copy of the newsletter is presented in Appendix A.

COMMUNITY WALK AND INFORMATION SESSION

The community walk and briefing session focused on promoting a two way exchange between:

- The Club and Hyecorp explaining 'on the ground' the development concept under consideration;
- The multidisciplinary project team by presenting the results of specialist investigations; and
- The local community and interested stakeholders by explaining their attitude to the architectural solution being put forward for the site and the overall development vision that the Club has for the site.

The Community Information Session was held from 6pm to 8pm on Monday 12th of March 2018. A photograph from the event is presented at Figure 3.1. The event was held at the Roseville Club.

The event was structured in two parts. Part 1 comprised a 60 minute presentation by the project team. This presentation is detailed in Appendix B). The presentation was followed by a facilitated 60 minute question and answer session.

The following team members assisted with the Part 1 project presentation:

Stephen Abolakian - Hyecorp

Paul Buljevic - PBD Architects

Sue Francis - City Plan Services

John Whitworth - Roseville Club

Belinda Barnett – Urban Concepts (Facilitator)

A Record of Comments arising from the facilitated question and answer session was prepared for the event by Urban Concepts and is presented at Appendix C. A summary of the issues and ideas that have been raised is presented in Section 4 of the report.

The Record of Comments was distributed to all participants in Draft and Final format. Participants were given the opportunity to review the Draft Record and to request any changes prior to their finalisation. We advise that no changes were requested to the draft record.

FIGURE 3.1 COMMUNITY INFORMATION SESSION



Source: Urban Concepts 2018

The Community Walk was held from 4pm to 5pm on Monday 12th of March 2018. Photographs from the event are presented at Figures 3.2 and 3.3. The event was held at the Roseville Club.

FIGURE 3.2 COMMUNITY SITE WALK



Source: Urban Concepts 2018

FIGURE 3.3 COMMUNITY SITE WALK



Source: Urban Concepts 2018

CONSULTATION REPORT

This report documents the level of participation and the findings derived from the consultation events.

3.2. Summary of Information Lines and Event Participation Rates

The participation rates for each of the information lines are detailed below in Table 3.1.

TABLE 3.1 - INFORMATION LINES AND EVENT PARTICIPATION RATES

COMMUNICATION LINE	NUMBER	TOPIC
Information Lines		
Email contact@newrose.com.au	4	RSVP's to consultation events.
Website Visitation http://www.newrose.com.au	153 total visitors since February.	Visitors between February and March.
Phone Number (02) 9967 9910	4	RSVP's to consultation events.
Information Initiatives		
Community Information Session newsletter	800 letters distributed to the adjoining neighbours of the site including businesses and households.	The newsletter outlined information about the project and invited participation to the Community Information Session Refer Appendix A.

COMMUNICATION LINE	NUMBER	TOPIC
Consultation Events		
Community Information Session Monday 12th of March 2018 6pm - 8pm	24 attendees	Outlined information about the project and PowerPoint presentation is detailed in Appendix B.
Community Site Walk Monday 12 of March 2018 4pm-5pm	22 attendees	Outlined information about the project.

4. CONSULTATION FINDINGS

4.1. Introduction

This Section presents a summary of the findings arising from the consultation events that have been conducted for this project. In presenting the responses we have, for privacy reasons, withheld the names and contact details of participants and respondents. This section should be read in conjunction with the Record of Comments that are contained in Appendix C of this report.

4.2. Stage 1 Event Consultation Findings

The key findings arising from the Community Information Session and Site Walk are presented below. The findings have been compiled following an assessment of the Record of Comments that were prepared for the question and answer sessions of the event. The findings are presented under the central themes of:

- Landscape Treatment
- Design Precedent
- Statutory Approval Process
- New Club Facility
- Parking
- Traffic
- Upgrading of Utility Services
- Construction Management

The themes are not presented or discussed in order of priority. For the purposes of discussion Hycorp and the Roseville Memorial Club are jointly referred to as the Proponent.

4.2.1. Landscape Treatment

Concern/Comment

Participants wanted assurances that no trees would be removed from the Roseville Memorial Park as a result of the development. This was particularly the case for the trees that are located along the eastern boundary of the site.

Response

Hycorp has confirmed that the excavation and construction of the proposed development can be undertaken without the removal or substantial pruning of any of the trees that are located in the Roseville Memorial Park. An arborist will provide advice during construction to ensure that these trees are fully protected.

4.2.2. Design Precedent

Concern/Comment

Participants were concerned that enabling a 7 storey building (including the ground floor club) would act as a precedent for further development to the north. While it was understood that the Planning Proposal would seek an amendment to the height controls to enable only the 7th storey to be built participants did not want the Roseville Centre to become another Lindfield and this was expressed through comments such as:

'If you look at buildings in Lindfield on the other side of the railway line which is terribly high next to the train line and so my concern is that once you start here, the argument will be you will get more because it is close to the rail line.'

'Why can't it remain at 6 storeys because once you go to 7 for this building, we are going to get a flow on effect that everybody is going to go up to 7 with not such beautiful buildings on the Pacific Highway.'

Response

The current planning controls that apply to the site under the kur-ring-gai Local Environmental Plan 2012 (KLEP 2012) identify that the site has a 20.5 metre and 14.5 metre height limit. The height control then steps down to 11.5 metres to the north of the site. The existing planning controls by giving a greater height limit to the Club site recognise the gateway role that is performed by this site given its location at the entrance to the municipality and the Roseville centre.

The proponent explained to participants that the additional height that is being sought under the Planning Proposal will only enable 6 extra apartments to be constructed across one additional storey. It is these additional apartments that provide the financial viability to deliver the new club facility. By comparison to other residential projects, this project will only deliver 39 apartments in total, it is not a major complex comprising of 150 apartments such as the developments in Lindfield and the amendment being requested is not looking to support a significant increase in apartment numbers.

There is no other site that has the same juxtaposition to the Roseville Memorial Park and it was for this reason that the Council provided a height control in the KLEP 2012 that enabled a higher building form on the Club site. No other site can claim the gateway position and as such the proponent considers that the variation being requested to the height limit will not create a precedent.

4.2.3. Statutory Approval Process

Concern/Comment

A participant wanted to understand if the proponent would advance land and environment court proceedings in the event that Council refused its stage 1 development application.

Other comments relating to the statutory planning process wanted to understand whether the proponent would commence construction of the stage 1 building before the gazettal of the new height control.

Response

In respect to advancing Land and Environment Court proceedings the proponent indicated that they had adopted a consultative approach to the design process and had worked with Kur-ring-gai Council to formulate the design response. The design solution had also been formerly presented to the Council at a pre development application meeting. The plans that were presented to the community reflected those discussions. The proponent stressed that they would prefer to work through any issues with the Council in a consultative process rather than engaging in court proceedings.

In respect to the timing of the Stage 1 Development Application and the Planning Proposal seeking the height amendment, the proponent indicated that they would not commence construction until they were confident that Council would support the amendment to the height control being proposed by the Planning Proposal.

4.2.4. The New Club Facility

Concern/Comment

There was interest in understanding the range of facilities a new club facility would provide. Some participants wanted to understand whether there would be an increased emphasis placed on gambling facilities.

Response

The new club will not have additional gaming facilities and there will be no increase in poker machines. The existing club has 19 poker machines and this number may be reduced. It was stated that poker machine numbers would not be increased as gaming is not the future of the club. Club President, John Whitworth stressed at the consultation event that the future of the Club starts with attracting a broader demographic which includes families. By creating a high level of internal amenity through contemporary design the new club will attract families and young professionals. The new look club will incorporate a family friendly bistro, a new bar and function room. It was also reinforced that the club would be looking to provide enhanced community meeting rooms to service the needs of special interest groups.

4.2.5. Parking

Concern/Comment

Participants wanted to understand how many car parking spaces would be provided on the site in the basement levels and how the spaces would be distributed between the Club and the proposed residential apartments.

There was concern that there would not be enough onsite car parking provided for future residents with some participants expressing the view that there should be two car parking spaces provided for each unit. Following on from this comments was concern that people with two cars would look to park their second vehicle on the local streets.

There was also interest in understanding whether the basements car park would be secure so that spaces were not accessible to visitors of the shopping centre.

Response

The proponent explained that the development would have 62 basement car parking specs. It was indicated that the Club had existed on site for some 60 years with limited on-site parking and that it was a local club where members walk to or visit on their way home from the train station.

It was indicated that given the proximity of the site to the train station, it would be possible to progress a development application with a reduced number of car parking spaces for the residential apartments however this would not be attractive to potential purchasers.

It was confirmed that the car park would be a secure car park with a boom gate or similar arrangement in place to restrict general access.

4.2.6. Traffic

Concern/Comment

There was concern expressed over the impact the additional on-site car parking spaces would have on the access arrangements for the Larkin Street public car park with some participants expressing the view that the location of the site at the entrance to the car park may exasperate the access arrangement.

Concern was also expressed over the existing operation and phasing of the traffic signals at the Pacific Highway/ Maclaurin Street intersection with participants indicating that there are substantial delays being experienced.

Response

The proponent indicated that a traffic and parking impact assessment report has been prepared and would form part of the development application documentation. This report has modelled the traffic generation for all of the car parking spaces as these would be constructed at stage 1. The traffic investigations have also analysed the delay characteristics of the intersection and how that changes during morning and afternoon peak hours.

The proximity of the site to the train station means that there will be a high number of residents who commute to and from work limiting the impact the development will have on the Maclaurin/Pacific Highway intersection at that time. The advice from the traffic consultant indicates that the proposal will not have an adverse impact on the local road network.

4.2.7. Upgrading of Utility Services

Concern/Comment

Following their experience with other residential developments in Boundary Road, there were participants who wanted to understand whether water, sewage, power and gas utilities would require upgrading to cater for the development. There were participants who expressed the view that widening of Boundary Road had resulted in service disruptions being experienced by local businesses and residents to their water supply.

Response

The proponent indicated that understanding utility infrastructure is the most time consuming and expensive part of the construction process. These detailed investigations commence once the development application is lodged and carry through to construction certificate. During this time all of the necessary applications are made to all of the utility authorities- Jemma for gas, Sydney Water for sewer and water, Ausgrid for power. Once Hycorp understands what upgrades are required they work with the authorities to undertake these works. At this time local businesses and residents are advised if there is any potential disruption to service and where possible works are undertaken at night to minimise disruption.

4.2.8. Construction Management

Concern/Comment

Construction is a sensitive local issue and particularly for a site that has frontage to Pacific Highway and a public car park. Not surprisingly residents were concerned about the disruption to the access arrangements of the Larkin Street car park and wanted to understand whether all work and machinery will occur on the site without any loss of car parking spaces in the public car park. Residents wanted to ensure that they were given adequate information about the scheduling of construction activities across each stage of the project from demolition, through excavation and building.

Residents wanted to understand how long the project would take to construct and the hours of construction that would apply to the development.

Response

The proponent indicated that it would take around 24 months to construct the project. Council would define the hours of construction as a condition of the development consent. Hycorp advised that they are generally 7am-5pm on weekdays with no work allowed on Sundays or public holidays. Work is permitted on a Saturday but it is a shorter working day.

It was indicated that a construction management plan would need to be prepared and submitted to Council for approval. This plan would also address traffic management. Hycorp is very aware of the potential issues concerning the car park and the need to ensure experienced traffic controllers are engaged to manage the traffic interface.

Hycorp indicated that they would construct the project. For all projects they set up a Community Consultative Committee to ensure that local issues are addressed quickly and efficiently. The Committee comprises residents and business representatives of the properties that surround the construction site. Hycorp meets regularly with the committee during each phase of the construction process to ensure that all affected residents are kept informed and have prior notice of any potential variations that could impact on construction hours or utility service provision.

5. CONCLUSION

The focus of the consultation process was to:

- Facilitate local resident understanding about the New Rose Project, to explain why the Roseville Club is taking the project forward and to introduce their development partner Hyecorp.
- Test community attitudes to the holistic development vision that the Roseville Club would like to realise on the site.
- Explain the statutory planning process that will be advanced to realise the development vision and which involves a Stage 1 Development Application seeking approval for the compliant building form, the advancement of a Planning Proposal seeking a variation to the statutory height and floor space ratio controls contained in the KLEP 2012 to enable the development of 6 apartments across one additional floor and then the advancement of a Stage 2 Development Application seeking approval for the additional floor of apartments.
- Identify potential community concerns with the holistic development vision that would require resolution prior to the lodgment of the Stage 1 Development Application and planning proposal.
- Commence a positive dialogue with all integral target audiences that can stay in place through each stage of the project.

The consultation was undertaken voluntarily by Hyecorp and the Roseville Club as they want to ensure that local residents and businesses are fully aware of the end development vision for the site prior to the lodgment of the Stage 1 Development Application and the Planning Proposal with Ku-ring-gai Council.

Section 3 of this report documents the information lines and the consultation initiatives that have been staged between February and April 2018. These have included:

- The establishment of a project website which has attracted 153 visitors between February and April.
- The distribution of 800 resident newsletters to residents living adjacent to the Roseville Club Site.
- A Community Walk and Information Briefing Session.

Section 4 of the report incorporates a comprehensive summary of the comments and concerns expressed by participants during the consultation process. From the feedback that has been received through this process we are able to draw the following conclusions:

- There is support for the holistic development vision that the Roseville Club would like to realise on their site and participants agreed that the Club's facilities were tired and needed upgrading.
- Residents understood and supported the development model that looked to provide a new Club facility through the sale of airspace rights for residential apartments.
- In respect to the variation to the height control, participants indicated support for the variation having regard to the architectural solution being put forward for the Club site. The principle of the Club site being a 'gateway site' and capable of supporting a greater height than the remainder of the shopping strip was supported particularly given the juxtaposition of the park site with the Club. There were some event participants who were concerned that the height variation could create a precedent for other sites in the Roseville centre.
- As with most development projects traffic and parking were the main issues of concern to local residents particularly throughout the construction process. Hyecorp committed to engaging experienced traffic controllers to manage construction traffic at the Larkin Lane frontage.
- There was support for the proposed architectural design with residents appreciating the treatment of the interface between with the Roseville Memorial Park.

- Residents were interested in understanding how Hycorp would manage the construction process and supported their proposal to establish a Community Consultative Committee to address local issues during the construction.

Local residents appreciated the effort that had been taken by the Club and Hycorp to explain the project in its entirety prior to the lodgment of the development application. Both Hycorp and the Roseville Club assured all event participants that consultation would be ongoing throughout the planning process and pending approval construction. Participants appreciated Hycorp and Roseville Club consulting with them at this early project stage.

Yours faithfully,



Belinda Barnett

Director, Urban Concepts

Appendix A

Newsletter



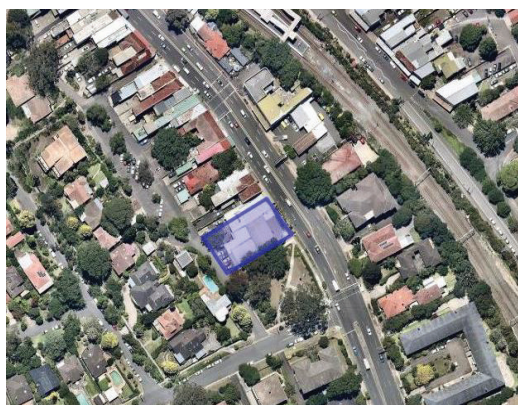
A COMMUNITY BY HYECORP
IN PARTNERSHIP WITH THE ROSEVILLE CLUB

NEIGHBOUR MEET & GREET INVITATION

Dear Neighbour,

YOUR INVITATION TO ATTEND A COMMUNITY CONSULTATION EVENT TO BE HELD ON MONDAY 12TH MARCH 2018.

The Roseville Memorial Club (hereafter referred to as the Club) and Hyecorp Property Group are launching a community consultation process to explain the redevelopment plans they are advancing for their site at 64-66 Pacific Highway adjacent to the Roseville Memorial Park. The location and a photograph of the site are illustrated at Figures 1 and 2.



The Club's redevelopment vision involves designing a new club facility that will appeal to a younger age range including families.

This newsletter launches the consultation process for this project and invites you to participate in the consultation events that we will be staging on the 12th March 2018

HOW THE CLUBS PROUD HISTORY IS INSPIRING A NEW ERA OF DEVELOPMENT

The Roseville Returned Servicemen's Memorial Club Limited was officially incorporated on the 13 November 1972 and the Club's constitution was established at this time. The constitution is underpinned by two key objects:

- To carry on and conduct a social club and to do all things necessary to achieve this object.
- To provide a home and meeting place for ex-servicemen and maintain a fitting memorial to the valour and sacrifices of those who made the supreme sacrifice in theatres of war.



NEIGHBOUR MEET & GREET INVITATION

For the Club to be able to fulfil its constitutional objects and provide a social club for the enjoyment and recreational pursuit of ex-servicemen and women in perpetuity it needs to use the same foresight and vision that the Sub Branch applied 85 years ago to ensure it has a robust financial future.

The Roseville Memorial Club, like many Registered Clubs across Australia, is having to take a sound and strategic approach to the management of its landholding, as it is this asset that provides the key to unlocking the Club's financial future.

While many Clubs were developed in the period 1950-1970, many have only undergone minor internal renovations and by today's standards are no longer fit for purpose, remaining substantially underdeveloped. This is particularly true of the Roseville Memorial Club. In planning terms, they are opportunity sites that provide the potential to be redeveloped into mixed use community orientated projects.

The Ku-ring-gai Council planning controls that apply to the Roseville Memorial Club Site allow for a much broader range of land uses and a greater scale of development than currently exists. It is this untapped development potential that the Club is now looking to realise through their redevelopment plans

INTRODUCING THE CLUBS DEVELOPMENT PARTNER – HYECORP PROPERTY GROUP

Realising that they did not have the necessary property expertise to undertake the redevelopment of their landholding, the Roseville Memorial Club entered into a development agreement with the Hycorp Property Group (Hycorp).

Founded in the early 1990s, Hycorp is a locally based and multi-award winning residential development company with 20 years' experience in medium density residential apartment building. Based in Chatswood, the Lane Cove and Willoughby local government areas have been a central focus of Hycorp's development activity over the last ten years. It is this association with the lower North Shore that resulted in the Roseville Memorial Club selecting Hycorp as its development partner.

Hycorp has engaged a multidisciplinary project team with expertise in architecture, traffic and transportation and urban planning to advise on the appropriate design solution for the site.

THE REDEVELOPMENT VISION

The Roseville Memorial Club is ideally placed to become a vibrant new community hub. The redeveloped Club will be better equipped to cater to the needs of its existing members and it will attract a more diverse membership that includes a broader range of age groups including young families. The redevelopment plan will incorporate a new club facility at ground floor level with a range of entertainment and function rooms and 6 storeys of shop top housing above.

It is the introduction of residential apartments into the air space above the Club that will fund the new Club facility and ensure its ongoing financial viability. The residential component of the project will deliver around 40 apartments of one, two and three bedrooms across the 6 storeys. On site basement car parking will be provided.

Central to the development vision is recognition of the gateway function that the site plays at the entrance to the Ku-ring-gai Local Government Area and more specifically the Roseville Town Centre. In this regard, the 7 storey building (including ground level) will have an elegant sculptural form that will act as a visual marker for the town centre. The building will step down in height at its southern and western boundaries to achieve a sympathetic transition in scale and built form to the adjacent retail developments that align the Pacific Highway.



NEIGHBOUR MEET & GREET INVITATION

ROSEVILLE MEMORIAL CLUB ORIGINS AND SIGNIFICANCE OF ITS LOCATION

To understand the important role that is played by the Roseville Memorial Club in the Ku-ring-gai community you need to look into the advocacy and support that it has provided to servicemen and women over the past 85 years.

The origins of the Club commenced with the establishment of the Roseville Sub Branch of the Returned Sailors' and Soldiers Imperial League (RSL) of Australia on the 3rd July 1933. The Sub Branch was established as a recreational club for young men and women returning back to civilian life following their time in service during 1933-1945 war periods.

In its early years, the Club was located on land that today forms part of the Roseville Memorial Park. In 1945 the Ku-ring-gai Council leased this land to the Roseville Sub Branch. At that time, its 200 members raised 1,200 pounds and acquired a large ex-army hut which they erected on this landholdings. The first monthly meeting of the Sub Branch was held on this site on the 27 May 1947.

With the expiration of the Council leasehold in 1960, the Club acquired its current landholding and again with the help of Ku-ring-gai Council the current Memorial Club Building was developed together with the Garden of Remembrance, which today forms part of the Roseville Memorial Park. The Club building was officially opened on the 3rd of March 1962 by Lieutenant General, Sir Eric Woodward, a retired Australian Army Officer and Governor of NSW (1957-1965),

The Roseville Memorial Park together with the Memorial Club has been the focal point for the Ku-ring-gai veteran community since 1947. Today, the Club has 1100 members, and the vast majority, are aged over 70 years of age and have seen active service.



It is the long standing association that the Club has with its Pacific Highway site, and adjacent Roseville Memorial Park and Garden of Remembrance that is guiding the strategic direction that it is now taking with its redevelopment plans.

THE PLANNING PROCESS

The current planning controls that apply to the Club's landholdings are established under the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (hereafter referred to as KLEP 2012).

The KLEP 2012 establishes the range of land uses that can be built on the site and prescribes the maximum floor space ratio and height controls. The site is zoned B2 Local Centres under the LEP and 'Registered Clubs' and 'Shop Top Housing' are permissible uses with the consent of the Council.

Realising the Club's development vision will necessitate a change to be made to the height control that applies to the Club's land holdings to enable the required 7 storey building form to be achieved. The existing controls allow for a maximum height of 6 storeys.

The planning process to be followed for this project will require the approval of three separate planning applications by Ku-ring-gai Council and the Department of Planning:

- **Application 1** will involve a complying with the current controls development application seeking approval for the new club, basement car parking and the development of 6 storeys of shop top housing. This application will be lodged with the Council in the first quarter of 2018.



- **Application 2** will involve a Planning Proposal application requesting an amendment to the height controls that relate to the site under KLEP 2012 to enable a further one storey of shop top housing to be developed. The Planning Proposal will be lodged concurrently with Development Application 1 in the first quarter of 2018.
- **Application 3** will involve a second Development Application and will only proceed if the amendment to the height control is supported by the Ku-ring-gai Council. This Development Application would seek approval for the remaining one storey of residential apartments.

HOW CAN I GET INVOLVED

Community attitudes are important to the Roseville Memorial Club and the Hyecorp Property Group and they are committed to working with local residents, businesses and interested stakeholders to ensure their redevelopment plans are responsive to local needs. To assist you to fully understand this project we will be hosting a site walk and design briefing on Monday 12th March 2018. Details about how you can register to attend are below.

REGISTER FOR OUT SITE WALK AND DESIGN BRIEFING

On **Monday 12th March 2018** we will hold a site walk and design briefing at the Roseville Memorial Club.

By attending these events you will have the opportunity to learn more about the Club's redevelopment plans and be able to share your thoughts directly with representatives of the Club, the Hyecorp Property Group and the design team.

Site Walk

The **site walk will be held from 4.30-5.30pm**. The site walk will enable you to understand the development 'on the ground' and talk directly to the project architect. All walks will commence at the Club entrance located at 64 Pacific Highway, Roseville. We ask that all participants wear enclosed footwear.

Design Briefing

The design **briefing will follow the walk** and will involve a presentation about the development proposal by representatives of the Hyecorp design team. The briefing will be 2 hours in duration and will be held **from 6.00-8.00 pm** at the Roseville Memorial Club. Light refreshments will be made available at this event.

We look forward to welcoming you to our events and hearing your comments about this exciting new project

Kind Regards,

John Whitworth

Stephen Abolakian

FOR FURTHER INFORMATION ABOUT THE PROJECT AND REGISTRATION:

- **PHONE:** HYECORP 9967 9910
- **EMAIL:** CONTACT@NEWROSE.COM.AU
- **WEB:** WWW.NEWROSE.COM.AU

Disclaimer:
The text in this newsletter has been prepared by Urban Concepts in conjunction with and has been approved by the Roseville Memorial Club Limited ABN 51 001 071 138 and The Hyecorp Property Group ABN 53 158 946 331. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ACN 074 171 065 ABN 96 074 171 065 Director Belinda Barnett Suite 1A Gunshot Alley, Suakin Drive, Georges Head, Mosman NSW 2088 www.urbanconcepts.net.au

Appendix B

Community Information Session Powerpoint Presentation

The Roseville Memorial Club Redevelopment



Landowner, The Roseville Club
John Whitworth
President



The Roseville Memorial Club – Our Heritage is Central to Our Future

- Our heritage and association with this location spans 85 years with the establishment of the Roseville Sub Branch of the Returned Sailors' and Soldiers Imperial League on the 3rd July 1933.
- In 1946 the Sub Branch established the Roseville Memorial Club as a recreational club for young men and women returning from their time in service.
- It was originally located on the site of the Roseville Memorial Park on land that was leased from Ku-ring-gai Council. At this time it had 200 members.
- In 1960 with the help of the Council the Club acquired its current site and built the Memorial Club and Garden of Remembrance.
- The Club was incorporated on the 13 November 1972. Our constitution is underpinned by 2 key objects:
 - To carry on and conduct a social club
 - To provide a home and meeting place for ex-serviceman that maintains a fitting memorial to their valour and sacrifices in the theatre of war.



Why the Club is Undertaking this Project

- The Club needs to secure its financial future for its members. We currently have 1100 members with the vast majority aged over 70 years.
- We recognise that our Roseville landholdings provide the key to our long term financial security.
- Our current Club facility is no longer fit for purpose. Put simply we need a new club facility to attract new members and to cater for a range of age groups and families.
- Our long standing association with this site and adjoining Memorial Park meant that selling the site and relocating was not an option.
- Our site has untapped development potential.
- Our aim is to deliver a mixed use project that will incorporate a new club facility at ground level with residential apartments above.
- We believe our site is ideally located to become the focal point for community life in Roseville.
- This is not a speculative development we have a vested interest to ensure we deliver for the Roseville Community a project that we can both be proud of.



How We Are Going Forward

- We realised we did not have the development experience to deliver this project.
- We resolved to select a development partner to help us go forward.
- We wanted our development partner to share our sense of community and have a long standing association with the North Shore.
- For this reason the Club unanimously resolved to appoint Hyecorp as their development partner.
- Tonight you will meet the Hyecorp team and we will we will share with you our development vision for our site.
- We understand that development can be sensitive and tonight we are keen to hear your comments and answer any questions that you may have.
- I will now handover to Belinda Barnett, who will facilitate our session tonight.



Belinda Barnett
Director, Urban Concepts
Community Consultation Facilitator



Agenda

Part 1

Introduction

- Belinda Barnett – Director, Urban Concepts

Project Overview

- Stephen Abolakian – Managing Director, Hyecorp
 - The Role of Hyecorp
 - The Vision for the Site

Preferred Building Form and Urban Design Principles

- Paul Buljevic - Director, PBD Architects

The Planning Process

- Sue Francis – Executive Director, City Plan Strategy and Development

Part 2

Facilitated Discussion



The Purpose of this Session

- To introduce the project team and their roles going forward.
- To explain the development vision that the Roseville Memorial Club would like to realise on this site.
- To present the site analysis and urban design principles that underpin the development vision.
- To explain the planning process going forward.
- To understand how the community views the proposed development vision.
- To commence a positive dialogue for going forward.



The Project Team

PROPONENT

- Roseville Memorial Club

DEVELOPMENT PARTNER

- Hyecorp Property Group

URBAN DESIGN & ARCHITECT

- PBD Architects

URBAN PLANNING

- City Plan Strategy and Development

TRAFFIC MANAGEMENT

- Colston Budd Hunt & Kafes



Guidelines

- Remember to switch off mobile phones.
- The session will be of 2 hours duration.
- No questions please during the presentations.
- Every idea is valid – respect the views of others even if you may not always agree.
- Questions unable to be answered will be taken on notice.
- Questions will be recorded by Urban Concepts and issued to participants as part of the record of comments.
- We will only record your names when we are authorised to do so.
- Tonight is not a political meeting, no resolutions or motions will be passed



Stephen Abolakian

Managing Director, Hycorp Property Group

Club's Development Partner



Why is Hycorp Involved?

- Hycorp's honoured to be part of Roseville's most exciting club and residential mixed use development
- We are all locals of the Lower North Shore
- We want to see the Club become a vibrant place for the young and young at heart to gather
- We have the necessary expertise to help the club realise both its community and development objectives



Who is Hyecorp

- We are a multi award winning mid-sized family owned Property Developer
- We specialise in medium and high rise residential apartments
- We have been operating for over 25 years
- We manage all stages of the process in house from concept to completion, including design, construction, sales and marketing



Our achievements

- Over 400 units over the last 5 year
- Completed projects in excess of \$300m
- 100% pre-sales prior to completion of development
- Pipeline to deliver almost 500 units over the next 4 years



Our achievements

- Winner of Urban Development Institute of Australia Awards for Excellence 2017 for Affordable Housing for Sienna, Willoughby
- Winner of Urban Taskforce Development Excellence Awards 2017 for Affordable Housing for Sienna, Willoughby
- Winner of Urban Taskforce Development Excellence Awards 2016 for Medium Rise Metro Apartments for Sevana and Ariana



Supporting the Community

Major sponsors of:

- Northbridge Pro Am
- Willoughby Roos
- Lane Cove Cameraygal Festival
- Lane Cove Municipal Art Award
- City of Ryde Mayor's Charity Golf Tournament
- Ryde Business Forum
- Roseville Public School Fete
- Much more...

Community Grants Programme – Willoughby

- Willoughby Badminton Association
- North Sydney Bears Junior Baseball Club

Community Grants Programme – Lane Cove

- Theatre Club
- Swim Club
- Greenwich Sailing Club
- St Andrews Uniting Church Longueville
- Youth Orchestra
- Much more...



What is the New Rose

- The development is within the area of the land holdings of the club
- Does not include any encroachment to the park



What is the New Rose

- A New Lifestyle Project
- A New Club
- 6 levels of approx. 39 residential apartments above the club
- The project will demonstrate design excellence through its architecture
- The architectural design will respond to the gateway nature of the site and its' entry to the municipality of Ku-Ring-Gai
- The project has the opportunity to create a new and revitalised community hub for the Roseville centre



Role of Hyecorp

- Development partner of The Roseville Club
- Facilitate a smooth path to development approval
- Liaise with the community
- Construct a brand new state of the art Club plus residential dwellings



Current Status of Project

- Pre-application meeting has been held with KMC
- Architectural plans are being finalised
- Specialist investigations are underway to inform the planning applications that we would need to lodge in the coming months



Paul Buljevic & Duncan Reed

PBD Architects

Urban Designers & Architects



Gateway Site

- The centre of Roseville
- The Club wants to become a marker in Roseville and create a community focus



Gateway Site

- Building will provide marker point for the Roseville Town Centre
- Southern approach on the Pacific Highway is particularly important
- The view on exiting Roseville Station is also significant



Local Centre – Icons

- Roseville Theatre
- 1930s Art Deco apartments in close proximity to station
- Local neighbourhood shop character



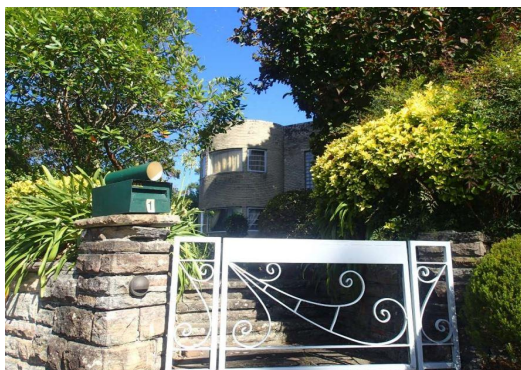
Local Centre

- Mixed-use zone of Roseville to expand to embrace Memorial Park
- Memorial Park to become the public heart of Roseville
- Revitalisation of the high-density precinct along the Pacific Highway to engage with the mixed-use zone and Memorial Park



Local Character

- Site is in close proximity to a heritage item
- Heritage item to rear of site is art deco and has helped to shape the nature
- The former Commonwealth Bank Building located at the station is also an art deco heritage item
- This art deco style and built form of Roseville has helped to guide the current proposal through its curved façade



The Club & Park

- Significance of the iconic Memorial Park
- Larkin lane is uninviting and underutilised – the proposal will address this
- Current ground floor arrangement of the club is not inviting to the community



Key Urban Design Principles

- Curved marker building
- Heritage Art Deco facade influence
- Strong horizontal line
- Stepping down of building to neighbours
- Visual and acoustic privacy to neighbours



The Club & Park

- The new Club will engage directly with Memorial Park with extensive use of glass and an open terrace
- The Club will also engage with the Pacific Highway and Larkin Lane
- Memorial Park is proposed to also be upgraded. Its relationship to the Club will be enhanced to provide a positive relationship between these two significant community places



Design Approach – Stepping down



Development Vision



Development Vision



Development Vision



PBD | ARCHITECTS



Development Vision



PBD | ARCHITECTS



Sue Francis

Director, City Plan Strategy and Development

Project Town Planner



Planning Context – Zone



Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Land Zoning Map - Sheet LZN_015C

Zone

- B2** Local Centre
- B4 Mixed Use
- B5 Business Development
- E2 Environmental Conservation
- E4 Environmental Living
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1** Public Recreation
- SP1 Special Activities
- SP2 Infrastructure



Planning Context – Floor Space Ratio

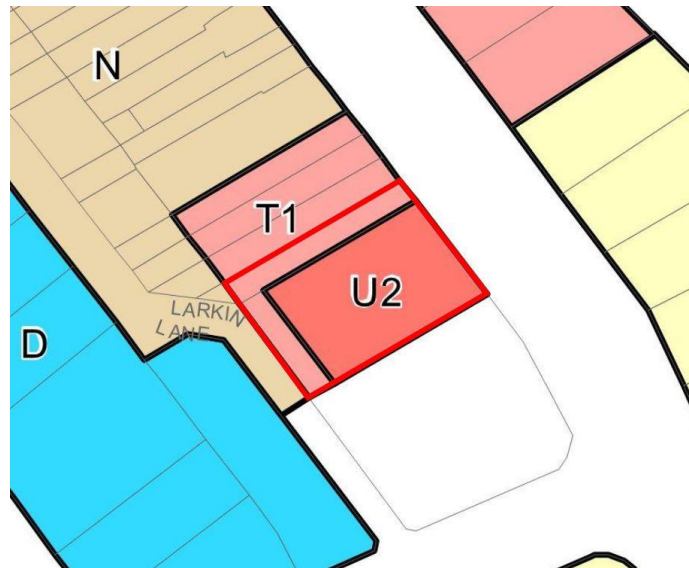


Ku-ring-gai Local Environmental Plan (Local Centres) 2012

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



Planning Context – Height of Building

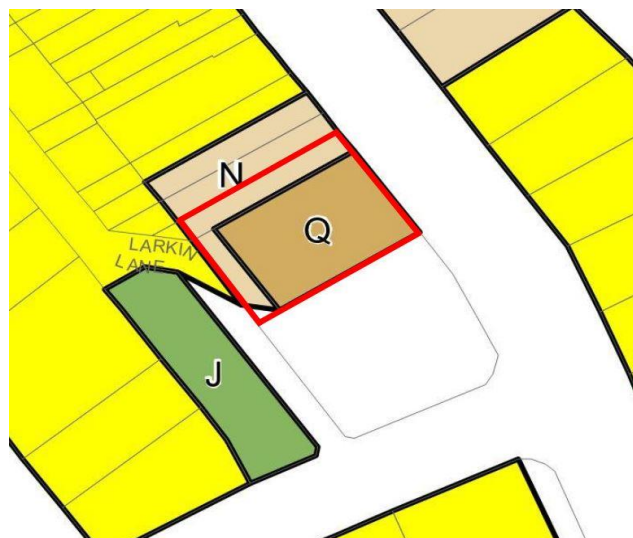


Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Height of Buildings Map - Sheet HOB_015C

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	



The Proposal

- We are seeking approval for a new club with 6 residential levels above the club containing approx. 39 dwellings
- We need to request to Council to change the current planning controls to allow for the additional storey, this will be achieved through what is called a Planning Proposal
- Planning Proposals traditionally take 24 months for approval and so to enable the development of the new club to proceed, a Development Application will be lodged this month for a new club with 5 residential levels above the club. This is consistent with the current planning controls
- Once the Planning Proposal has approval certainty (from KMC) an amended Development Application will be lodged for the additional 1 storey
- This process will help to fast track the delivery of the new club



How do we make the vision happen

DEVELOPMENT APPLICATION 1 – STAGE 1
<ul style="list-style-type: none"> - New club plus 5 residential levels above - Approx 33 units - Application is consistent with the current planning controls - Fast tracks the application to get the ball rolling on the development and delivery of the club
PLANNING PROPOSAL – STAGE 2
<ul style="list-style-type: none"> - Seeking approval for additional storey - Lodged after Stage 1 development application is lodged with Council - Formal process to get additional height approved - Once the green light for the approval of the Planning Proposal is confirmed the second Development Application will be lodged
AMENDED DEVELOPMENT APPLICATION – STAGE 3
<ul style="list-style-type: none"> - This application brings the development in line with the approved Planning Proposal provisions i.e new height control



Project Timeline



Project Timeline

ITEM	TIMELINE (estimated)
1. DEVELOPMENT APPLICATION PROCESS & CONCEPT ARCHITECTURAL PLAN	2017/2018
2. PRE CONSULTATION WITH COMMUNITY	March 2018
3. DEVELOPMENT APPLICATION LODGEMENT WITH KMC	Late March 2018
4. PREPARE PLANNING PROPOSAL	Q2 2018
5. PLANNING PROPOSAL LODGEMENT	End Q2 2018
6. DEVELOPMENT APPLICATION LODGEMENT WITH KMC	Q3 2018
7. CONSTRUCTION COMMENCEMENT	Early 2019



Thank You for participating



Appendix C

Record of Comments

10th April 2018



Dear Participant,

THE NEW ROSE COMMUNITY INFORMATION SESSION FINAL RECORD OF COMMENTS – MONDAY 12th MARCH 2018

On behalf of the Roseville Memorial Club and Hycorp Property Group we would like to thank you for participating in the Information Briefing held on Monday 12th March 2018, to discuss the proposed redevelopment of the Roseville Memorial Club.

We are pleased to forward to you the Final Record of Comments raised during the question and answer session of the briefing. I am pleased to advise that neither Urban Concepts or Hycorp received any requests to amend the Draft Record of Comments and as such it has now been finalised. The Final Record will be placed onto the project website and will be included in the report that we prepare for submission to Ku-ring-gai Council as part of the development application documentation.

On behalf of Urban Concepts, I would like to thank you for your participation and I look forward to working with you in taking this project forward.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Belinda Barnett'.

Belinda Barnett

Director
Urban Concepts

Record of Comments
The New Rose - The Roseville Club

Record of Comments



arising from the

Community Information Session

Held on Monday 12th March 2018
at the Roseville Memorial Club

Prepared for

Roseville Memorial Club and Hycorp Property Group

Prepared by

Urban Concepts

6th April 2018

Record of Comments
The New Rose - The Roseville Club



Disclaimer

Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.

Record of Comments
 The New Rose - The Roseville Club

Information Briefing – 12th March 2018



Urban Concepts advises that 24 people participated in the information session.

Comments Recorded during Question Time

The following comments were recorded during the facilitated question and answer time.

COMMENT/QUESTION	CONSULTANT RESPONSE
<p>One of your graphic diagrams from Larkin Lane shows two trees gone from the bottom of the park which could just be the photograph so you can see the building better.</p> <p>How many trees are going to be removed from the park?</p> <p>It's very close to the edge of the boundary and all the branches are hanging over the boundary. Will they be kept?</p>	<p><u>Duncan Reed, PBD Architects</u> No trees will be removed. These trees were removed from the CGI so you can see the building.</p> <p><u>Paul Buljevic, PBD Architects</u> Setback is not only to the built form above ground level structure but also the car park level to accommodate those trees.</p>
<p><u>David Hume</u> In the event that there is a dispute with Ku-ring-gai Council, will there be any appeal to the Land and Environment Court – have you thought about that?</p> <p>So it would go to arbitration first before it went to court?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> It is our intention to take this development all the way through to fruition. We would like to avoid at absolutely all costs going down the path of the Land and Environment Court. We have tried to form a relationship with the Council and the community and we want to work with Council. We have had a pre-DA meeting to discuss our strategy. The strategy we are implementing reflects those discussions. We will work with Council to avoid going down that path and I'm very confident we can avoid that.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> It may go to a Section 34 conference. We haven't speculated that far ahead because we have not taken the view that a lot of other developers do, they lodge with Council and then straight away go to Court and don't bother working with the Council. We won't be undertaking that path, we will work with Council to get the right outcome. I am very confident given that Ku-ring-gai Council has known about this project for a while, we have got a great building, a great design that has really considered everything within the neighbouring community. We won't satisfy everyone, tick every single box but I think we've ticked enough and have a great proposal and I'm confident that Ku-ring-gai Council will support us.</p>

Record of Comments
 The New Rose - The Roseville Club

<p>We actually live in Larkin Lane and there is another development as well at the end of the street and my main concern and I'm sure other people have the same concern is about the traffic flow and also parking spaces. You are planning to develop firstly 33 apartments and then extend it to 39. How many parking spaces do you have underground?</p> <p>How accessible will the carparks be?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> The 39 unit proposal will have 62 car spots underground. So that's for all the residents, the visitors and also an allocated amount for the Club. We can't lodge a DA without a traffic report, Colston Budd Hunt and Kafes is our traffic consultant on this project. They have run all the tests on the intersection and the traffic flows and it is in conjunction with them that we developed the numbers of car parking spaces. This report for DA lodgement indicates that the traffic generated is suitable and the local traffic network will cope with the traffic. One of the things we addressed on our walk is that Council do have a vision for the whole of Larkin Lane. It is a long-term vision and it will be "cleaned up", that's one of the words that was used on the walk and that's a long term vision.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> The car park is off Larkin Lane at the moment so access will remain off there. The parking will only be for the residents and members of the Club so no one off the street can park in there. One of the most attractive parts of this development is the proximity to the train station, also one of the key selling points. You don't need to use your car because you have great access to public transport and the train station being so close is a very valuable amenity for incoming residents. Same with the Club. The Club has been here for 60 years with only a few spots on site. It is a Club for the future and the changing demographic in the area and the idea of having a brand new state of the art Club acting as a community hub will attract local residents who will walk to the Club. We think that a substantial number of the occupants and also the future Club patrons, will catch a train to and from instead of getting in and out of their car.</p>
<p>My concern is also with traffic and parking and what's going to happen during the construction period?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> It's absolutely no secret that construction is the most intensive part of this process. What we do is to firstly implement and submit as part of our construction certificate what's called a Construction Traffic Management Plan. Construction will occur in stages. The first stage is the excavation stage, not many workers on site but you do have trucks coming in and out of the site. You won't have people parking in the neighbouring streets as you don't have many people working on site at that stage. Ku-ring-gai Council will stipulate consent conditions to control how the trucks will come in and out of site. Chances are the Pacific Highway is going to be a very restricted zone, however we haven't gone to that level of detail. The next stage during construction is usually when you are building the structure, you generate a few more people on site, who are</p>



Record of Comments
 The New Rose - The Roseville Club

<p>The problem here is I think that you are at the beginning of the car park and that car park services the commercial area and everyone who has access and requires access from there is going to be affected.</p> <p>Since you're a builder as well, how long do you think the project will take to build once you've got approval?</p>	<p>building the structure and then you've got concrete trucks. The next stage is the bulk of the work when trades and sub-contractors come to site and there are deliveries. There will be a work zone more than likely on Larkin Lane to deal with deliveries and the main question is where do the workers park. We will work with them to carpool to minimise the number of cars that come to site and we will identify areas in the local area where they can park. We will put into place a community liaison committee to work with residents if problems occur. We have done a fair bit of this and our job in the construction is to get in and out as quickly as possible while maintaining the quality.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> I agree. One of the most important people in our construction team will be the traffic controller so we will have to have the appropriate traffic controllers with the right qualifications and experience to manage this situation. Will there be impact? Yes, we can do our best to make it as least impactful as possible. That's what our job is and we are the builder, so I'm saying this with my builder's hat on.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> The general rule of thumb is 18 months. For a building like this it is somewhere between 15-20 months so let's call it 18 months. It's a difficult site given the Pacific Highway. Because the building function is in-house, we try to plan as much of the building construction in-house. Through planning, and the use of technology, much of it is front loaded as possible. When we get on site it's seamless and as quick as possible.</p>
<p>The hours of construction?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> Generally speaking it's 7am-5pm on weekdays and I'm not sure what Ku-ring-gai Council's weekend hours are but generally it's 7am-5pm or 7am-5:30pm. We always get two schools of thought in the community. One school of thought is have longer hours and get in and out as quickly as possible i.e; less number of months or there is a school of thought that says less hours but let it drag on longer. We obviously prefer more hours, get in, get out as quickly as possible but generally speaking it's 7-5, definitely no work on public holidays and probably restriction of some of the types of activity on weekends. Definitely nothing on Sundays.</p>
<p>My question also relates to the parking, you mentioned there are 39 units, 62 parking spots, how many are going to be allocated to the units and what occupancy of those units because we have units around here, many of which have only one parking per unit and in Larkin St for example, we have a lot of people parking in the street because</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> From Hyecorp's role, I understand the concern around building to 7 storeys. It is a very common fear that this will create a precedent. One of the things we talked about on our walk is that this site is a 'gateway' or 'landmark' – it's a key site in the Ku-ring-gai Council planning controls. Even before</p>



Record of Comments
 The New Rose - The Roseville Club

<p>there is not enough parking, two cars per person. I know that you're saying the idea is that most people have one car or no cars but that's not the reality. So with the building, how many are allocated to the units, what sort of units have you got and my other question related to this is why do we need to go up to 7 floors, why can't it remain at 6 that is in keeping with the rest of the area because once you go to 7 for this building, we are going to get a flow on effect that everybody is going to go up to 7 with not such beautiful buildings on the development of the Pacific Highway. That's what I believe anyway.</p> <p>My argument there is if you look at buildings in Lindfield on the other side of the railway line which is terribly high next to the train line and so my concern is that once you start here, that you will get more because the argument will be it's close to the train station.</p>	<p>Hycorp came along with the Club to develop the site, the DCP, identified this site, as having landmark and gateway status so it's for that reason that we feel that this site can afford a higher scale of development. I'm not as convinced that the Council will apply that same logic to the rest of the properties to the north. I don't think so because this particular site has been identified as "the one" that should be different to everything else.</p> <p><u>Stephen Abolakian, Hycorp Property Group</u> When we were planning for this discussion last week in a pre-meeting as a team, Lindfield came up. Two things, Roseville is very different to Lindfield and this development is not the big development that you can't miss driving past the station, we want this building not to be missed, not because of its size but because of how beautiful it is, how well it was designed and how great a job the architect team at PBD have done in developing something sympathetic with the neighbouring properties. So I understand your concern but the Council has made it clear that this is the site that should be different so the logic goes that everything else should be less, definitely not more.</p> <p>The issue of the parking allocation is effectively one spot per unit. We love car parking because it adds value to the units but we are not allowed to build any more than the requirements of Council because if we do it's counted as gross floor area. If anything, because this project is near a train station, you're allowed to have less car parking. So we could have saved a lot of money by having less car parking because of the proximity to the train station. There are 8 visitor spaces and the Club itself has its allocation of about 5 spots all within the basement. The Club has been here for 60 years without parking, just a little strip at the back so no doubt part of the visitor's spots will be shared with the Club. The proximity to the station will be key to our sales story and I think it will attract the type of purchaser that will really use the train station.</p>
<p>Has provision been made for those people, where will they park their cars if they've got two cars?</p>	<p><u>Stephen Abolakian, Hycorp Property Group</u> I can't answer that question. You know the answer to that question better than I would as a local, but the idea is that we have done the best we can for the number of units that we have. We are investing in a very expensive sub-structure on a difficult site and hopefully that will go a long way to alleviate that pressure but I definitely understand your concerns.</p>



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<p>My name is Lyn Casey and I live locally and I come to the Club every Monday night with my friend Janet for dinner and my question is what are the facilities that are being designed and when will we actually get the opportunity to look at the floor plan of what the Club will be?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> I'll answer very quickly then hand over to John. The Club has a concept for the fitout of the ground floor. The fitout itself which is within the Club isn't going to the part of the actual development application it's something the Club will work out and submit. John could answer a bit more about what the intention is in the actual Club's future operation.</p> <p><u>John Whitworth, The Roseville Club</u> We know what the floor space will be but we don't know what the configuration would be. We will certainly be having food service – bistro and restaurant and we envisage having the lounge and dining area facing the glass wall along the park. We will certainly have an interior that is ambient and an interior design that will be attractive to families and younger families with children. We've looked at the last census and it was interesting to see that the average age of the home owner in the 2069 post code is 48 years. So you have an influx of young families with children and that is really going to be our major market so we're going to provide a facility that's going to be attractive to those people and also attractive to our long term members.</p>
<p>I live in Maclaurin St and traffic getting in and out of Maclaurin Street is a nightmare so I guess my concern is 39 more apartments with traffic, I know we kind of touched on this a little. My concerns are getting off Pacific Highway and into here and out of Maclaurin and onto the Pacific Highway. Has that been considered in the traffic report already?</p> <p>Just to clarify, the traffic consultants when they look at traffic analysis they look at intersections and what the delay change that may or may not be categorising from A down to E.</p> <p>The second question I have is around the staging of your DA, basically are you able to start work on that first part of the building or have you got to wait until you've got a final answer on whether you can have that 7th level or not? Does that make sense?</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> Yes, definitely the traffic consultants have run all the tests, basically what they do is they count the traffic flows and they assess this development and determine if the current infrastructure can cope with this new development. In the context of the carpark, Council is looking at the Larkin Lane carpark and the surrounds as part of a potential regeneration of that area.</p> <p><u>Sue Francis, City Plan Strategy & Development</u> The traffic report will analyse the delay characteristics on that intersection on the traffic lights and whether that changes or whether it doesn't and a peak hour analysis. Peak hour in the morning and peak hour in the afternoon. What we would anticipate is where the building is located there will be a high percentage of people using trains in the morning if they are workers, if they are not workers it tends to vary because it's not the peak hour when they're leaving. All of this forms part of the analysis that is undertaken.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> Yes it does. The idea is that pending Council's approval of the first DA, you can build that structure. Technically we need to decide if we take the risk to commence. The top floor is not very big so we will develop a</p>



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<p>So basically that 7th level is really needed to ensure the livelihood of the Club is what you're saying.</p> <p>So we all need to submit those letters to Council to say we want this development.</p>	<p>structure that can accommodate that and hopefully by the time we get there it will be approved. If it's not approved we can't build that top bit but that's something that we will do as part of our staging and we won't start until we're certain about how the planning process is going.</p> <p><u>Duncan Reed, PBD Architects</u></p> <p>One of the questions earlier was why don't you just build the shorter version, the issue is that the taller version is what delivers the Club. The zoning that exists for this site doesn't assume necessarily that the Club stays, but the Club is staying. It is the extra apartments that help to make the project viable and the Club possible.</p> <p>The entire development versus 33 apartments is what we are talking about, this is not a 150 apartment building and we want another 30, it's not that sort of exercise. But that's part of the modelling, looking at the strategy of the site what it can deliver. So we've been looking at other strategic issues around the area, I touched on the fact that we look at its potential as a regeneration project extending further down alongside the park. These are things that the Council are looking for. The Greater Sydney Commission (the State Government) is looking to encouraging greater density in proximity to transport infrastructure. The Council, ourselves and the Club will look at this site as being a strategically important site and that does not extend to all the sites in the Roseville Centre. In our opinion it's not realistic to think that the height increase will extend across the centre.</p> <p><u>Duncan Reed, PBD Architects</u></p> <p>The Club wants to be as financially stable as it can be to deliver other services, to not be focussed on just trying to maintain the Club but to deliver its wider community functions. This is all part of the whole renovation and the need for this project to be financially viable.</p> <p><u>Belinda Barnett, Urban Concepts</u></p> <p>Letters of support are always welcomed as a public submission.</p>
<p>I'm Robyne Spicer, I just wanted to ask about the sustainability of the Club once it is made and constructed, will you be more reliant on extra gaming, obviously it's I don't have any idea, I don't know how this Club operates, I don't know if you have poker machines but I wondered if it will change fundamentally to what it is at the moment?</p>	<p><u>John Whitworth, The Roseville Club:</u></p> <p>In terms of ongoing sustainability, we won't be relying on gaming machines. There are 19 at the present moment but the possibility is we may reduce the number of machines we have on the floor. As far as the offering to members and guests we won't be relying on or changing this. We will be providing a bistro, lounge, bar service and function room so very much the same but in a different way</p>



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	<p>to how it's been provided in the past.</p> <p><u>Belinda Barnett, Urban Concepts:</u> John you might like to also mention about the local community groups that rely on this Club at the present time for their meetings and events like Rotary and that sort of thing</p> <p><u>John Whitworth, The Roseville Club:</u> Certainly we have groups like Rotary Club, Toastmasters and other community groups who meet here</p> <p><u>Belinda Barnett, Urban Concepts:</u> So that would be something that would be ongoing.</p> <p><u>John Whitworth, The Roseville Club:</u> Yes. What we will be providing here is an offering that will encourage continued use. We will be attracting people for lunch and dinner every day of the week rather than once a week. We will endeavour to make it more attractive to families and to an age group with disposable income. The younger generation who are earning a lot of money compared to the available funds of older people. So we're looking at a change but what you are not going to see are more poker machines I can assure you.</p>
<p>I understand the use of the proposed Club or building are a work in progress. Are they available anywhere now online or could they be or do you propose that they be any time soon?</p> <p>I understand, but what you have already provided gives a generalised idea of what's being proposed at the moment.</p>	<p><u>Stephen Abolakian, Hycorp Property Group</u> When the DA gets lodged, we will upload a lot of information on the website</p> <p><u>Duncan Reed, PBD Architects</u> It's important that the images are clear and accurate and at the moment they're not final.</p> <p><u>Sue Francis, City Plan Strategy & Development</u> A couple of more weeks, it won't be long.</p>
<p>On the original mail drop that caused me to come up here which was great, I read about the mention of shops in the actual development. Are there shops to the side or have I just misread that?</p>	<p><u>Stephen Abolakian, Hycorp Property Group</u> No, there are no shops. The technical wording under the planning control is called "shop-top housing" - the Club is a "shop" or commercial business.</p>
<p>Upgrading of water, sewerage, electricity, gas has council given you assurances that when does all this start, this is just one application, surely there will be other applications and council should have factored this in if they want this to be the "gateway" to Kuring-gai, what are they doing, what plans have they got to upgrade all these things?</p>	<p><u>Stephen Abolakian, Hycorp Property Group</u> We will need to apply and liaise with all the various authorities - Ausgrid for power, the site will require a power upgrade to the substation, Jemena for gas, Sydney Water for sewerage and water connection. This detail happens when we lodge the DA and the construction team start all the preliminary investigations of working out what we need to do. Sometimes the Section 94 plan includes</p>



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<p>One of the reasons I ask is that with the road works widening Boundary Road there were interruptions to the water supply to shops on the Pacific Highway, there was a café that couldn't serve coffee because they had no water at all.</p> <p>This shop didn't complain because I asked him why didn't you complain to Sydney Water and he said what's the point. But it did occur and also I was in a café on the other side in Roseville there and I heard one of the developers or project managers working on Boundary Road saying to the owner of the café, don't be surprised if Boundary Road has to be dug up and new water pipes put in so these can be very costly affairs and take a lot of time as well.</p>	<p>infrastructure upgrades but more likely the sort of utilities that you're referring to will require a developer to upgrade them as part of the development process.</p> <p><u>Duncan Reed, PBD Architects</u> There is already a substation on the plan that we've shown on the ground floor, the substation is already envisaged.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> I'll get my team to investigate what happened there.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> We know from our experience upgrading infrastructure is a very delicate process because everyone relies on it. So normally what we do if we are going to upgrade something, let's say the water needs to be shut off, we'd probably do it overnight when everyone is asleep and we would give everyone several weeks' notice to let them know what we intend to do. If it's going to impact a business, we'll have to liaise with the business. We will use our Community Liaison Group to determine the best way to liaise with the local community. We have Community Relations Advisors on our staff. We manage this process.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> The first thing we do when we get a DA is to apply for the construction certificate. At this stage you apply to Sydney Water before you start and they provide a set of conditions with everything that you need to satisfy through design, planning and construction to get their sign off. We try to do that as early as possible so we know if there are going to be outages or problems or shortfalls. We just pre-prepare for that and give everyone as much notice as possible, especially around outage. Infrastructure is one of the most difficult time consuming and costly parts of a construction process.</p>
<p>Can I just mention sewerage because that interests me. We're at 154 Pacific Highway and I think we're still on the old terracotta piping aren't we? I've got a horrible feeling we are. I'd just be prepared if I were you.</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> We've had examples in the past with this issue in older houses and developments. We will upgrade as required by the relevant authority.</p>
<p>Following on from that, I hate to tell you that there has been a leak in the car park at the other end for quite some time</p>	<p><u>Sue Francis, City Plan Strategy & Development</u> We will undertake the works that Council require us to undertake.</p> <p><u>John Whitworth, The Roseville Club:</u> Where we are sitting now was built some years ago, I think the Club was charged \$150,000 as a</p>

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<p>And they paid it and nothing has happened.</p>	<p>contribution towards car parking and it never happened.</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> We will pay something as a developer, it's called a Section 94 Contribution. The State Government has just uncapped contributions so we don't know what it's going to be.</p>
<p>Is the traffic management report available to the public?</p> <p>So we'll be able to have that emailed to us?</p> <p>Because I just wanted to reiterate that the traffic management has come up and just wanted to make it clear if you don't live in the area that coming out onto the Pacific Highway in the mornings between about 7.00-8.30am, you can actually be waiting there because the traffic banks back to the Boundary Road lights and the traffic banks right up and you can't even get out onto the street sometimes between that, sometimes you have to wait 3 or 4 changes of lights to get out onto the Pacific Highway, it can be very difficult. I have rung Traffic Control and they say thank you for your call, we'll look into that and nothing happens. It's very difficult. 22 mins is the time it can take.</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> Yes, it's part of the DA application which is a public document</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> Sure, when we lodge the DA we can put all the documentation on the website</p> <p><u>Stephen Abolakian, Hyecorp Property Group</u> The traffic report will be available online. Again, things like Section 94 contributions the intent of those is to upgrade intersections and roads not only to just fix potholes but also to improve the flow of traffic. A lot of work has happened down on the corner of Boundary Road and Pacific Highway. It took me 2 mins to get here tonight even though I don't have to travel too far and that's the result of all the work they've done there. Hopefully part of the Section 94 money goes to upgrading road infrastructure. We don't get to choose where it is spent, Council does.</p>
<p>There is also an issue coming off the Pacific Highway from the Gordon direction into Maclaurin. You can sit there for 2, 3, 4 light changes before you can actually turn.</p>	<p><u>Stephen Abolakian, Hyecorp Property Group</u> It is an RMS issue but maybe the silver lining could be this development might spark some action from the RMS.</p>
<p>I'd like to ask (my name is Francis) about the train station escalators except at Roseville.</p>	<p><u>Sue Francis, City Plan Strategy & Development</u> Good question. So I think the question is why is Roseville station not accessible with a lift. I actually don't know and there is nothing that we can do about it but I know that State Rail is going around and making stations accessible but I don't know why Roseville is not on the list.</p>

