

MEMORANDUM

TO: General Manager
Mayor
Councillors

COPY TO: Directors
Governance

FROM: Director Strategy & Environment

SUBJECT: **EMC 22 May 2025 GB.1 - TOD alternative - preferred scenario – proposed amendments – post exhibition**

EMC 22 May 2025 GB.2 - SSD and local development applications in the TOD - change to savings provisions

Dear Councillors

In relation to GB.2, The report outlines a meeting between Council officers and representatives of DPHI on 19 May 2025 to discuss changes to SSD savings provisions. On 21 May 2025 DPHI further advised Council as follows:

- *“The Department will need to provide the instrument to suspend or ‘switch off’ the TOD SEPP to Parliamentary Counsel no later than 10am on 11 June 2025. It is recommended that Council meets no later than the evening of 10 June 2025 to give the Council time to provide the documentation to the Department by that time.*
- *The Department has received four SSDA enquiries since it provided an updated position to applicants. At this point none have requested SEARs.”*

In relation to GB.1, additional Minor mapping changes have been identified for this item and a clarification for submission on 6 Treatts Road, Lindfield has been identified and set out below.

Minor Mapping changes

Following further review of the draft LEP maps included as Attachment A6 to the Report the following mapping corrections have been identified.

- 1) Gordon –
 - a. Key Sites (KYS) map: inclusion of an additional map that identifies the Gordon centre as a ‘Key Site’. This map is referenced in the draft Gordon Centre LEP

clause (refer to Attachment A7) but has not been included in the map package at Attachment A6.

- b. FSR map: amended to include the application of an FSR over Wade Lane. This is consistent with the current approach in the KLEP 2015 whereby Wade Lane has the same FSR as the adjoining land that fronts the Pacific Highway
- c. Height of Buildings (HOB) map: amended to include the application of a HOB over Wade Lane. This is consistent with the current approach in the KLEP 2015 whereby Wade Lane has the same HOB as the adjoining land that fronts the Pacific Highway

It is recommended that:

- i) the attached Key Sites map be included in the package of maps to be submitted to the NSW Department of Planning Housing and Infrastructure.
 - ii) the attached FSR and HOB maps for Gordon replace the existing maps in Attachment A7.
- 2) Lindfield - Height of Buildings (HOB) Map: correction to include a HOB of 11.5m to the Lindfield station entrance building on the Pacific Highway. This replicates the controls currently applying to the site under the KLEP 2015

It is recommended that the attached amended HOB map for Lindfield replace the existing map in Attachment A7.

3) Roseville –

- a. Land Reservation Acquisition (LRA) map:
 - i. correction to the map to include the existing TfNSW approved Classified Road reservation on the Pacific Highway.
 - ii. amended to increase the width of the reservation for the new road between Pockley Ave and Shirley Rd to approximately 13.5m. This will provide sufficient width for a future 2-way road with footpaths either side.
- b. Zoning (LNZ) map: amended to increase the width of the SP2 Local road zone for the proposed new road between Pockley Ave and Shirley Rd to reflect the increase width of the reservation on the LRA map.
- c. FSR map:
 - i. amended to include the application of an FSR over Larkin Lane. This is consistent with the current approach in the KLEP 2015 whereby Larkin Lane has the same FSR as the adjoining land that fronts the Pacific Highway
 - ii. amended to include a FSR of 0.5:1 on 89 Pacific Highway (Old Station Masters Cottage). This replicates the controls currently applying to the site under the KLEP 2015

It is recommended that the attached amended LRA, Zoning and FSR maps for Roseville replace the existing maps in Attachment A7.

6 Treats Road, Lindfield

An error in Attachment A2 has been brought to staff's attention. Under the sub-heading "*Heritage*" (p84) it is stated that there has been a request for the de-listing of the heritage item at 6 Treats Road, Lindfield. The owners of this property have advised that this is an error and that

they have not requested that the property be de-listed and would like the record to be corrected. Councillors should also note that the report does not recommend the delisting of any heritage items.





Andrew Watson (May 22, 2025 15:24 GMT+10)

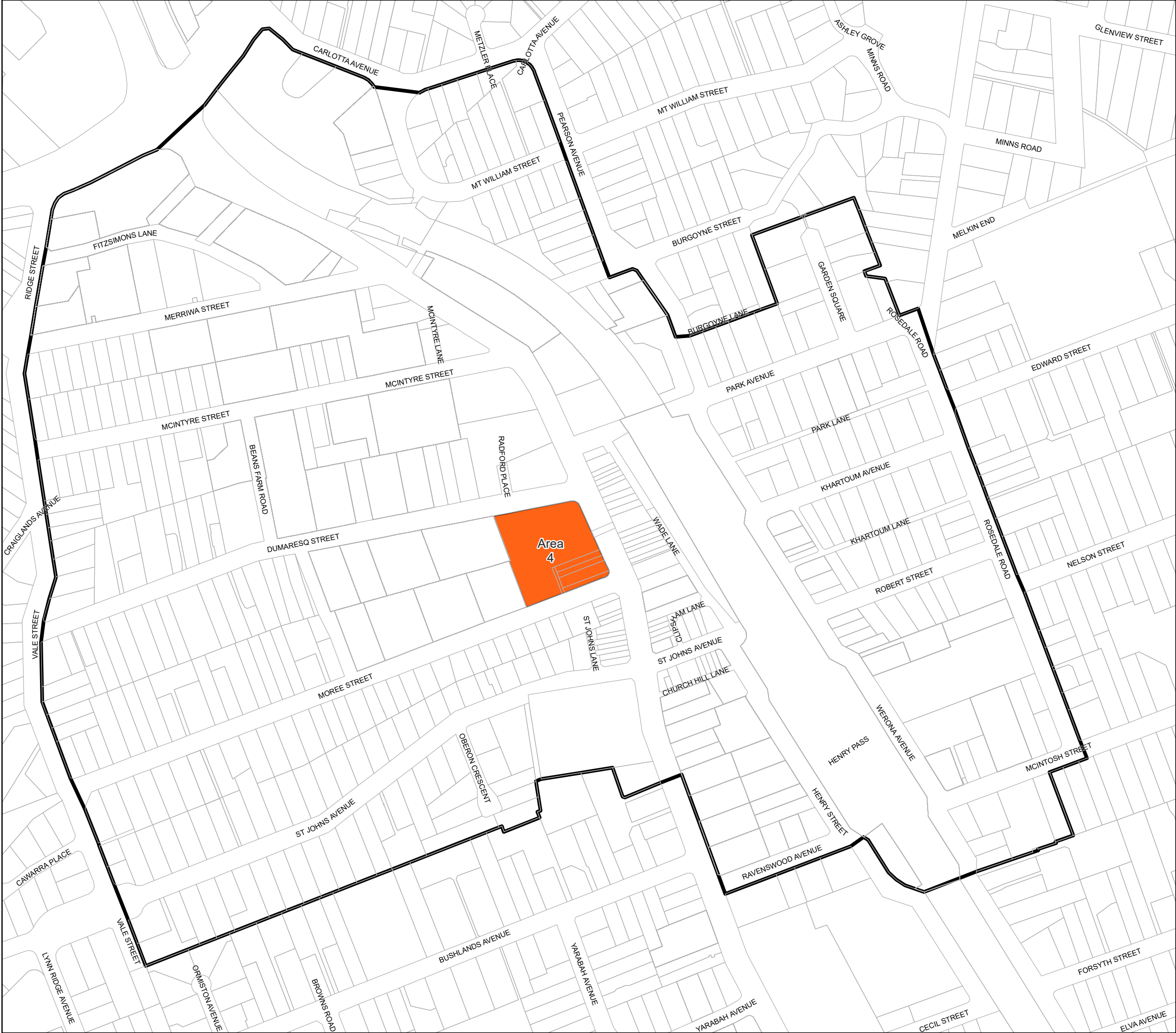
Andrew Watson
Director Strategy & Environment

Encs

- i) Key Sites Map - Gordon
- ii) Amended Floor Space Ratio (FSR) Map - Gordon
- iii) Amended Height of Buildings (HOB) Map - Gordon
- iv) Amended Height of Buildings (HOB) Map - Lindfield
- v) Amended Land Reservation Acquisition (LRA) Map -Roseville
- vi) Amended Land Zoning (LNZ) Map – Roseville
- vii) Amended Floor Space Ratio (FSR) Map - Roseville

i) Key Sites Map - Gordon

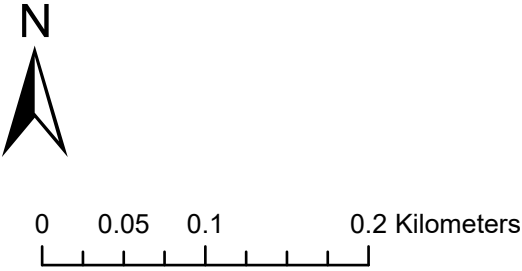
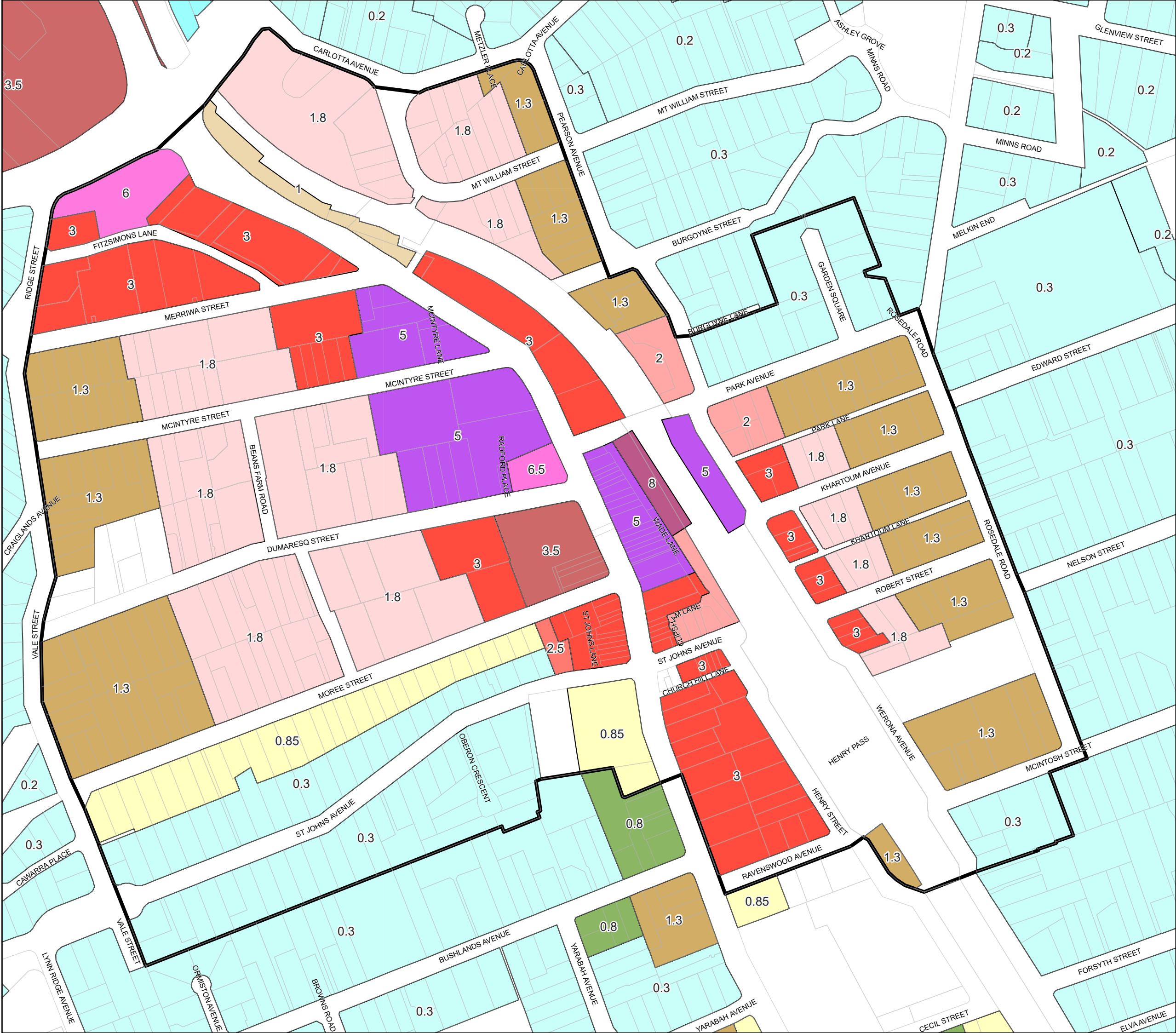
-  Proposed alternate boundary
-  Area 4
-  Property



ii) Amended Floor Space Ratio (FSR) Map - Gordon

Proposed alternate boundary

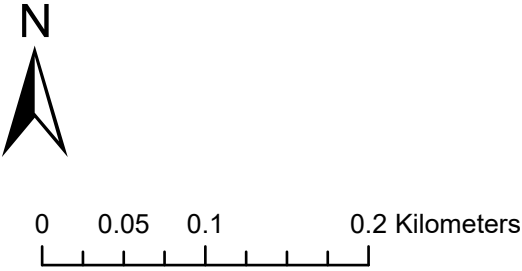
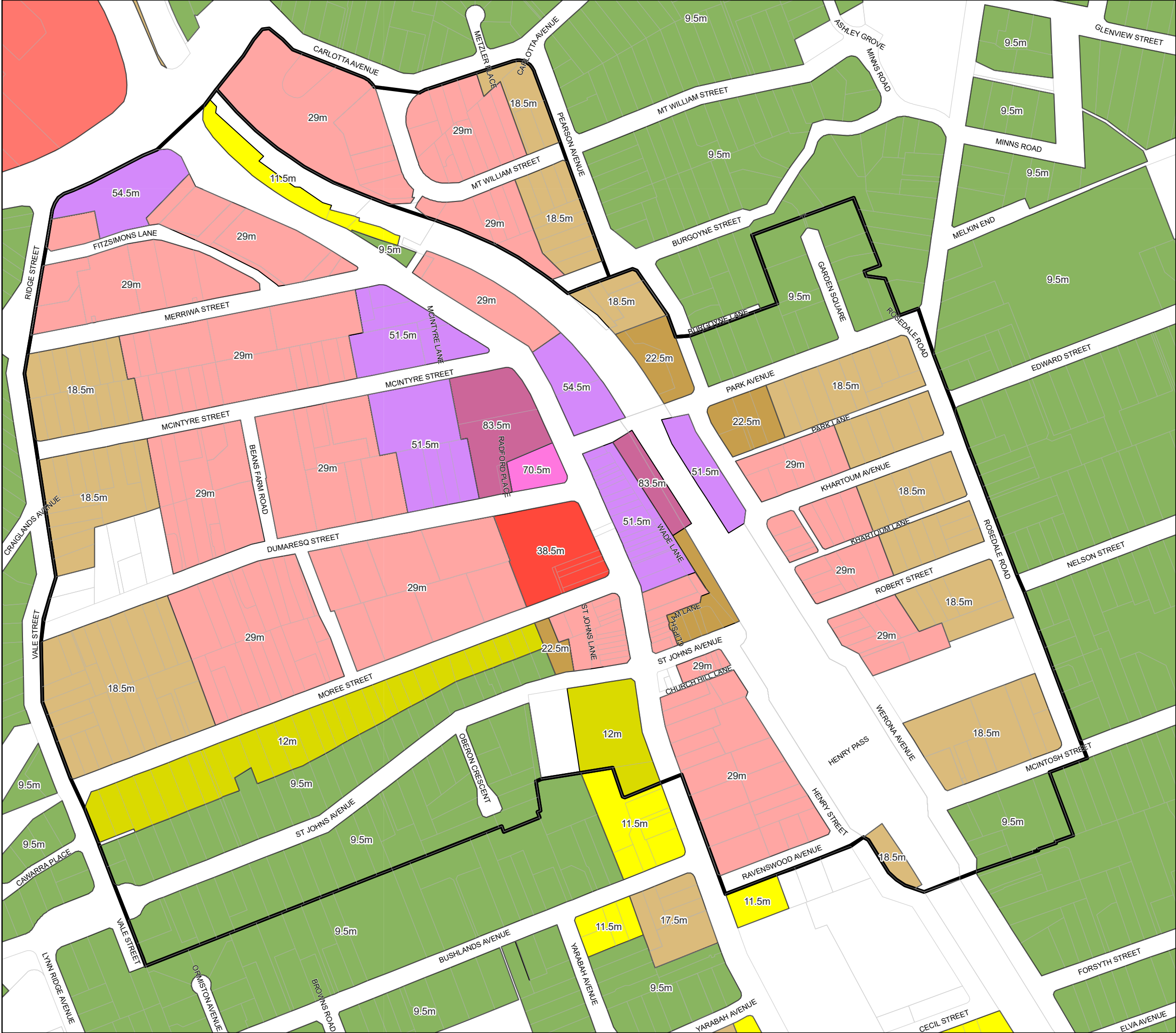
A1	0.2
A3	0.3
B	0.4
J	0.8
K	0.85
N1	1
Q	1.3
S2	1.8
T	2.0
U	2.5
V	3.0
W	3.5
Z	5
AA1	6
AA2	6.5
AC	8
	Property



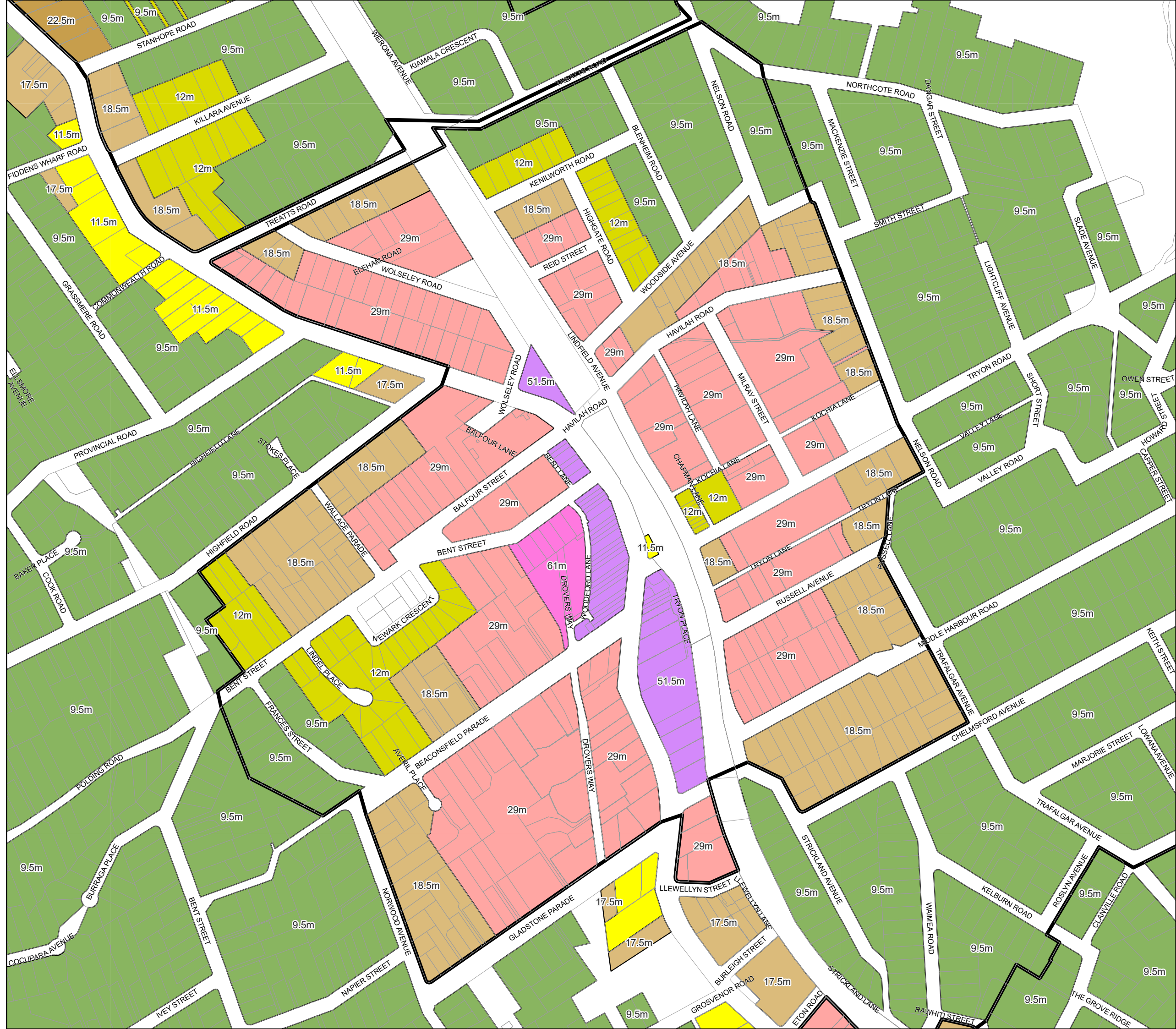
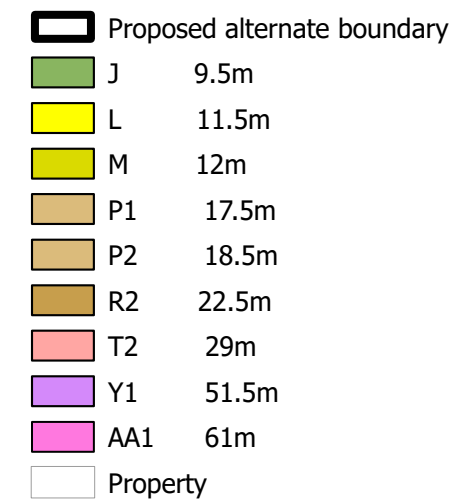
iii) Amended
Height of
Buildings (HOB)
Map - Gordon

Proposed alternate boundary

J	9.5m
L	11.5m
M	12m
P1	17.5m
P2	18.5m
R2	22.5m
T2	29m
U2	32.5m
V1	38.5m
Y1	51.5m
Y2	54.5m
AA2	70.5m
AB	83.5m
	Property



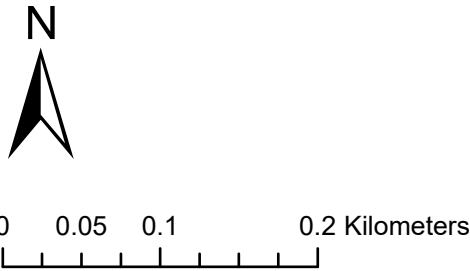
iv) Amended Height of Buildings (HOB) Map - Lindfield



0 0.05 0.1 0.2 Kilometers

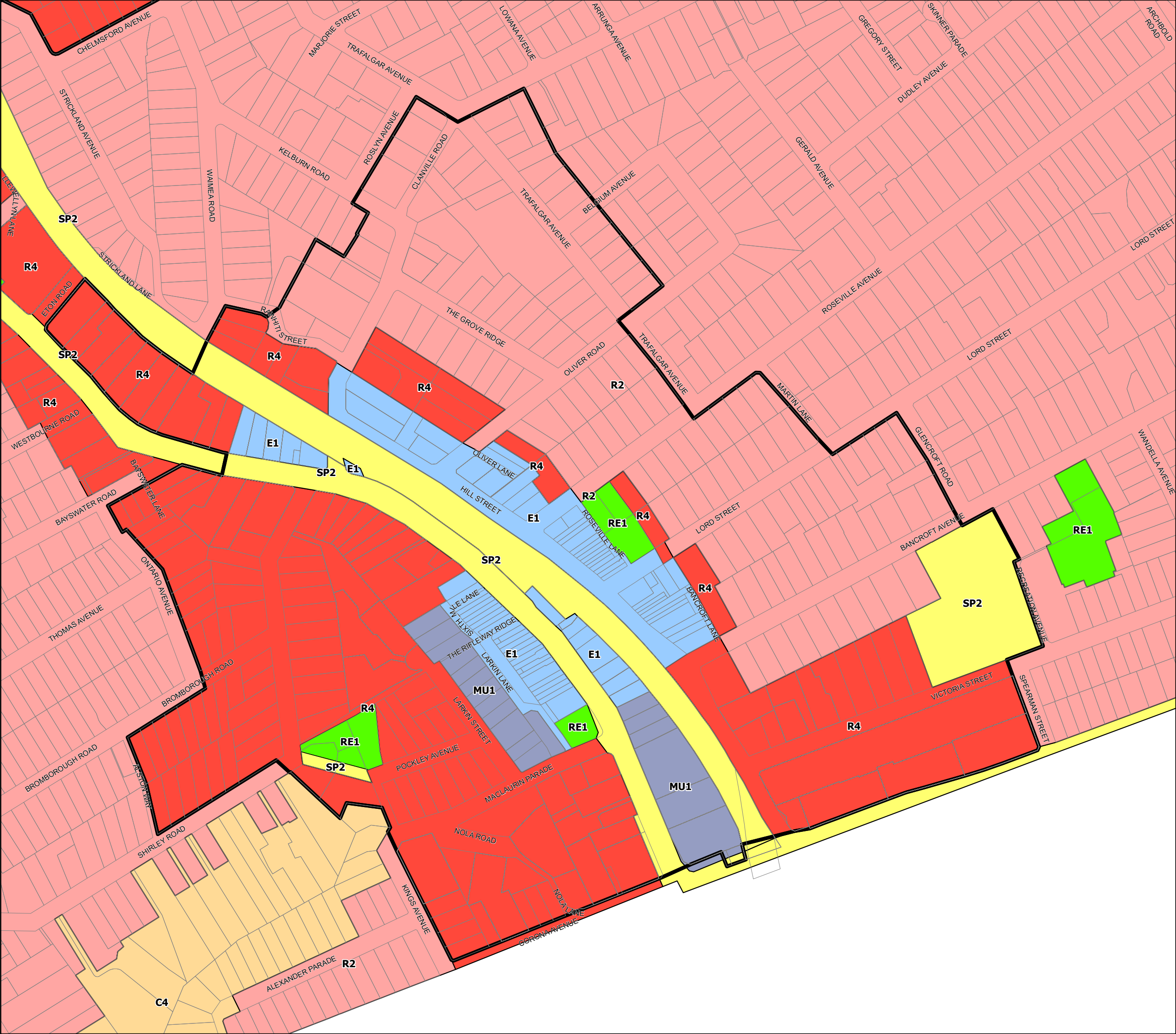
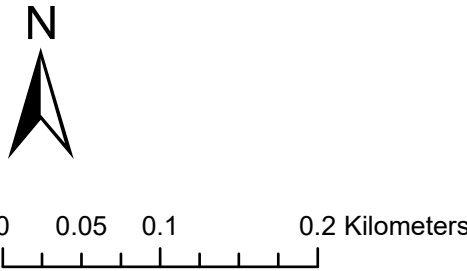
v) Amended Land Reservation Aquisition (LRA) Map - Roseville

- Proposed alternate boundary
- LRA | Land Reservation Acquisition
- Property



vi) Amended Land Zoning (LNZ) Map - Roseville

- Proposed alternate boundary
- C4 Environmental Living
- E1 Local Centre
- MU1 Mixed Use
- R2 Low Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Property



vii) Amended Floor Space Ratio (FSR) Map - Roseville

