
CONSIDERATION OF SUBMISSIONS - PLANNING PROPOSAL AND DRAFT SITE SPECIFIC DCP - PART 62, 64-66 PACIFIC HIGHWAY, ROSEVILLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the submissions received during the public exhibition of the planning proposal and draft site specific DCP for part 62, 64-66 Pacific Highway, Roseville (Roseville Memorial Club site).

For Council to determine whether to adopt the planning proposal and to determine whether to adopt the draft site specific DCP.

BACKGROUND:

The planning proposal for the subject site seeks to make the following amendments to the KLEP Local Centres 2012:

- Increase the maximum height of buildings from part 20.5m and part 14.5m to 26.5m;
- Increase the floor space ratio from part 2:1 and part 2.8:1 to 3:1 to enable a 7 storey building on the site;
- Rezone a small part of the site (garden bed approx. 9sqm) from RE1 Public Recreation to B2 Local Centre;
- Amendment to schedule 1 additional permitted uses to allow a residential flat building on the site to be located wholly above a ground floor registered club.

COMMENTS:

The planning proposal and draft site specific DCP were placed on public exhibition from 26 March – 23 April 2021. 12 submissions were received.

RECOMMENDATION:

That Council adopt the planning proposal and draft site specific DCP for part 62, 64-66 Pacific Highway, Roseville.

PURPOSE OF REPORT

For Council to consider the submissions received during the public exhibition of the planning proposal and draft site specific DCP for part 62, 64-66 Pacific Highway, Roseville (Roseville Memorial Club site).

For Council to determine whether to adopt the planning proposal and to determine whether to adopt the draft site specific DCP.

BACKGROUND

Planning proposal and process

The sites the subject of this planning proposal are part 62, 64-66 Pacific Highway, Roseville. The site comprises the Roseville Memorial Club (64-66 Pacific Highway), and part Council owned land (part 62 Pacific Highway) being land adjacent to Larkin Lane that is currently utilised for public parking and a garden bed extending from the Memorial Park.



Image 1: subject site and surrounding context

The planning proposal seeks to make the following amendments to the Ku-ring-gai Local Environmental Plan (Local Centres) 2012:

- Rezone part of 62 Pacific Highway Roseville (part Lot 2 DP 202148) (being part of the garden bed approx. 9sqm) from RE1 Public Recreation to B2 Local Centre.
- Increase the maximum height of buildings across the site to 26.5m

- Increase the floor space ratio across the site to 3:1
- Amendment to Schedule 1 Additional Permitted Uses to allow a residential flat building on the site to be located wholly above ground floor registered club.



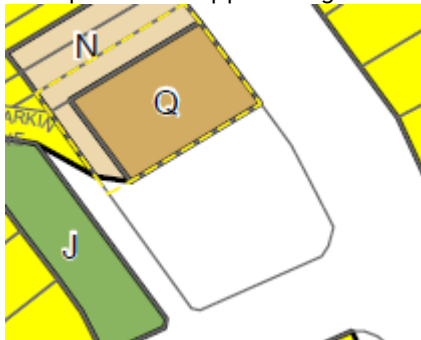
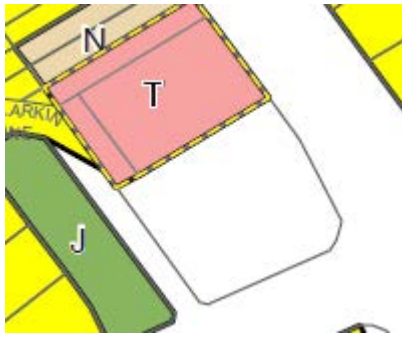
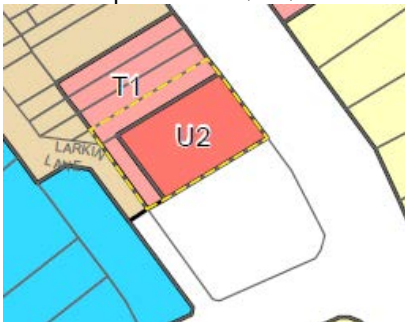
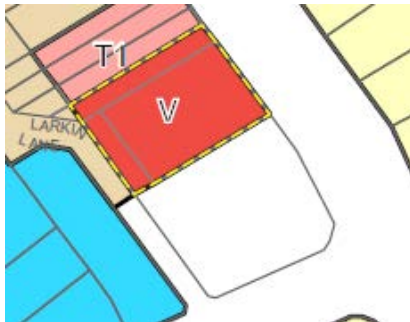
	Existing	Proposed
Zoning	part B2 Local Centre part RE1 Public Recreation 	B2 Local Centre * 
Height of Buildings	part 14.5m (N) part 20.5m (Q) part no mapped height 	26.5m (T) 
Floor Space Ratio	part 2:1(T) part 2.8:1 (U2) 	3:1 (V) 

Table 1: comparison of existing LEP development standards and proposed amendments

*Note: zoning amendment for part 62 Pacific Highway from RE1 to B2 Local Centre has already been adopted by Council on 17 March 2020 as part of Consolidating LEPs Planning Proposal

The planning proposal was submitted to Council on 19 July 2018, however the application was incomplete. Following the submission of additional information, the assessment of planning proposal formally commenced on 9 January 2019.

Item GB.16

S12030

The planning proposal was reported to the Ku-ring-gai Local Planning Panel (KLPP) on 18 March 2019. The KLPP resolution recommended that Council submit the planning proposal to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination. '

The planning proposal was reported to OMC 9 April 2019 where Council resolved to submit the planning proposal (subject to amendments) to DPIE for a Gateway Determination which would enable the planning proposal to be placed on public exhibition.

Gateway Determination

The planning proposal was submitted to DPIE for a Gateway Determination on 6 August 2019. A Gateway Determination was received on 2 June 2020. The Gateway Determination includes conditions which required some minor amendments to the planning proposal document prior to public exhibition.

The amended planning proposal documentation (as required by the Gateway Determination) was submitted to DPIE on 27 November 2020 for review and approval for public exhibition. DPIE provided pre-exhibition endorsement of the amended documents on 10 March 2021.

Draft site specific DCP

As part of Council's resolution from OMC 9 April 2019, it resolved that should a Gateway Determination be issued then site specific amendments to the DCP should be prepared and publically exhibited with the planning proposal.

A draft site specific DCP was prepared by Council staff to support the amendments sought by the planning proposal, and to provide greater assurance of development outcomes on the site. The draft site specific DCP includes objectives and controls relating to future character.

At the OMC 16 February 2021 Council endorsed the draft site specific DCP for public exhibition.

Concurrent Planning Actions on the subject site

The site is subject to a number of planning actions, including a Development Application (DA) and Voluntary Planning Agreement (VPA) concurrently proceeding alongside the planning proposal and draft site specific DCP.

The assessment of this planning proposal and supporting draft site specific DCP is an independent process to the assessment of the DA and VPA.

It should also be noted that this is a planning proposal, which only considers proposed amendments to the LEP and assesses the strategic and site specific merits of those amendments. A planning proposal does not give approval to any development or sale/use of Council land. The proposed amendments to the LEP need to be acceptable as a future development outcome on the site. Should the planning proposal (and draft site specific DCP) be supported and the amendments gazetted in the LEP, then a development application could be lodged seeking consent in accordance with the new provisions. The Department of Planning's *A Guide to Preparing Local Environment Plans* notes 'While a variation may be pursued to secure a particular development outcome for a site, that outcome itself will be subject to a separate assessment process via the Development Application process'.

COMMENTS

1. Public exhibition

The planning proposal and draft site specific DCP were placed on public exhibition from 26 March – 23 April 2021 in accordance with the conditions of the Gateway Determination and Council's Community Participation Plan. A copy of the exhibited planning proposal and appendices is included at **Attachments A1-A9**.

2. Submissions – planning proposal and draft site specific DCP

A total of 12 submissions were received during the public exhibition. A submission summary table is included at **Attachment A10** which provides a summary of the key issues raised in the submissions, Council's response and any recommended amendments to be made to the planning proposal or site specific DCP.

The following are some of the most common matters raised in the submissions.

- Impact of heritage value of the area.

Comment: The subject site and the wider Roseville Local Centre along the Pacific Highway are not identified as a Heritage Conservation Area. There is one heritage item, 1 MacLaurin Parade located to the west of the subject site on the opposite side of Larkin Lane. The draft site-specific DCP includes detailed controls regarding the built form and considerations of views to and from the item to ensure that future development respects and conserves the heritage item and its setting. The site specific DCP also contains provisions to ensure any future development on the site fits sensitively into the streetscape and is of high quality form and design.

- Oppose increase in height and floorspace. Impacts of bulk and scale and lead to overdevelopment of site. Will be most visually prominent building. Roseville is not a main hub like Chatswood or Gordon. Highest building in vicinity is only 3 stories. Out of character with surrounding area. Residential component of development should be limited to 3 storeys. Set a precedent for rest of Roseville.

Comment: It is acknowledged that the existing built form in the centre is predominantly 2 storey development, however the existing planning controls within the Roseville Local Centre permit buildings to a height of 3-4 storeys, and 6 storeys on the Memorial Club site. The suggestions that the residential component of future development on the site be limited to 3 storeys is lower than the current permitted height. The planning proposal seeks to amend the height of buildings development standard to 26.5m across the site which equates to a 7 storey mixed-use building. The proposed increase in floor space ratio to a consistent 3:1 across the site is commensurate with the proposed increase in height. The existing local centres DCP and draft site-specific DCP identify this site as being suitable for a landmark building, being located at the gateway to the Roseville Local Centre. Greater height than that provided for the remainder of the local centre is therefore considered appropriate, and the transition between the 4 storeys permitted on the adjoining sites, and the proposed 7 storeys on this site is not considered to be excessive. Additionally, given the sites strategic location within the Roseville Local Centre, on the highway and adjacent to the train station, it is an area appropriate for higher density and height in accordance with the planning priorities outlined in the North District Plan.

Item GB.16

S12030

The draft site specific DCP includes a number of objectives and controls to ensure future development has appropriate articulation, and massing through the provision of a three storey street wall height and setbacks to the upper levels to ensure appropriate development outcomes are achieved on the site. The suggestion that the increase in height would result in Roseville Local Centre being a main hub like Chatswood is not comparable, noting that Chatswood is identified as a Strategic Centre in the North District Plan and permits buildings with heights ranging from 34m-246m in the area around the station and Pacific Highway. The increase in height and floor space will not set a precedent, noting that the site is identified as being suitable for a landmark building, and should other planning proposals be lodged for other sites in Ku-ring-gai seeking amendments to heights and floorspace, these proposals would be assessed on their strategic and site specific merits.

- Support for proposal, facility such as club serves the broader interests of the community and provides social benefits.

Comment: The amendments sought in the planning proposal seek to ensure the future viability and continued provision of the club in this location.

- Not enough parking.

Comment: Any development application would be required to provide car parking for the ground floor use and residential component in accordance with the controls in the site specific DCP. As an indication, for a ground floor use (based on recent Development Applications) approximately 35-40 car parking spaces would be required. For a ground floor retail use, approximately 21-27 car parking spaces would be required, and for a ground floor business/office use approximately 16-21 car parking spaces would be required. How these car parking spaces are delivered would be subject to the details in a future development application.

- Add to traffic congestion on Pacific Highway and Maclaurin Parade.

Comment: The planning proposal was supported by a Traffic and Transport study which notes that the proposed uplift on the site would generate a low increase in traffic generation, and would not have any noticeable effect on the operation of the surrounding road network. Council has requested TfNSW consider installing Do Not Queue Across Intersection signed on the Pacific Highway on both approaches to Maclaurin Parade to improve driver discipline, so that queued vehicles on the Pacific Highway leave the intersection clear to improve opportunities for vehicles from Maclaurin Parade to enter the intersection.

- Opposition to public park being rezoned and Council land being sold. Sale of community land will deprive community of public parking spaces.

Comment: The planning proposal does not result in the sale of Council land, which is separate process under the draft VPA and Council's *Acquisition and Divestment of Land Policy*. There appears to be a misconception that the whole of the Roseville Memorial Park and/or Larkin Lane carpark is to be rezoned or divested. The area the subject of the rezoning is a small area of unpaved, garden bed, within the bitumen strip of car parking behind the Memorial Club (see image below). The line of the RE1 zone in this location is an anomaly, and the planning proposal seeks to amend the zone boundary to ensure that the B2/RE1 zone boundary aligns with the lot boundary of 64 Pacific Highway, Roseville. It should also be noted that this anomaly was picked up in the

Consolidated LEPs Planning Proposal and Council resolved to adopt this rezoning on 17 March 2020 with the adoption of the Consolidating LEPs Planning Proposal.



Image 2: “Garden Bed” small area to the right of the informal parking spaces – Area to be rezoned from RE1 to B2 Local Centre (approx. 9sqm). The rezoning of this area to B2 Local Centre is consistent with the zoning of the adjoining informal carparking spaces, and will ensure the boundary of B2/RE1 zones aligns with the southern boundary of 64 Pacific Highway.



Image 3: Existing and Proposed zoning amendment. Amendment will ensure boundary of RE1/B2 Local Centre zones is aligned with lot boundary of 64 Pacific Highway.

The planning proposal will not remove any public parking from the Larkin Lane carpark. The area subject to the separate draft Planning Agreement is the small bitumen area behind the Memorial Club which provides approximately 5 informal parking spaces. This land has been identified since 2012 in the Local Centres DCP and Public Domain Plan as part of a future pedestrian footpath connecting The Rifleway and the Memorial Park. The use of this land for informal parking is temporary, and it does not matter who owns this land, the use will cease to be parking and become available to pedestrians.

- Opposition to proposed amendment to Schedule 1 Additional Permitted Uses to permit registered club on ground floor of residential flat building.

Comment: The planning proposal seeks to amend Schedule 1 of the LEP to include a site specific additional permitted use to permit a residential flat building above a ground floor registered club on the site. The development outcome of this additional permitted use would be the same as shoptop housing, which is already permitted within the B2 Local Centre zone, with the only difference being that the ground floor could be wholly used for a registered club instead of ground floor retail or business premises. The site could not be wholly used for residential development. The amendment to Schedule 1 is supported as it is a site specific amendment, and would not apply to other sites across Ku-ring-gai, as the site has a longstanding land use as a registered club and the proposed amendment will enable this use to continue into the future as part of redevelopment of the site.

- Submissions attached previous submissions made in response to Development Application and Draft Planning Agreement.

Comment: The subject site has been subject to concurrent planning actions, including a Development Application and subsequent Land and Environment Court appeal, draft Planning Agreement and this Planning Proposal and site-specific DCP. The Development Application was assessed by an external independent planner, and approved by the Sydney North Planning Panel on 9 September 2020, and was the subject of a LEC appeal which was finalised on 27 April 2021. The draft Planning Agreement was dealt with by Council at OMC 27 April 2021. The assessment of this Planning Proposal and draft site-specific DCP are an independent process to the Development Application and draft Planning Agreement. Any future redevelopment of the site under the proposed revised development standards would be subject to a separate development application.

3. State Agency Consultation

The conditions of the Gateway Determination required consultation with the following state agencies and public authorities under section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979*:

- Transport for NSW
- Transport for NSW (Roads and Maritime Branch)
- Sydney Water
- Endeavour Energy (note: Endeavour Energy is the provider to Western Sydney. Ausgrid is the provider within Ku-ring-gai, and accordingly the planning proposal was referred to Ausgrid for comment).
- NSW Environment, Energy and Science (EES)

The State agencies and public authorities were provided a copy of the planning proposal on 21 April 2021 and 21 days to provide comment as per the conditions of the Gateway Determination.

Responses were received from Ausgrid, Sydney Water, TfNSW and EES.

A State agency submission summary table outlining the key issues raised by each agency and Council's response is included at **Attachment A11**. Copies of the State Agency submissions are included at **Attachment A13**.

4. Overview – planning proposal merit

As detailed in the report to OMC 9 April 2019, it is considered that the amendments sought by the planning proposal to the KLEP (Local Centres) 2012 have strategic and site specific merit and should proceed. A brief overview of the merits of the planning proposal is provided below:

- **Strategic merit**

- **Greater Sydney Region Plan – A Metropolis of Three Cities** – The planning proposal is consistent with the broad directions and objectives as follows:
 - Direction – Infrastructure supporting new developments
 - Objective 6 – Services and infrastructure meet communities changing needs
 - Objective 7 – Communities are healthy, resilient and socially connected
 - Direction – Giving people housing choices
 - Objective 10- Greater housing supply
 - Direction – Developing a more accessible city
 - Objective 14 – Integrated land use and transport creates walkable and 30minute cities

The planning proposal will enable future mixed-use development on the site within the existing Roseville Local Centre providing residential accommodation in a location that is highly accessible to public transport, shops and services. The planning proposal will also enable the continued provision of the club in this location within the centre, which has the potential to provide for social gathering and connection with the wider community.

- **North District Plan** – The planning proposal is consistent with the following Planning Priorities:
 - Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities
 - Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
 - Planning Priority N6 – Creating and renewing great places and local centres, and respecting the districts heritage
 - Planning Priority N12 – Delivering integrated land use and transport planning and a 30min city

The planning proposal will deliver integrated land use and transport planning, with the provision of a mixed-use development on the site adjacent to the Roseville train station, providing high frequency public transport to key strategic centres of Chatswood, St Leonards, North Sydney, Sydney CBD and Frenchs Forest consistent with the aims of a 30min city. The planning proposal will provide for housing close to transport, enabling access to jobs and services.

- **Ku-ring-gai Local Strategic Planning Statement** – The planning proposal is consistent with the following Local Planning Priorities:

Item GB.16

S12030

- Local Planning Priority K3 – Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
- Local Planning Priority K6 – Revitalising and growing a network of centres that offer unique character and lifestyle for local residents
- Local Planning Priority K7 – Facilitating mixed use developments within the centres that achieve urban design excellence
- Local Planning Priority K12 – Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character
- Local Planning Priority K14 – Providing a range of cultural, community and leisure facilities to foster a healthy, creative, culturally rich and socially connected Ku-ring-gai.
- Local Planning Priority K21 – Prioritising new development and housing in locations that enable 30minute access to key strategic centres

The planning proposal will enable redevelopment of the site, facilitating the revitalisation of the Roseville Local Centre and the delivery of improved public domain outcomes, such as pedestrian linkages to the Memorial Park and wider local centre. The sites location is consistent with the priorities to provide new development and housing in a location that enables 30min access to key strategic centres, as well as accessibility to services and facilities provided by the Roseville Local Centre. The site has been identified as suitable for providing a landmark building and site specific DCP controls have been prepared to ensure future development on the site is of a high quality form and design.

- **Ku-ring-gai Community Strategic Plan 2038** – the planning proposal is consistent with the following objectives:
 - Long Term Objective P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai
 - Long Term Objective P4.1 Our centres offer a broad range of shops, services and contain lively urban village spaces and places where people can live, work, shop, meet and spend leisure time.

The planning proposal will enable the redevelopment of the subject site, contributing to the creation of a lively urban village within the Roseville Local Centre, as well as providing residential accommodation and the potential for the club to be retained on the site, providing social benefits for the community.

- **State Environmental Planning Policies (SEPPs) and Section 9.1 Ministerial Directions**
 - The planning proposal is not inconsistent with the SEPPs applicable to the site.
 - The planning proposal is consistent with Section 9.1 Ministerial Direction 1.1 Business and Industrial Zones – the planning proposal does not reduce the area or location zoned for business uses, and does not reduce the total potential floor space area for employment uses. The objective of the

planning proposal is to enable the retention of the registered club use on the site as part of mixed-use redevelopment comprising residential accommodation above.

- The planning proposal is consistent with Section 9.1 Ministerial Direction 2.3 Heritage Conservation – the planning proposal does not propose to create, alter or delete any heritage listing applicable to the subject site. Detailed controls have been incorporated into the site specific DCP to ensure there are no adverse impacts on the heritage significance or setting of the heritage item 1 Mclaurin Parade and 3.4 Integrated Land Use and Transport – the planning proposal seeks to increase the height and floorspace on a site within the existing B2 Local Centre zone and located with high levels of accessibility and proximity to public transport with the Roseville train station. This results in more efficient use of land and encourages viable and more sustainable transport modes other than private car, such as walking, cycling and public transport.
- The planning proposal is justifiably inconsistent with Section 9.1 Ministerial Direction 6.3 Site Specific Provisions – the objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The planning proposal seeks to add a site specific additional permitted use under Schedule 1 of the LEP. The additional permitted use sought on the site is for a residential flat building, subject to the entire ground floor to be wholly used for the purpose of a registered club. The development outcome of this additional permitted use would be the same as shoptop housing, which is already permitted within the B2 Local Centre zone, with the only difference being that the ground floor could be wholly used for a registered club instead of ground floor retail or business premises. The site could not be wholly used for residential development. The amendment to Schedule 1 is supported as it is a site specific amendment, and would not apply to other sites across Ku-ring-gai, as the site has a longstanding land use as a registered club and the proposed amendment will enable this use to continue into the future as part of redevelopment of the site.

- **Site specific merit**

- *Land use:* The site has a longstanding land use for a registered club, being the Roseville Memorial Club. The amendments sought by the planning proposal seek to ensure the continued provision of the club in this location, through ensuring permissibility via the amendment to Schedule 1 Additional Permitted Uses.
- *Location:* The subject sites location on the Pacific Highway and adjacent to the Roseville train station, and within the Roseville local centre. This proximity to public transport and shops, services and facilities is an appropriate area for higher height and density. The sites location on the crest of the ridgeline and adjoining the Roseville Memorial Park makes it suitable for a landmark building. The planning proposal will enable redevelopment of the site, facilitating the revitalisation of the centre and delivery of improved public domain outcomes.
- *Built form:* The planning proposal seeks to amend the height of buildings development standard to 26.5m across the site which equates to a 7 storey mixed use building. The proposed increase in floor space ratio to a consistent 3:1 across the site is commensurate with the proposed increase in height. The existing local centres DCP and draft site-specific DCP identify this site as being suitable for a

landmark building, being located at the gateway to the Roseville Local Centre. Greater height than that provided for the remainder of the local centre is therefore considered appropriate, and the transition between the 4 storeys permitted on the adjoining sites, and the proposed 7 storeys on this site is not considered to be excessive. Additionally, given the sites strategic location within the Roseville Local Centre, on the highway and adjacent to the train station, it is an area appropriate for higher density and height in accordance with the planning priorities outlined in the North District Plan.

- o *Social:* The amendments sought in the planning proposal seek to ensure the future viability and continued provision of the Roseville Memorial Club in this location, a land use which has the potential to provide for social gathering and engagement and connection with the wider community.
- o *Environmental:* The site is not subject to environmental constraints such as contamination. The site adjoins the Roseville Memorial Park and controls have been included in the site specific DCP to ensure the retention and protection of the existing trees.
- o *Infrastructure:* The site is already used for urban purposes and located within a local centre with access to infrastructure such as water and electricity. Sydney Water and Ausgrid have not objected to the planning proposal. The site is a highly accessible location in terms of public transport infrastructure.

5. Draft Site Specific DCP

At OMC 9 April 2019 Council resolved to submit the Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination. As part of the resolution, Council also resolved to prepare a site specific DCP. At OMC 16 February 2021 Council endorsed the draft site specific DCP for public exhibition.

The draft site specific DCP contains controls and objectives which have been prepared to guide all future development outcomes on the site.

It is recommended that a post-exhibition amendment be made to the site specific DCP to provide further clarification at Part 14G.2 Pedestrian and Vehicle Access Control 3 to add a note below the table which specifically states that the parking for any residential component is to be as per Part 8B.2 Car Parking Provision for Mixed Use Development.

- 3 On-site parking is to be provided for non-residential uses at the minimum rates set out below:

Land Use	Parking Rate
Registered Club	1 space per 20m ² GFA for patrons plus 1 space per 2 employees.
Retail	As per car parking rates set out in 22R.1 of this DCP.
Commercial	As per car parking rates set out in 22R.1 of this DCP.

Note: the car parking rate for residential component is to be as per Part 8B.2 Car Parking Provision for Mixed Use Development .

A copy of the amended draft site specific DCP is included at **Attachment A12**.

INTEGRATED PLANNING AND REPORTING

Theme 3 – Places, spaces and infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai	P2.1.1 Land use strategies, plans and processes are in place to effectively manage the impact of new development	P2.1.1.1 Continue to review the effectiveness of existing strategies, local environmental plans, development control plans and processes across all programs

GOVERNANCE MATTERS

The process for the preparation and implementation of planning proposals is governed by the provisions contained in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

The site specific DCP controls are required to be consistent with the proposed LEP provisions contained in the planning proposal. Under Section 4.43(5)(b) of the *EP&A Act 1979*, a provision of a development control plan has no effect to the extent that it is inconsistent or incompatible with a provision of the LEP applying to the land. Clause 21 of the *Environmental Planning and Assessment Regulation 2000* sets out that after considering submissions on a draft DCP, Council may:

- approve the plan in the form in which it was publically exhibited; or
- approve the plan with such alterations as the council thinks fit; or
- not proceed with the plan

Council must publish notice of its decision on the draft DCP on its website within 28 days of the decision being made. The DCP comes into effect on the date that the notice is published on Council's website, or on a later date specified in the notice. It is recommended that the DCP is to come into effect on the same date as the planning proposal.

RISK MANAGEMENT

This is a privately initiated planning proposal. Council needs to determine its position on the planning proposal. Council risks damage to its reputation if it does not undertake strategic land use planning in an effective and timely manner.

FINANCIAL CONSIDERATIONS

This is a privately initiated planning proposal and was subject to the relevant application fee under Council's Schedule of Fees and Charges. The planning proposal was also subject to a further fee following the issue of the Gateway Determination for the advertisement of the planning proposal.

The costs associated with the preparation of the draft site specific DCP have been paid by the applicant in accordance with Councils Schedule of Fees and Charges.

SOCIAL CONSIDERATIONS

The planning proposal is not anticipated to result in any adverse social impacts. The amendment to Schedule 1 Additional Permitted Uses to enable residential accommodation above a ground floor registered club will enable the continued provision of the Roseville Memorial Club at this location which provides social benefits to the wider community.

ENVIRONMENTAL CONSIDERATIONS

A Stage 1 Preliminary Site Investigation has been undertaken for the site and submitted as part of the planning proposal, which concludes that the site is unlikely to contain widespread unacceptable contamination from previous and current activities within the site and its surrounds. The investigation concludes that the site is suitable, from a contamination perspective, for the proposed rezoning from RE1 to B2 and subsequent residential land use above a ground floor commercial use with no access to site soils.

COMMUNITY CONSULTATION

The planning proposal and draft site specific DCP were publically exhibited in accordance with the requirements of the Gateway Determination and Council's Community Participation Plan.

The planning proposal and draft site specific DCP were on exhibition from 26 March – 23 April 2021. Notification letters were sent to properties within the surrounding vicinity and the exhibition material was made available on Council's website and in hard copy at Council's Customer Service.

12 submissions were received in response to the public exhibition. All persons who made a submission were notified of this matter being reported back to Council.

INTERNAL CONSULTATION

The assessment of the planning proposal, drafting of the site specific DCP and consideration of submissions received in response to the public exhibition involved internal consultation with Council officers with specialisation in traffic and transport, planning, urban design, public domain and heritage.

SUMMARY

The planning proposal and draft site specific DCP for part 62, 64-66 Pacific Highway, Roseville were placed on public exhibition from 26 March – 23 April 2021.

A total of 12 submissions were received, both in support and opposition to the planning proposal and draft site specific DCP.

RECOMMENDATION:

- A. Council adopt the planning proposal to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 for part 62, 64-66 Pacific Highway, Roseville to:
- Increase the maximum height of buildings from part 20.5m and part 14.5m to 26.5m;
 - Increase the floor space ratio from part 2:1 and part 2.8:1 to 3:1
 - Rezone a small part of the site (garden bed approx. 9sqm) from RE1 Public Recreation to B2 Local Centre;

Item GB.16

S12030

- Amendment to schedule 1 additional permitted uses to allow a residential flat building on the site to be located wholly above a ground floor registered club.
- B. That the planning proposal be submitted to the Department of Planning, Industry and Environment in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Industry and Environment be requested to make the plan.
- C. Council adopt the Ku-ring-gai Development Control Plan amendment associated with the planning proposal. The Development Control Plan is to come into effect on the same date as the associated amendments to *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* come into effect.
- D. Those persons who made submissions be notified of Councils decision.

Alexandra Plumb
Acting Senior Urban Planner

Craig Wyse
Team Leader Urban Planning

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:	A1	Planning Proposal - Part 62, 64-66 Pacific Highway, Roseville	Excluded	2020/346940
	A2	Appendix 1 - Urban Design Report - Part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076945
	A3	Appendix 2 - Traffic Report - Part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076938
	A4	Appendix 3 - Heritage Impact Statement - Part 62, 64-6 Pacific Highway Roseville	Excluded	2021/076926
	A5	Appendix 4 - Statement from Roseville Memorial Club - planning proposal Part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076966
	A6	Appendix 5 - Survey - planning proposal part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076973
	A7	Appendix 6 - Existing Development Survey - planning proposal part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076980
	A8	Appendix 7 - Community Consultation Report - planning proposal part 62, 64-66 Pacific Highway Roseville	Excluded	2021/076993
	A9	Appendix 8 - Stage 1 Preliminary Site Investigation - planning proposal part 62, 64-66 Pacific Highway Roseville	Excluded	2021/077004

Item GB.16

S12030

A10	Submission Summary Table - Public Exhibition - Planning Proposal for ~ 66 Pacific Highway Roseville	Excluded	2021/152093
A11	State Agency Submission Summary Table - Planning Proposal Roseville Memorial Club Site	Excluded	2021/129840
A12	Draft site specific DCP - Part 14G - Part 62, 64-66 Pacific Highway Roseville - Amended Post Exhibition	Excluded	2021/152361
A13	Combined State Agency Comments - Planning Proposal and site specific DCP for part 62, 64-6 Pacific Hwy Roseville		2021/158890