

Part 62 and 64-66 Pacific Highway, Roseville

- 14L.1 Urban Precinct
- 14L.2 Pedestrian and Vehicular Access
- 14L.3 Building Setbacks
- 14L.4 Built Form
- 14L.5 Heritage
- 14L.6 Public Domain





14L.1 URBAN PRECINCT:
62 (PART) & 64-66 PACIFIC HIGHWAY



Figure 14L.1-1:
Planned Future Character Plan

Legend

-  62 (part) & 64-66 Pacific Highway, Roseville
-  Existing Trees



14L.1 URBAN PRECINCT: 62 (PART) & 64-66 PACIFIC HIGHWAY (continued)

Objectives

- 1 *To facilitate the redevelopment of the site to achieve a landmark building with high quality urban form and that fully engages with the relationship to Roseville Memorial Park and surrounding public domain.*
- 2 *To ensure new development contributes to the creation of a vibrant local centre through the provision of active street frontages and public space engagement.*
- 3 *To ensure new development is respectful to the surrounding context, with articulated height and massing providing an appropriate interface to the Roseville Memorial Park and adjoining properties.*
- 4 *To ensure that new development does not result in adverse impacts on the amenity and solar access of adjoining properties, including the Roseville Memorial Park.*
- 5 *To contribute to the quality and appearance of the public domain.*
- 6 *Maximise the interface between new development and Roseville Memorial Park to provide enhanced amenity, casual surveillance and encourage use of the park.*
- 7 *To retain and protect established trees in Roseville Memorial Park.*
- 8 *To provide a visual extension of Roseville Memorial Park into Larkin Lane.*

Controls

Planned Future Character

The site at 62 (part) and 64-66 Pacific Highway, Roseville is located at the southern entry to the Ku-ring-gai local government area, and the Roseville Local Centre. The site is bounded by the Pacific Highway to the east, Larkin Lane to the west and Roseville Memorial Park to the south. The site is part of the traditional strip retail fronting the Pacific Highway and is currently occupied by the Roseville Memorial Club.

The site is located at the crest of a ridgeline and is highly visible from the public domain from all sides and from long approaches. All future development must demonstrate a good fit with the surrounding context, and not just consider the site in isolation. The site location provides an opportunity for a 'landmark building' defining the southern gateway to Ku-ring-gai. The planned future character of the site seeks to ensure future development on the site achieves a landmark building with high quality urban form and architectural design, while also ensuring development fits sensitively within the streetscape and enhances the interface with the public domain.

- 1 All development on the site, as outlined in Figure 14L.1-1, is to be designed to support and enhance the planned future character of the site. This is to be done through compliance with these site specific requirements within Part 14L of the DCP, and compliance with other relevant parts of Section A, B, and C of the DCP.
- 2 New development is to include the following key elements:
 - i) Provision of a landmark building of high quality form and design, which is responsive to the specific context of the site and its features including interface with Roseville Memorial Park.
 - ii) Protection and retention of existing trees with Roseville Memorial Park.
 - iii) Commercial uses at the ground floor should create an active and vibrant interface along the Pacific Highway and Roseville Memorial Park frontages.
 - iv) Provision of a 6m setback from Larkin Lane to facilitate:
 - Pedestrian movement and activation of Larkin Lane.
 - A consistent street alignment along Larkin Lane.
 - To ensure no additional overshadowing of Roseville Memorial Park.
 - v) Articulated height and massing through the provision of 3 storey street wall height and setbacks (refer to 14L.3) ensuring appropriate interface to Roseville Memorial Park, public domain and adjoining properties.
 - vi) Provision of new street trees along Larkin Lane.

14L.2 PEDESTRIAN AND VEHICULAR ACCESS



Figure 14L.2-1:
Pedestrian and Vehicular Access Plan

Legend

- Pedestrian Access
- Indicative Residential Entry Point
- Indicative Secondary Entry Point to Ground Floor Commercial Uses
- Indicative Vehicular Access Point
- Primary Entry to Ground Floor Commercial Uses
- Existing Trees



14L.2 PEDESTRIAN AND VEHICULAR ACCESS (continued)

Objectives

- 1 *To enable safe pedestrian access and permeability connecting the site to public spaces and the wider Roseville centre.*
- 2 *To minimise pedestrian and vehicle conflicts.*
- 3 *To minimise the number of vehicle access points.*
- 4 *To ensure future development provides adequate car parking for both commercial and residential components*
- 5 *To provide adequate and accessible on-site service areas and loading facilities.*
- 6 *To provide for future transport and vehicle options including electric vehicle charging stations, e-bicycles and the like.*

Controls

- 1 Provision of pedestrian access linkages to Roseville Memorial Park, Larkin lane and the rest of Roseville Local centre.
- 2 Primary entry to ground floor commercial uses must be provided on the corner of Pacific Highway and Roseville Memorial Park. Secondary entry points may be provided on Pacific Highway and Larkin Lane frontages.
- 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 any residential component is to be as per Part 8B.2 Car Parking Provisions for Mixed Use Development

- 4 All car parking is to be provided in the basement of new development.
- 5 All service and loading areas are to be located in the basement to minimise conflict between pedestrians and vehicles, and minimise amenity impacts.
- 6 Parking areas are to be designed and constructed so that electric vehicle charging points can be installed.

14L.3 BUILDING SETBACKS



Figure 14L.3-1:
Building Setbacks Plan

Legend

- 2m Front Setback for Upper Levels above Pacific Highway 3 storey/11.5m Street Wall
- 3m Side Setback from Roseville Memorial Park
- 6m Rear Setback from Larkin Lane (up to 5 storey)
- 12m Rear Setback from Larkin Lane (6-7 storey)
- 6m Side Setback on Northern Boundary (1-4 storey above the commercial/retail podium)
- 9m Side Setback on Northern Boundary (5-6 storey above the commercial/retail podium)
- Existing Trees



14L.3 BUILDING SETBACKS (continued)

Objectives

- 1 *To provide building and basement setbacks that allow for the retention of existing significant trees within the Roseville Memorial Park.*
- 2 *To create cohesive streetscape with consistent building alignments and setbacks.*

Controls

- 1 All development must comply with the setback controls illustrated in Figure 14L.3-1 and outlined below to facilitate building articulations, modulation, adequate visual and acoustic privacy and access to sunlight:
 - i) 6m setback is to be provided from Larkin Lane (up to 5 storey (ground level + 4 storeys)), providing a consistent rear setback requirement with adjoining properties.
 - ii) 12m setback is to be provided from Larkin Lane (6 and 7 storey) to allow for solar access.
 - iii) 3m setback from boundary adjoining Roseville Memorial Park at ground level.
 - iv) Balconies at the upper levels are permitted within the 3m side setback from the boundary with Roseville Memorial park, subject to not adversely impacting on tree canopy.
 - v) 2m setback for upper levels above street wall along Pacific Highway frontage.

Note: This setback does not apply to the corner element. Refer to 14L.4 Built Form for more detailed control on the requirements for the corner element.
 - vi) Along the northern edge of the site, no setbacks are required to be provided upto 20m from the Pacific Highway. Beyond that the setbacks are to be provided as follows:
 - 1-4 storeys above the commercial/retail podium – 6m
 - 5-6 storeys above the commercial/retail podium – 9m
 - vii) Basement levels are permitted to extend to the Larkin Lane boundary subject to the provision of a minimum 3m soil depth to enable for the establishment of street trees.
- 2 Basement and building setbacks are to ensure the protection and retention of trees in Roseville Memorial Park through meeting the requirements of Protection of Trees on Development Sites (AS 4970-2009).

14L.4 BUILT FORM



Figure 14L.4-1:
Built Form Plan

Legend

- Awnings
- Primary Active Street Frontage
- - - Secondary Active Street Frontage
- Street Wall Height (3 storey/11.5m)
- Existing Trees

14L.4 BUILT FORM (continued)

Objectives

- 1 *To ensure new development is respectful to the surrounding context, with articulated height and massing providing an appropriate interface to the Roseville Memorial Park and adjoining properties.*
- 2 *To facilitate the redevelopment of the site to achieve a landmark building with high quality urban form and architectural design.*
- 3 *To create a cohesive streetscape with consistent street wall along the western side of the Pacific Highway.*
- 4 *To provide a consistent urban form and human scale along all public interfaces.*
- 5 *To ensure buildings are designed to interact and engage with pedestrians at all public domain interfaces to create a vibrant and safe streetscape.*
- 6 *To minimise the visual bulk and scale of new buildings when viewed from the public domain.*
- 7 *To ensure building facades are well designed, articulated and address public streets, footpaths, public spaces and parks.*
- 8 *To minimise the visual impact of service facilities.*




Controls

- 1 Provision of a landmark building of high quality form and design. The building form will be viewed in the round and highly visible from the public domain on all sides. The landmark building should:
 - i) Turn the corner and address both street frontages.
 - ii) Provide building entries on corners as an effective way of achieving architectural expression.
 - iii) Incorporate corner articulations that differentiate the mass at the corner reinforcing the building as a landmark or focal point.
 - iv) Include chamfered/rounded corners extending through the height of the façade detailed as stronger visual elements.
 - v) Utilise, where possible, variation in height within the massing, potentially allowing the corner to be expressed as a taller element.
 - vi) Use different materials/colours to create a distinct architectural expression.
- 2 3 storey/11.5m street wall is to be provided to the Pacific Highway boundary, providing a consistent street wall height requirement with the adjoining properties to the north.
- 3 Primary entry to ground floor commercial uses must be provided on the corner of Pacific Highway and Roseville Memorial Park. Secondary entry points may be provided on Pacific Highway and Larkin Lane frontages.
- 4 Active street frontages must be provided to the primary active frontages being the Pacific Highway frontage and Roseville Memorial Park and the secondary active frontage being Larkin Lane.
- 5 Floor to ceiling glazing is to be provided at the ground level to the primary active frontages in order to encourage visual connection between the public domain and building interior and active street frontage.
- 6 Ground floor uses or elements which require blank walls are to be located on the secondary active frontage to Larkin Lane.
- 7 Restaurants, cafes and outdoor dining are encouraged to front the Roseville Memorial Park.
- 8 Provide continuous awnings to the Pacific Highway and Memorial Park frontages.
- 9 Awnings are not to extend over Roseville Memorial Park, or disturb tree canopy. All awnings are to be cantilevered.
- 10 Service elements are to be integrated into the overall design of the roof, so that that they are not visible from the public domain or any surrounding development. These elements include lift overruns, plant equipment, chimneys, vent stacks, water storage, communication devices and signage.



Figure 14L.5-1:
Heritage Plan

Legend

-  Heritage Building 'Killicrankie'
-  Heritage Item
-  Existing Trees



14L.5 HERITAGE (continued)

Objectives

- 1 *To consider the impact on the historic curtilage and setting of the Heritage Item located at 1 Maclaurin Parade, Roseville.*
- 2 *To retain the significance of Heritage Item.*
- 3 *To ensure that the scale of new development does not dominate, detract from or compete with the Heritage Item.*
- 4 *To ensure that new development respects and conserves the significance of the Heritage Item its setting.*
- 5 *To ensure that new development does not visually dominate the adjoining or nearby Heritage Item.*
- 6 *To ensure new development provides an interface of scale and bulk to preserve the amenity to the adjacent Heritage Item or building within a HCA.*
- 7 *To ensure that the scale of new development does not dominate, detract from or compete with the Heritage Item.*
- 8 *To protect significant views and vistas to and from the Heritage Item.*

Controls

Heritage Impact Assessment

- 1 New development is to include a Heritage Impact Statement (HIS), which is prepared in accordance with NSW Heritage best practice guidelines. The HIS is to address the effect of the proposed development on the property at 1 Maclaurin Avenue and demonstrate that the proposed works will not adversely impact upon its significance, including any related heritage features within the item's identified curtilage and setting.

Built Form

- 2 In relation to the heritage item, new development on the subject site is to have regard to:
 - i) the form of the existing heritage item including its height, roofline, setbacks and building alignment;
 - ii) dominant architectural language such as horizontal lines and vertical segmentation;
 - iii) materials and colours;
 - iv) siting and orientation; and
 - v) the setting and context.

Views







- 3 New development must not reduce or impair important views to and from the Heritage Item from the public domain.

14L.6 PUBLIC DOMAIN



Figure 14L.6-1
Public Domain Controls

Legend

-  Streetscape Paving (in accordance with local centres public domain technical manual 'Ku-ring-gai Local Centre paving mix')
-  Transparent Balustrade at ground level
-  6m Setback Zone
-  Minimum 2m wide path within 6m setback
-  Soft Landscape within 6m setback including a minimum of 3 trees
-  Existing Trees



14L.6 PUBLIC DOMAIN (continued)

Objectives

- 1 *To provide a high quality streetscape that engages and activates the Local Centre, and contributes to its economic viability.*
- 2 *To improve and enhance pedestrian and visual connection to Roseville Memorial Park and the local centre.*
- 3 *To provide continuity in the streetscape and improve pedestrian amenity along the Pacific Highway and Larkin Lane.*
- 4 *To respect the heritage significance of the memorials within Roseville Memorial Park.*
- 5 *To protect the existing vegetation within Roseville Memorial Park.*
- 6 *To provide visual extension of the park into Larkin Lane within the setback zones.*
- 7 *To minimise overshadowing of the park.*
- 8 *To facilitate the planned future activation of Larkin Lane through pedestrianisation and landscaping.*

Controls

- 1 Public domain works are to be in accordance with Figure 14L.6-1. It is to be delivered through a Voluntary Planning Agreement (VPA) or other delivery mechanism and include the following:
 - i) 6 metre setback from Larkin Lane with minimum 2 metre wide path and remainder as soft landscape.
 - ii) Paving to Pacific Highway frontage must be in accordance with the Public Domain Technical Manual for Local Centres, or as agreed with Council's Public Domain Coordinator.
 - iii) Any external works must respect the locations of memorials within the Roseville Memorial Park.
 - iv) Any signage or any other elements must not detract from the memorials within the Roseville Memorial Park, and must respect the memorials.
 - v) Light spill from the building into the Roseville Memorial Park must be minimised.
 - vi) Balustrades surrounding any outside ground level terraces interfacing with the Roseville Memorial Park should be transparent for visual continuity with the park.
 - vii) Provide tree planting within the landscape zone of Larkin Lane, to provide continuity to Roseville Memorial Park.

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