

Site Inspection Notes

1186- 188 Pacific Hwy Pymble & 261 Mona Vale Road, St Ives

Thursday 13 April 2023 10.00 – 12.00 noon

Present: The Mayor, Councillor J Pettett
Councillor B Ward
Councillor S Lennon
Councillor A Taylor
Councillor G Taylor

Staff Present: Manager Urban & Heritage Planning (Antony Fabbro)
Team Leader Urban Planning (Craig Wyse)
Senior Urban Planner (Rathna Rana)
Property Program Coordinator (Vince Rago)
Student Urban Planner (Matthew Le Guay)

Handouts provided

MEETING NOTES

Prior to site inspection commencing, a request was made for any declarations of Interest in relation to the matters for the site inspection – none were declared by those present.

Sites Ku-ring-gai Town Hall and Presbytery inspected- Matters raised and discussed.

Staff provided an overview of the Planning proposal noting it is only for the reclassification of the sites from Community land to Operational status and was referred to KLPP for advice in March 2023. The site is currently classified as Community Land. The Planning Proposal seeks to reclassify the land as Operational. The site is zoned R4 High Density Residential. Both the Town Hall and Presbytery are heritage listed. Reclassification status and purpose of reclassification was discussed.

The concept of Adaptive re-use was discussed and staff will circulate examples. Funding – need to check if the cost to fully restore is included in the overall \$297m required for asset renewal.

The site is zoned R4 High Density Residential, with a maximum height of 9.5m The site contains the Town Hall, Presbytery and communal carpark. Both the Town Hall and Presbytery are heritage listed.

Councillors requested to know who would lease or purchase if the site was reclassified. Staff explained that the current classification of the site maybe discouraging interest from more desirable clients and at this stage it was difficult to determine but it could be adaptively reused.

Councillors requested to know if the refurbishment and maintenance of the site has already been budgeted- Staff will confirm this.

Councillors requested to know what is currently allowed onsite? Due to its community classification the site only is limited to the community uses as stipulated in the *Local Government Act*. Covenants on the site may further restrict the uses allowed. Councillor's expressed concern that the site could be sold off- Staff

explained that the Planning Proposal is to reclassify the land to operational. Potential divestment of the site will require a separate process and further approval by Council.

Reclassification to Operational land will allow for expanded uses on the site and longer term leases, increasing the potential for clients to invest in the upgrade and maintenance of the site.

The group entered the adjacent presbytery

Council staff explained that the site is no longer in use, mainly due to its poor structural state. The covenant on the site also severely restricts the uses allowed within in the presbytery. Councillors asked if health services such as a dentistry or GP could utilise the site under its current classification. Staff explained it would likely not be permitted, but would have to confirm.

Councillors asked about the outcome of the Ku-ring-gai Local Planning Panel review of the Planning Proposal. Staff stated that the KLPP recommended that the Planning Proposal should proceed on the basis that a Conservation Management Plan be prepared for the site and this would identify the key areas of heritage significance throughout the site, and what is to be retained and guide what change is acceptable.

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Site discussed but decided to for Clrs inspect/view at own time as site currently has limited access due to construction works. Matters discussed – previous uses and current lease, Market value. Councillors decided to travel to the site individually if they wish.

The group moved to the carpark to the rear of the Town hall site

It was explained to Councillors that the carpark area could be potentially be redeveloped for residential uses if the site was reclassified, as the site is zoned R4 High Density residential. Staff explained that upkeep of the Town Hall/Presbytery and provision of communal parking spaces could be a requirement to allow redevelopment of the carpark.

Meeting concluded

Site Inspection Handout

1186-1188 Pacific Hwy, Pymble

- The site contains the Ku-ring-gai Town Hall (former Church) and the Presbytery Building with a car park located to the rear of the site.
- Both buildings require substantial repair to modernise them and bring them in line with similar sized facilities commanding higher rentals.
- The site, including the Ku-ring-gai Town Hall and Presbytery, are heritage listed (Item No 172). A Conservation Management Plan will be required to ensure future repairs and uses maintain heritage integrity.
- Ku-ring-gai Town Hall is a large space, approximately 300m², used for large Council or community events and available for casual hire. The facilities include store and dressing rooms, kitchen, toilets, auditorium with stage and gallery. Although a number of groups hire the space, certain parts of the building are closed indefinitely due to rising damp.
- The Presbytery is a two storey building associated with the former church and comprising a number of bedrooms and associated living areas. It was previously used as a Performing Arts Resource Centre, now remains vacant due to its poor condition.
- Zoned R4 High Density Residential with additional permitted uses including commercial premises, entertainment facilities and function centres. It has a maximum 9.5m height and 0.5:1 floor space area. Surrounding area is characterised by a mix of medium to high density residential and commercial uses.
- Area of 5,356m² with 65.52 m frontage to Pacific Highway and approximately 83m depth. The site falls to the south-west, falling steeply to the railway line at rear. Located 320 metres from Pymble train station with bus services along the highway. Access into the site is limited to a left in and left out directly onto the Pacific Highway
- Council has previously sought to reclassify the land on two occasions to enable improved opportunities for its use and refurbishment. The further considerations cited in the previous process have been completed in the preparation of this planning proposal.



261 Mona Vale Rd, St Ives

- The site is located at the intersection of Mona Vale Road and Link Road, St Ives.
- It is adjoined to the east and south by educational establishments and a childcare centre beyond which is high rise residential development.
- The land is generally flat and has an area of 1,371m², with a frontage of approximately 39 metres to Link Road and 33 metres to Mona Vale Road.
- The land is currently zoned R4 High Density Residential with similar standards to adjacent land at FSR 1.3:1 and 17.5m height.
- The site comprises a former residence converted for use as a childcare centre with limited on-site parking and a left in from Mona Vale Road, left out to Link Road vehicular access.
- The site was previously leased to a not-for-profit community organisation as an Occasional Child Care Centre for in excess of 20 years. Despite a highly concessional rent the lessee voluntarily surrendered the lease in December 2020 citing the operation was not viable. On vacation, the premises were also left in a generally poor condition requiring a new fit-out and internal and external maintenance works.
- Following a tender process in 2022, Council has been able to secure a new commercial tenant who has agreed to pay a market rent as well as undertake the necessary refurbishment works to operate an early learning centre consistent with current planning approval which provides for the accommodation of up to 25 children up to the age of 5.
- However, to increase capacity or extend the hours of operation, the building would require substantial upgrade works to make the premises compliant with new standards and appeal to a wider tenancy able to offer improved rental rates.

