

PLANNING PROPOSAL FOR THE REZONING OF 47 WARRANE ROAD, ROSEVILLE CHASE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To refer the Planning Proposal for the rezoning of 47 Warrane Road, Roseville Chase to the Ku-ring-gai Local Planning Panel for advice as required by the Local Planning Panels Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

BACKGROUND:

On 8 May 2018 Council resolved to prepare a Planning Proposal for 47 Warrane Road, Roseville Chase to:

- Rezone the site from RE1 Public Recreation to R3 Medium Density Residential; and
- apply Development Standards of 0.8:1 Floor Space Ratio, 11.5m Height of Building and 1200sqm Minimum Lot Size.

COMMENTS:

The site was previously leased to the former East Roseville Bowling Club. Due to declining membership and increasing maintenance costs, the club terminated their lease with Council and vacated the property. The termination of the lease has provided an opportunity for Council to reassess the highest and best use of the site. The co-ordinated and orderly use of the land would best be facilitated by rezoning the site to Medium Density Residential.

RECOMMENDATION:

That the Ku-ring-gai Local Planning Panel makes a recommendation that the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination.

PURPOSE OF REPORT

To refer the Planning Proposal for the rezoning of 47 Warrane Road, Roseville Chase to the Ku-ring-gai Local Planning Panel for advice as required by the Local Planning Panels Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

BACKGROUND

On 8 May 2018 Council resolved:

- A. *That a Planning Proposal be prepared in accordance the Environmental Planning and Assessment Act 1979 to amend the Ku-ring-gai Local Environmental Plan 2015 to rezone 47 Warrane Road, Roseville Chase from RE1 Public Recreation to R3 Medium Density Residential and apply floor space ratio development standard of 0.8:1, height of buildings of 11.5m and minimum lot size of 1200sqm.*
- B. *That the Planning Proposal be submitted to the Department of Planning and Environment for Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.*
- C. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Gateway Determination.*
- D. *That a report be brought back to Council at the end of the exhibition process.*

Site Description and Local Context

The site that is the subject of this Planning Proposal is 47 Warrane Road, Roseville Chase, comprising the following 4 lots:

- Lot 33 DP3285 – 3844sqm
- Lot 32 DP3285 – 3844sqm
- Lot 3 DP26343 – 1766sqm
- Lot B DP403780 – 656sqm

The site is a generally rectangular in shape, with a total area of 10,110sqm. The site is located at the northern end of Warrane Road, near Babbage Road, Roseville Chase.

The site has historically been used by the former East Roseville Bowling Club, who leased the site from Council. On 28 June 2017 the East Roseville Bowling Club advised Council that they proposed to relocate to the Lindfield Bowling Club, terminate their lease with Council and vacate the property by 31 December 2017. The key reasons for the club vacating the property were due to declining membership and increasing maintenance costs.



Image 1 – 47 Warrane Road, Roseville Chase

The site currently comprises a 2 storey former clubhouse, a carpark, 3 bowling greens, and a greens keepers brick cottage located on the south western section of the site.

The site is currently zoned RE1 Public Recreation under the Ku-ring-gai Local Environmental Plan 2015. The site is currently classified as operational land.



Image 2 – Excerpt zoning map KLEP 2015

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The site is adjoined by single dwelling houses, and the surrounding area is zoned R2 Low Density Residential. The site is located approximately 250m (3m walk) to the Roseville Chase Neighbourhood Centre (shops and services), located on Babbage Road.

Warrane Road is a cul-de-sac, and does not provide vehicle through access to Babbage Road.

COMMENTS**Proposed Amendments to the Ku-ring-gai Local Environmental Plan 2015**

The Planning Proposal seeks to make the following amendments to the *Ku-ring-gai Local Environmental Plan 2015*:

- Rezone the site from RE1 Public Recreation to R3 Medium Density Residential; and
- apply Development Standards of 0.8:1 Floor Space Ratio, 11.5m Height of Buildings, and 1200sqm Minimum Lot Size.

The objective of the Planning Proposal is to facilitate an alternate use of the site, which is no longer required for the purposes it was originally acquired for. The site's future use under the current zoning is not considered the highest or best use of the site. The proposed rezoning will enable redevelopment of the site, and allow Council to effectively manage its financial position to meet community expectations for projects and service delivery, particularly for renewal and replacement of assets. This will provide the best financial outcome for the broader Ku-ring-gai community.

A copy of the Planning Proposal is at **Attachment A1**. The Appendices to the Planning Proposal are included at **Attachments A2 – A6**.

Strategic and Site Specific Merit

Consistency with Strategic Planning Framework – The Planning Proposal is consistent with the following objectives from strategic planning documents, including the Greater Sydney Region Plan *A Metropolis of Three Cities*, and the *North District Plan*:

- *Increased housing supply* – rezoning the site to medium density meets objectives relating to the delivery of housing supply, and contributes towards the additional 92, 000 new dwellings required in the North District from 2016-2036. The rezoning will increase the amount of land available for redevelopment in an existing urban area as well as increasing local housing supply;
- *Housing choice and diversity* – Currently, most new homes in NSW fall into two categories – either traditional free standing houses or apartments. Almost 75% of all dwellings in Ku-ring-gai are traditional free standing houses, which is much higher than the Greater Sydney average of 55%. Ku-ring-gai has a significantly lower proportion of medium density housing than the Greater Sydney average. Rezoning the site to medium density residential provides housing choice which better meets the needs of Sydney's changing population by providing a broader range of housing options to suit different lifestyle needs;
- *Housing affordability* – Medium density housing, such as townhouse style development – provides an alternative and more affordable housing choice when compared to a free standing house;

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- *Integrating land use and transport* – The site is well located in terms of access to jobs, services and public transport, consistent with the Greater Sydney Commission objective of a 30 min city. The site is close to the Babbage Road Neighbourhood Centre and bus stops, which provides access to shops, services and transport options. It is noted that the Future Transport Strategy 2056 identifies improved bus services between the Northern Beaches (Dee Why) and Chatswood along Boundary/Babbage Road.

The Planning Proposal is consistent with the following objectives from Council's Community Strategic Plan 2038:

- *C6.1 Housing Choice and Affordability – Housing Diversity, adaptability and affordability is increased to support the needs of a changing community* – Participants of workshops on the review of Council's *Community Strategic Plan* in late 2017 expressed the view that there is a requirement for Council to provide a greater mix of housing in the locality, particularly townhouses or medium density development. This style of housing provides residents with an opportunity to downsize, and more affordable housing options for younger families;
- *L2 Financial Capacity and Sustainability – Council rigorously manages its financial resources and assets to maximise delivery of services* – The rezoning and any future divestment of the subject site will assist Council to effectively manage its financial position to meet community expectations for renewal and replacement of assets as well as capital works scheduled in Council's Long Term Financial Plan. This option will provide the best financial outcome for the broader Ku-ring-gai community.

The Planning Proposal has addressed the following relevant Section 9.1 Ministerial Directions:

- *3.1 Residential Zones* – The Planning Proposal is consistent with this direction as the proposed rezoning will broaden the choice of housing types to provide for existing and future housing needs. The site is well located and additional housing in this location will make efficient use of existing infrastructure and services;
- *3.4 Integrating Land Use and Transport* – The Planning Proposal is consistent with this direction, as the site is located within an existing urban area with good connections to the surrounding road network, public transport and is within walking distance to the local neighbourhood centre. The site will benefit from the proposed improvement to bus services between the Northern Beaches and Chatswood via Boundary/Babbage Road;
- *6.2 Reserving Land for Public Purposes* – During the reclassification process of the site in 2015, all interests were formally discharged from the land, including the caveat and associated trust relating to the site being held as a Public Reserve. The land is no longer required for the purposes it was originally acquired for, and additionally the site is not considered suitable for use as a park when assessed against the principles of Council's *Open Space Acquisition Strategy*.

Open Space – The subject site is no longer required for the purposes that it was originally acquired – which was for recreation. The need to provide open space for passive recreation is recognised within Roseville and Ku-ring-gai as a whole. Council's *Open Space Acquisition Strategy* has been prepared to establish a series of principles for acquisition of land for local parks within priority areas. The priority areas are generally around local centres, and along the main road corridors

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where there is limited existing parkland and where new development is increasing the local population, and thereby demand on existing parks.

When the site is assessed against the principles of the strategy, it is considered to not be suitable for a park because:

- The site is located in a low level priority area;
- the site is very well served by existing parks in the surrounding locality, including Echo Point Park, Malga Reserve (which has recently upgraded playground) and Castle Cove Park;
- the site does not extend or build on an existing reserve or system of reserves. A park on the site would duplicate and conflict with the facilities currently provided in Malga Reserve;
- the site does not have particularly high visual or landscape qualities that would enhance the recreational use of the site;
- the strategy requires that new parks have at least 2 street frontages and the subject site would not comply with this requirement;
- the contamination of the subject site would require remediation, increasing the costs of construction of a park. Such costs are not budgeted for and must be avoided to ensure maximum funds are available to create new parks with high levels of facilities and amenities.

Additional Supporting Studies – The Planning Proposal contains sufficient information to identify the relevant environmental, social, economic and other site specific considerations in order for the Department of Planning to consider whether there is merit in the proposed amendments at Gateway. The Planning Proposal outlines the scope for investigation of key issues, and lists the following additional studies which would be required to support the Planning Proposal:

Traffic – Any redevelopment of the site would result in additional traffic generation. The implication of this on the adequacy of access to the site, and capacity of the local road network to accommodate additional traffic is required to be investigated further through a traffic study;

Urban Design – The density and height development standards sought by the Planning Proposal are typical for land zoned R3 Medium Density within Ku-ring-gai. The suitability of the development standards will need to be investigated further through an urban design analysis having regard to factors such as existing drainage infrastructure and easements, and proximity of rear yards of adjoining properties.

As outlined in *A Guide to Preparing Planning Proposals*, with respect to additional studies, *‘the actual information/investigation may be undertaken after Gateway Determination has been issued and if required by the Gateway Determination.’* Any additional studies to support the Planning Proposal can be prepared following Gateway, and would form part of the Planning Proposal, and public exhibition.

INTEGRATED PLANNING AND REPORTING

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	Land use strategies, plans and processes are in place to effectively manage the impact of development	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*.

Local Planning Panels Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979* requires Council to refer all Planning Proposals prepared after 1 June 2018 to the Local Planning Panel for advice, before it is forwarded to the Minister for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Should the site be rezoned, any future divestment of the site would be subject to a separate report and resolution of Council, and would be undertaken in accordance with Council's *Acquisition and Divestment Strategy 2014*.

RISK MANAGEMENT

The former bowling club site is now vacant, and Council has an opportunity to consider the rezoning of the site to a higher and better use. Rezoning of the site will also assist in the provision of additional housing supply and choice for Ku-ring-gai and allow funds to be recycled into areas identified in Council's Long Term Financial Plan.

FINANCIAL CONSIDERATIONS

The rezoning of the site, and any future divestment will assist Council to effectively manage its financial position to meet community expectations for renewal and replacement of assets.

SOCIAL CONSIDERATIONS

The rezoning of the site will assist in providing additional housing supply and improved housing choice (townhouses) for Ku-ring-gai. This is consistent with the Council's *Community Strategic Plan 2038* and feedback from the community who have expressed a view that there is a need for Council to provide a greater mix of housing in the locality, particularly townhouses or medium density development in order to provide options for downsizers, and young families.

ENVIRONMENTAL CONSIDERATIONS

A Stage 1 and Stage 2 Site Investigation has been undertaken for the site, which identified a number of areas of environmental concern relating to past activities including uncontrolled demolition, uncontrolled filling, application of herbicides and pesticides, and chemical storage. The site could be made suitable (from a land use contamination perspective) for future land use settings, subject to further assessment, management and remediation.

COMMUNITY CONSULTATION

In the event the Planning Proposal is granted a Gateway Determination by the Department of Planning and Environment, the Planning Proposal would be placed on statutory public exhibition in accordance with the requirements of the Gateway Determination, and the Department of Planning and Environment's publication *A Guide to Preparing Local Environmental Plans*.

Since the Council Resolution on 8 May 2018 to prepare the Planning Proposal, a number of submissions have been received from properties adjoining 47 Warrane Road, Roseville Chase. The matters raised in the submissions (objecting to the Planning Proposal or requesting to be included in the Planning Proposal) are matters that are best addressed during a formal public exhibition process, should the Planning Proposal receive a Gateway Determination. Submissions received during the formal public exhibition process will be assessed by Council staff and reported to Council for consideration.

INTERNAL CONSULTATION

Consultation has been undertaken with relevant internal sections of Council where required for the preparation of the Planning Proposal, and this report.

SUMMARY

The subject site 47 Warrane Road, Roseville Chase is currently zoned for public recreation purposes, and the site has historically been utilised by the former East Roseville Bowling Club. Due to declining membership, the club terminated their lease with Council and vacated the site.

Council resolved on 8 May 2018 to prepare a Planning Proposal to rezone the site to R3 Medium Density Residential. The objective of the Planning Proposal is to facilitate an alternate use of the site, which is no longer required for the purposes it was originally acquired for. The site's future use under the current zoning is not considered the highest or best use of the site, and the proposed rezoning will allow Council to effectively manage its financial positions to meet community expectations for projects and service delivery.

There is sufficient strategic and site specific merit for the Planning Proposal to proceed to Gateway Determination.

RECOMMENDATION:













- A. That the Ku-ring-gai Local Planning Panel makes a recommendation that the Planning Proposal for the rezoning of 47 Warrane Road, Roseville Chase be submitted to the Department of Planning and Environment for a Gateway Determination.

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Attachments:		A1  Planning Proposal - 47 Warrane Road Roseville		2018/243859
		A2  Report to Council and Resolution - Ordinary Meeting 8 May 2018		2018/235313
		A3  Notice of Motion - Ordinary Meeting 8 May 2018		2018/235316
		A4  Stage 1 Preliminary Site Investigation - 47 Warrane Road, Roseville Chase		2018/235319
		A5  Stage 2 Detailed Site Investigation - 47 Warrane Road, Roseville Chase	Excluded	2018/235320
		A6  Title Information		2018/235325
	