

**From:** [Alexandra Plumb](#)  
**To:** [Mark Dennett](#)  
**Cc:** [Caitlin Elliott](#); [Christine Gough](#); [Craig Wyse](#); [Antony Fabbro](#)  
**Subject:** RE: Planning Proposals 47 Warrane Road and 4 Pennant Ave  
**Date:** Thursday, 1 November 2018 4:33:12 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.png](#)

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Hi Mark,

Council's comments are provided below. Let me know if you need anything further.

Regards,

Alex

**Alexandra Plumb** | Urban Planner | Ku-ring-gai Council  
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**From:** Mark Dennett [<mailto:Mark.Dennett@planning.nsw.gov.au>]  
**Sent:** Friday, 26 October 2018 9:26 AM  
**To:** Alexandra Plumb  
**Cc:** Caitlin Elliott; Christine Gough  
**Subject:** HPRM: Planning Proposals 47 Warrane Road and 4 Pennant Ave

Hi Alex,

Thank you for talking to me just now. I was wondering if you could help me with a few points the Department need to cover in these proposals for the Gateway determination.

- On page 11 of the proposal for 47 Warrane Road, it states that the original intent for the land was to be rezoned R2 Low Density Residential. However Council has decided to proceed with rezoning the site for R3 Medium Density development. We note that the area is surrounded by and characterised by R2 Low Density Residential, and was wondering if there was a study or strategic decision that recommended the site be zoned R3 Medium Density development, and with the appropriate infrastructure to support this?
- The same issue relates to 4 Pennant Ave, being surrounding by R2 Low Density, albeit closer to R4 High Density zoned land.

Council comment: The original intent of the reclassification of 47 Warrane Road, Roseville Chase was to allow the rezoning of the portion of the site containing the Green Keepers Cottage to low density residential, in order to permit the subdivision of this residential property from the Bowling Club. It was intended that the remainder of the Bowling Club site would retain the public recreation zoning for the Bowling Clubs continued use. However since the Bowling Club use has ceased and the redundant site is vacant, Council has an opportunity to reassess the highest and best use of the site.

The strategic decision to rezone both 47 Warrane Road and 4 Pennant Avenue to R3 Medium Density was based on feedback from the community during the preparation of the Community Strategic Plan in 2017/18 which reinforced that the community wants greater housing choice within the local government area. The amount of undeveloped R3 land in this locality is limited. The community responses outlined a need for housing choice for people to downsize, and housing to fill the gap between apartments and larger homes. Additionally, in terms of feasibility – rezoning the sites to R3 Medium Density Residential would provide Council with additional financial assets from any future divestment, which would assist Council to effectively manage its financial position to meet community expectations for the renewal and replacement

of community infrastructure and facilities. R3 Medium Density zoning would provide more feasibility to offset the contamination remediation and hydrology/flooding works which are likely required.

The Planning Reports for 4 Pennant Avenue and 47 Warrane Road (Attachment A1 to the Council Reports OMC 8 May 2018) detailed the infrastructure to support the R3 Medium Density zonings, which is summarised below:

- 4 Pennant Avenue: Site located on southern periphery of Gordon Town Centre. Approx. 400m from Gordon Town centre and Gordon railway station and bus interchange – providing access to jobs, services and public transport.
  - 47 Warrane Road: Site is located approx. 270m from East Roseville neighbourhood shopping centre on Babbage Road. Well located in terms of public transport with bus stops along Warringah Road/Babbage Road which service routes to Chatswood, Sydney CBD, Manly and Terrey Hills.
- The proposal for 4 Pennant Ave retains a partial area for RE1 Public Recreation. Has a similar assessment been done regarding 47 Warrane Road and if part of the site should/could retain RE1 public recreation?

Council comment: The proposal for 4 Pennant Avenue retains Lot X DP387680 as RE1 Public Recreation. The reason for the retention of this smaller lot as open space is due to the highly significant Sydney Turpentine-Ironbark Forest canopy remnants on the site. The lot will be categorised as a Natural Area – Bushland under the LGA 1993 and managed through a Plan of Management, allowing for the retention of the significant trees and vegetation on the site, while providing open space for passive recreation.

The Planning Report (Attachment A1) to the Council Report 8 May 2018 provides an assessment of 47 Warrane Road – for the whole site and part of the site - against Councils *Open Space Acquisition Strategy* which concludes when assessed against the principles of the OSAS the whole site or part of the site is not suitable for a park.

- Planning Priority N20 Delivering high quality open space (North District Plan pages 112 to 114) considers the need to protect and enhance open space. Neither of the proposals address this planning priority. Would you be able to provide some information/discussion on the proposals' consistency or potential inconsistency regarding this planning priority? We note that these lands haven't technically been used as 'public' open space, having previously been bowling clubs/greens, but we need to address why they aren't been utilised to assist in meeting this planning priority, for example Action 73 (b).

Council comment: Planning Priority N20 Delivery High Quality Open Space – The Planning Proposals are justifiably inconsistent with this direction. The need to provide for open space is recognised within Gordon, Roseville Chase and Ku-ring-gai as a whole. Ku-ring-gai Council's *Open Space Acquisition Strategy*(2007) has been prepared to establish a series of principles for the acquisition of land for local parks within priority areas. The priority areas are generally around the local centres and along the main road corridors where there is limited existing parkland and where new development is increasing the local population. Since 2007 Council has acquired 22,3000sqm of land for open space purposes and with this land built six new parks.

The Planning Reports for 4 Pennant Avenue and 47 Warrane Road (Attachment A1 to the Council Reports OMC 8 May 2018) provide an assessment of each of the sites against the principles and priorities in the OSAS. The assessments conclude that both the sites are not suitable locations for parks due to reasons relating to limited access, visibility, and duplication of facilities with other parks in close proximity.

While the sites are zoned RE1 Public Recreation, they have never technically being used for public open space, with both sites being continuously leased since the 1950's to bowling clubs for their exclusive use.

In terms of Action 73(b) which requires *investigating opportunities to provide new open space so that all*

*residential areas are within 400m of open space, and all high density residential areas (over 60 dwellings/hectare) are within 200m of open space – the sites aren't being utilised to assist in meeting this Action for the following reasons:*

47 Warrane:

- As discussed above, the site not considered suitable for a park when assessed against the principles under Councils OSAS
- The site is located in a priority 6 zone – which is a low level priority
- The site is well served by parks, including Echo Point Park (15m walk to east of site), Malga Reserve (5m walk) and Castle Cove Park (15m walk south east site) and open space under Roseville bridge
- The provision of a park on this site would duplicate and conflict with the facilities currently provided in Malga Reserve, which has an area of 4,300sqm and has recently been ungraded with a new playground

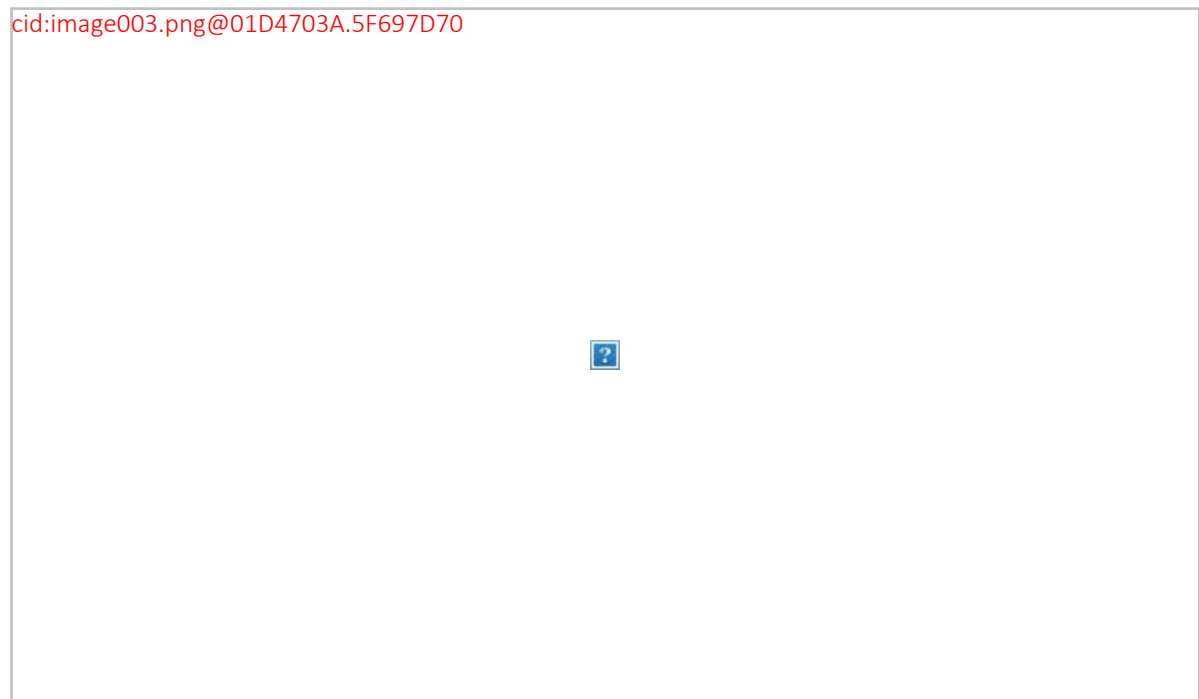


Image: excerpt OSAS – 47 Warrane Road, Roseville Chase – Provision of Open Space

4 Pennant Avenue:

- As discussed above, the site is not suitable as a park due to limited access, visibility and contamination
- The site is in close proximity to the recently constructed Greengate Park (500m) from the site
- Council resolved (OMC 5 April 2016) to develop the Gordon Golf Course as a regional park following the expiration of the lease of the Gordon Golf Club in 2023 – the golf course is less than 350m from the subject site

Thank you for your help in addressing these.

Regards  
Mark

**Mark Dennett**

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