

REZONING 47 WARRANE ROAD, ROSEVILLE CHASE (FORMER EAST ROSEVILLE BOWLING CLUB)

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider a Planning Proposal to rezone the former East Roseville Bowling Club at 47 Warrane Road, Roseville Chase to permit R3 Medium Density Residential development.

BACKGROUND:

47 Warrane Road, Roseville Chase, is currently zoned for public recreation purposes, and the site was previously used a Bowling Club. Due to declining membership and increasing maintenance costs the club terminated their lease with Council and have vacated the property.

COMMENTS:

The sites future use under the current RE1 Public Recreation zoning is not considered the highest or best use of the site. The co-ordinated and orderly use of the land would be best facilitated preparing a Planning Proposal to rezone the site to permit medium density residential development. There is sufficient strategic and site specific merit for the rezoning of the site to proceed.

RECOMMENDATION:

That Council prepares a Planning Proposal to 47 Warrane Road, Roseville Chase to R3 Medium Density Residential under KLEP 2015.

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BACKGROUND

Description of the Site

The former bowling club is located at the northern end of Warrane road, Roseville Chase near Babbage Road. Surrounding development comprises detached residential dwellings.

The site known as 47 Warrane Road, Roseville Chase comprises 4 lots with a total area of 10,110 sqm.

- Lot 33 DP 3285 - 3,844 m²
- Lot 32 DP 3285 - 3,844 m²
- Lot 3 DP 26343 - 1,766 m²
- Lot B DP 403780 - 656 m²



On June 28 June 2017 The East Roseville Bowling Club Limited advised Council that they proposed to relocate to the Lindfield Bowling Club at 2b Carlyle Rd, Lindfield on a date after 13 October 2017 and that East Roseville Bowling Club Limited terminates its lease with the Ku-ring-gai Council and will vacate the property on 31 December 2017.

The key reasons for the Club vacating the property were;

- membership age profile and reduction in numbers;
- workload of a few members;

- operational difficulties with fewer and aging membership;
- likelihood of future financial difficulties and leasehold risks; and
- opportunity to merge with Lindfield Bowling Club;

Former Roseville Bowling Club House

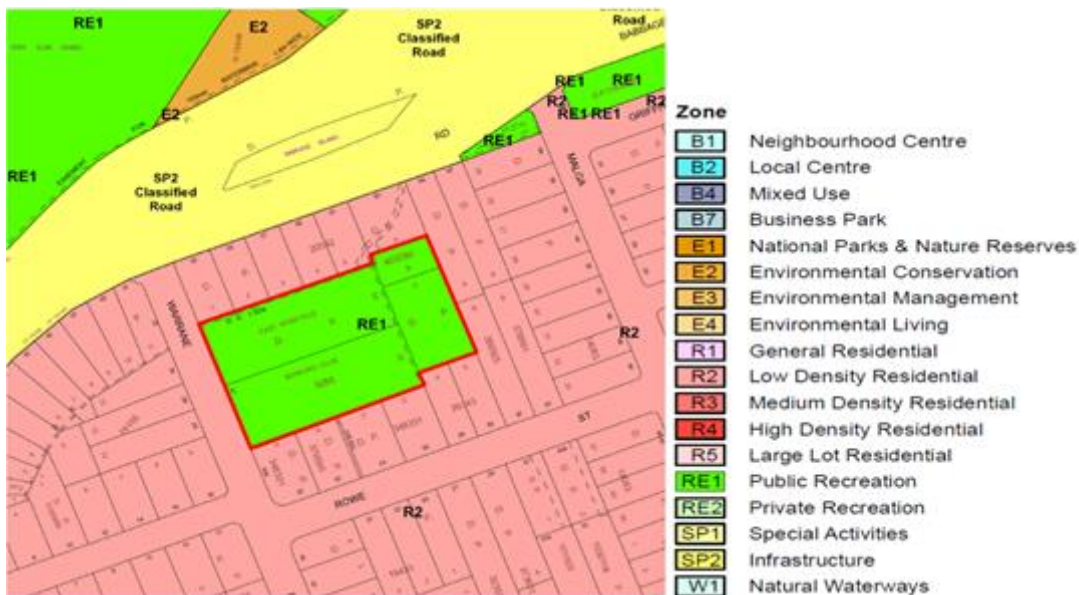


View of Central Bowling Green facing north-west



Zoning

The site is currently zoned RE1 Public Recreation under *Ku-ring-gai Local Environmental Plan 2015*.



COMMENTS

A Planning Report for 47 Warrane Road, Roseville Chase sets out the justification and implications for a Planning Proposal for proposed amendment to the *Ku-ring-gai Local Environmental Plan 2015* to rezone from the current site from RE1 Public Recreation to R3 Medium Density Residential is included at **Attachment A1**.

The key points from the Planning Report are outlined below.

The current RE1 Public Recreation zoning is not considered the highest or best use of the site. The co-ordinated and orderly use of the land would be best facilitated by rezoning to the land to permit medium density residential development.

Consistency with strategic planning framework – The Planning Proposal for the proposed rezoning the site is consistent with the following objectives from strategic planning documents, including Council’s *Community Strategic Plan*, the Greater Sydney Region Plan *A Metropolis of Three Cities* and the *North District Plan*, as follows:

- increase housing supply;
- housing choice and diversity;
- housing affordability; and
- integrating land use and transport.

Increased housing supply - Rezoning to medium density meets objectives relating to the delivery of housing supply and contributes towards the additional 92,000 new homes required in the North District from 2016-2036. The rezoning will increase the amount of land available for redevelopment in an existing urban area, increasing local housing supply.

Housing choice and diversity - Currently, most new homes built in NSW fall into two categories – either a traditional free standing house 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 also has a significantly lower proportion of medium density dwellings than the Greater Sydney average. Rezoning 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 home.

Integrating land use and transport - The site is well located in terms of access to jobs, services and public transport, consistent with the objective of a 30min city. The site is in reasonable proximity – 2km to the Roseville local centre which provides access to shops and services, and in close proximity to buses to the Northern Beaches, Chatswood and North Sydney.

Open Space Assessment

Council's *Open Space Acquisition Strategy* (OSAS) establishes the principles and priorities for acquiring open space. An assessment of the subject site against the OSAS has been undertaken in **Attachment A1**. The review concludes when assessed against the principles and criteria under the OSAS, the subject site (or part of) is not a suitable location for a park because:

- the site is located in a priority 6 zone which is a low level priority;
- the site is very well served by parks; and
- a park on the site would duplicate and conflict with the facilities currently provided in Malga Reserve.

Potential Contamination

A stage 1 Preliminary Site Investigation has been undertaken on the sites by Alliance Geotechnical March 2018. A number of areas of environmental concern (AEC) were identified for the site:

- these AEC may present an unacceptable exposure risk (in the context of land contamination) for future land use settings; and
- the site could be made suitable (from a land contamination perspective) for future land use settings, subject to further assessment of the identified AEC, and management / remediation of potentially unacceptable contamination risks (if warranted).

Zoning

The site is not identified as a Heritage item nor located in a heritage conservation area. There are no heritage items or HCAs in the vicinity of the site. The property is not identified on Council's Bush Fire Prone Lands Map.

The property does not contain any areas of Biodiversity Significance under the KLEP 2015 Biodiversity Map. A small section of the south-western portion of the site is identified under KLEP 2015 - Greenweb Mapping with the identification minor area of Canopy Remnants. This is associated with the adjoining residential properties to west.

Under *Ku-ring-gai Local Environment Plan 2015* (Schedule 4) the site is identified as Operational Land.

It is recommended that Council rezones the whole site to R3 – Medium Density Residential and divests the whole site with the funds being used for asset renewal and replacement and 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.

INTEGRATED PLANNING AND REPORTING

Places Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C6.1 Housing diversity, adaptability and affordability is increased to support the needs of a changing community.	C6.1.1 Council's planning approach to the provision of housing across Ku-ring-gai addresses the supply, choice and affordability needs of the community.	Analyse and monitor Council land holdings available for potential development. Monitor housing choice in Ku-ring-gai local government area.

GOVERNANCE MATTERS

Planning Proposal

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

Should the site be rezoned, any future divestment would be subject to a separate report and resolution of Council, and would be undertaken in accordance with Council's *Acquisition and Divestment of Land Policy 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 will also assist in 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

Cost of preparing the Planning Proposal and associated studies covered by the Urban Planning, Strategy Department Budget (but will be capitalised against sale of the asset in the future). The rezoning of 47 Warrane Road, Roseville Chase 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 47 Warrane Road, Roseville Chase will assist with providing additional housing supply and improved housing choice (townhouses) for Ku-ring-gai. This is consistent with Council's Community Strategic Plan.

ENVIRONMENTAL CONSIDERATIONS

A Phase 1 Preliminary Site Investigation has been undertaken for the subject site which notes that there may be contamination present as a result of past land use activities, including uncontrolled demolition, uncontrolled filling, application of herbicides/pesticides and chemical storage. The report concludes that 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

If the Planning Proposal proceeds to a formal Gateway Determination, consultation with the relevant State Agencies and with the community will be undertaken - including a notification period (28 days) to all residents in the catchment of the site, notification in the local press and on Council's website.

Following the conclusion of the exhibition period, the submissions will be assessed and the final draft Planning Proposal reported back to Council.

INTERNAL CONSULTATION

Internal consultation with other Departments of Council (where relevant) has been undertaken in the preparation of this report.

SUMMARY

47 Warrane Road, Roseville Chase, is currently zoned for public recreation purposes, and the site was previously used a bowling club. Due to declining membership and increasing maintenance costs the club terminated their lease with Council and vacated the property.

The future use under the current RE1 Public Recreation zoning is not considered the highest or best use of the site.

The co-ordinated and orderly use of the land would be best facilitated by preparing a Planning Proposal to rezone the site to permit medium density residential development. There is sufficient strategic and site specific merit for the reclassification and rezoning of the site to proceed.

RECOMMENDATION:

- 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.

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Attachments: A1  Planning report - 47 Warrane Road, Roseville Chase 2018/115706

**Rezoning 47 Warrane Road,
Roseville Chase (former East
Roseville Bowling Club)**

File: S09742

Vide: GB.9

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Resolved:

(Moved: Councillors Citer/Clarke)

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CARRIED UNANIMOUSLY