



**PLANNING PROPOSAL**

**TO REZONE LAND AT**

**47 WARRANE ROAD, ROSEVILLE CHASE**

**March 2021**

**Prepared for  
Ku-ring-gai Council**

**By  
BBC Consulting Planners**

Job No. 18-107A

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## I. INTRODUCTION

### Overview

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the Ku-ring-gai Local Environmental Plan 2015 ("the LEP"). The planning proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 ("the EP&A Act") and the relevant Department of Planning guidelines and practice notes including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals' ("the guidelines").

This Planning Proposal seeks an amendment to the LEP to change the zoning, height, floor space ratio, and minimum lot size controls relating to a Council owned site ("the Planning Proposal") at 47 Warrane Road, Roseville Chase ("the site").

At the Ordinary Meeting of Council on 8 May 2018, Council considered a report recommending that Council commences the process of amending the controls relating to the site (see **Appendix 1**).

A copy of the minutes to the Ordinary Meeting of Council on 8 May 2018 is provided at **Appendix 1** to this Planning Proposal. As detailed in the minutes, Council resolved as follows:-

- 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."*

BBC Consulting Planners were engaged by Ku-ring-gai Council to prepare a planning proposal in relation to the above resolution. The planning proposal was submitted to the Department of Planning, Industry and Environment on 2 October 2018.

A Gateway Determination was issued by the Department of Planning, Industry and Environment on 17 February 2020. The Gateway Determination included a number of conditions which required amendments to be made to the planning proposal prior to public exhibition, including:

1. *Prior to undertaking public exhibition, the planning proposal should be amended to:*
  - a. *Update the planning proposal to reflect the following development standards on the site to:*

- *R2 Low Density Residential zone;*
- *A FSR of 0.3:1;*
- *A maximum building height of 9.5m; and*
- *A minimum lot size of 790sqm*

Gateway Determination conditions also required an Urban Design Study incorporating a concept development scheme and Traffic Study to be prepared.

At the Ordinary Meeting of Council on 20 June 2020 Council considered a report on the Gateway Determination issued by the Department of Planning, Industry and Environment and options on how to proceed with the planning proposal (**Appendix 2**). Due to economic necessity for Council to continue to plan and deliver its planned community infrastructure in a timely manner, Council resolved (**Appendix 2**) to proceed with the planning proposal for the site as R2 Low Density Residential as conditioned by the Gateway Determination. The Council resolution also noted that in progressing the planning proposal with the R2 Low Density Residential zone, it will be made clear that Council considers an R3 Medium Density Residential zoning on the site has sufficient justification and strategic merit, and that an R3 zoning would be sought on the site in the future.

In accordance with Section 3.33 of the EP&A Act, this planning proposal seeks to explain the intended effect of the proposed instrument and sets out the justification for making the proposed instrument. This planning proposal addresses matters that are intended to be included in the Ku-ring-gai Local Environmental Plan 2015.

## **II. Land to which this planning proposal relates**

### **Location and Site Details**

The land to which this Planning Proposal relates is the former East Roseville Bowling Club known as 47 Warrane Road, Roseville Chase (“the site”).

The site is located at the northern end of Warrane Road.

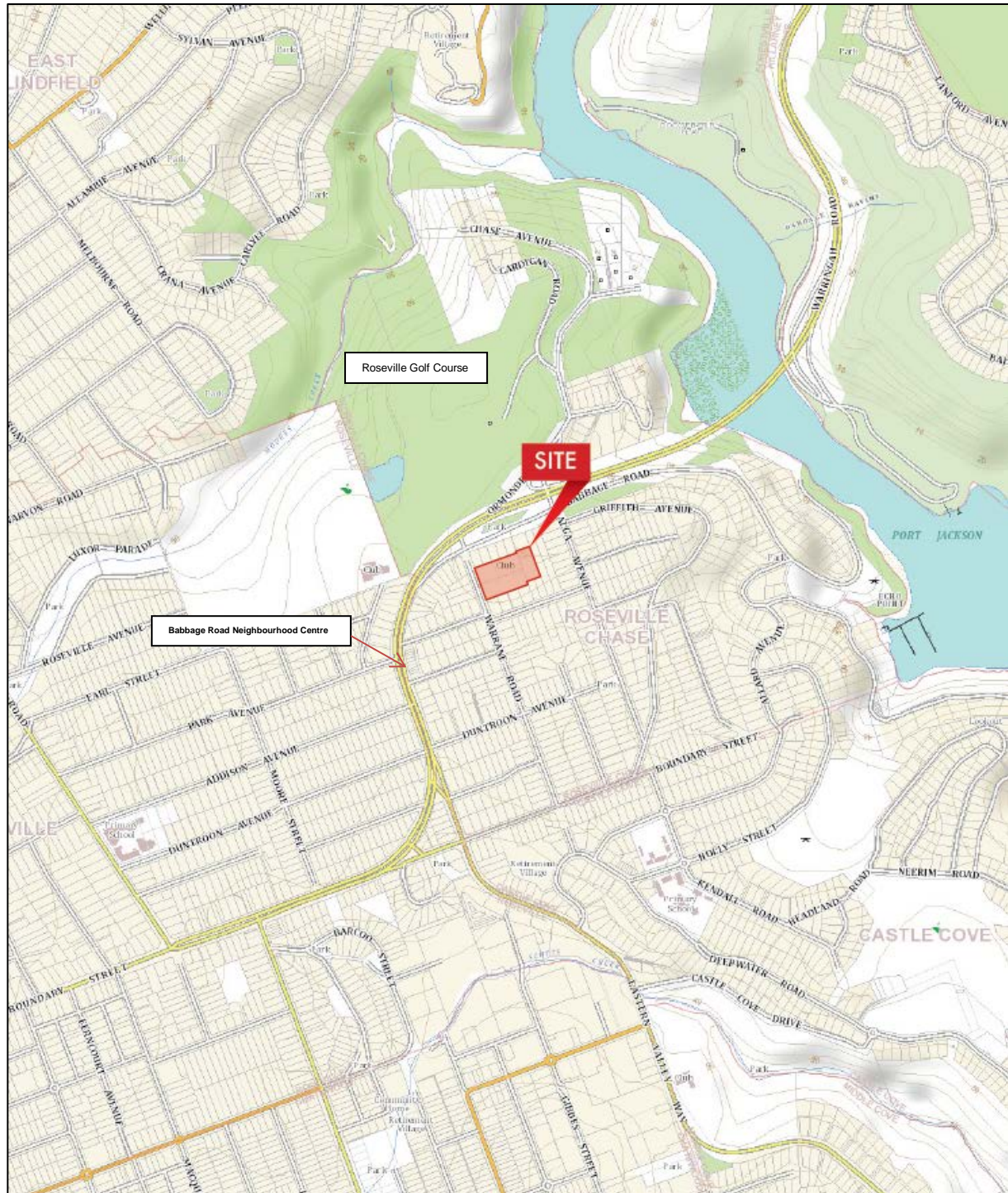
The site details and its immediate and wider surroundings are illustrated in **Figures 1 - 4** below. The immediate locality is generally characterised by single storey and two storey detached dwelling houses. North of the site is Warringah Road which travels east towards the Roseville Bridge and south west to Chatswood. Further north is Roseville Chase Oval and Roseville golf course.

The site is approximately 270 metres from the East Roseville Shopping Centre on Babbage Road.

The site is well located in terms of public transport with bus stops located along Warringah Road, which serve bus routes to Chatswood, Sydney CBD, Manly, and Terry Hills.



**Figure 1: Site location (source: SixMaps)**



Roseville Golf Course



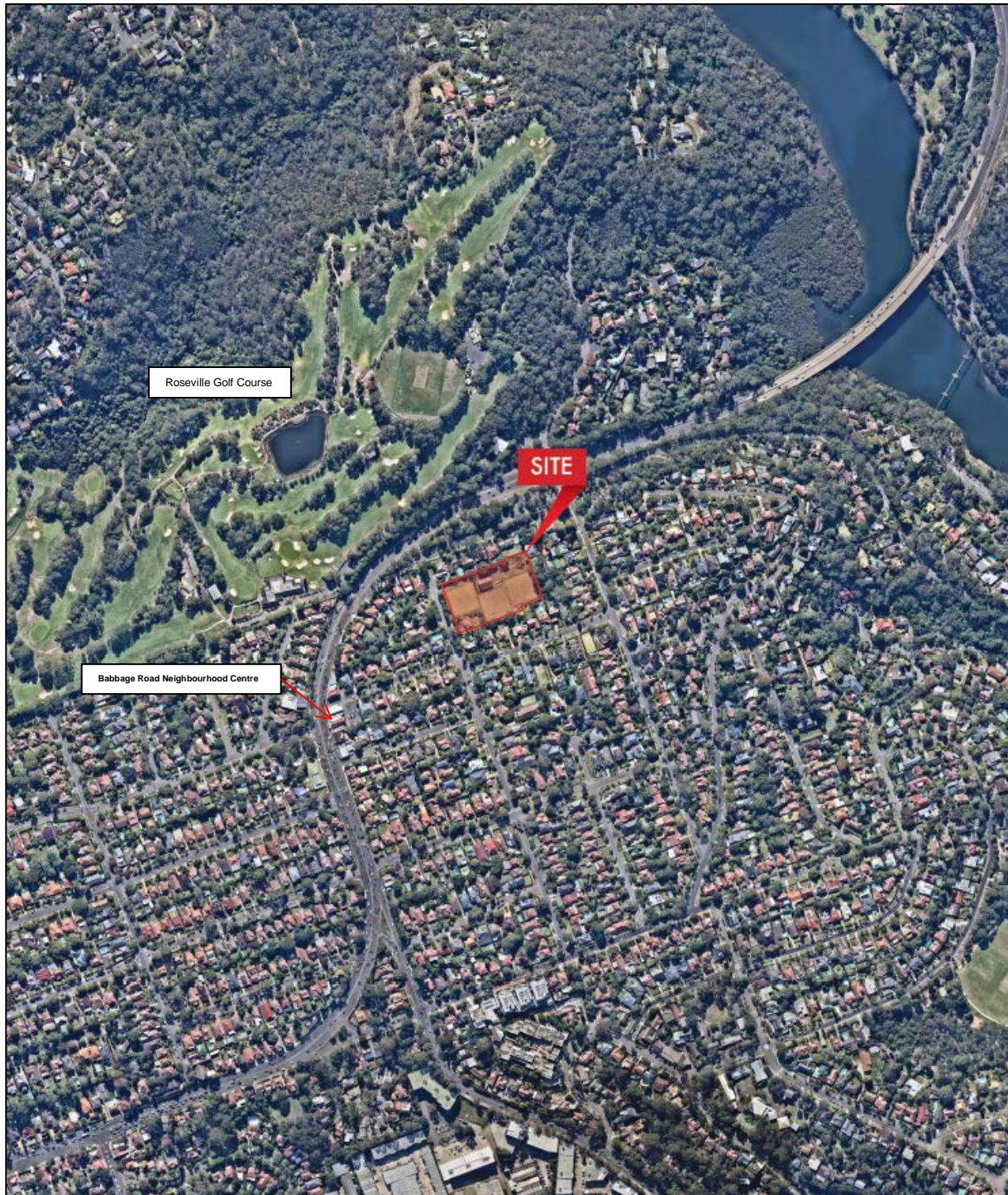


**Figure 3: Aerial Image (Detail)** (source: Nearmaps)





**Figure 4: Site Context (Wider Area)** (source: Nearmaps)



**Table 1** below provides a schedule of lots and their respective areas. The site is owned by Ku-ring-gai Council. Title documents are provided at (**Appendix 5**)

**Table 1:** Schedule of Lots and Areas

Lot	Area (m <sup>2</sup> )
Lot 33 in DP 3285	3,844
Lot 34 in DP 3285	3,844
Lot 3 in DP 26343	1,766
Lot B in DP 403780	656
<b>TOTAL</b>	<b>10,110</b>

The site is irregular in shape and comprises the following:-

- A two storey brick clubhouse with a terra cotta tile roof;
- A car park;
- Three bowling greens; and
- A greens keeper brick cottage and associated curtilage in the south western corner of the site.

Based on a review of relevant records it is understood that the site has been in Council's ownership since 1948 and was soon after leased to East Roseville Bowling Club for use of the site for the purposes of a bowling club. On 28 June 2017 the East Roseville Bowling Club Limited advised Council that they intended to terminate their lease on 31 December 2017 due to their relocation to Linfield Bowling Club on 13 October 2017. The site has been vacant since 2017.

## Access

The site has vehicular access from Warrane Road with a frontage of approximately 75 metres. Warrane Road is a local road with no connection to Babbage Road (or Warringah Road) to the north. Access to Warringah Road is via a number of east west running streets directly to Warringah Road or via Malga Avenue to the north.

## Vegetation

The site is characterised by broad open grassed expanses, including bowling greens, and sporadic exotic ornamental species. The site is not affected by riparian, biodiversity or greenweb overlays.

## Drainage and Topography

The site and immediate surrounds slope generally to the north east toward Middle Harbour. The site has been modified to allow construction of bowling greens including cut and fill activity. There does not appear to be any natural water courses on the site. However the site contains







### **III. Reason site was acquired**

It is understood that the site was acquired in 1948 and the Roseville Bowling Club was established on the site soon after.

On June 28 2017 the East Roseville Bowling Club Limited advised Council that they proposed to relocate to the Linfield Bowling Club on a date after 13 October 2017. The East Roseville Bowling Club Limited has since terminated its lease with Council and have vacated the site. The site is no longer needed for the purpose it was acquired

Key reasons for the Club vacating the property included:-

- Membership age profile and reduction in numbers;
- Workload of few members;
- Operational difficulties with fewer and ageing membership;
- Likelihood of future financial difficulties and leasehold risks; and
- The opportunity to merge with Linfield Bowling Club.

## IV. Land Classification

The site is classified as operation land pursuant to Ku-ring-gai Local Environmental Plan 2015. Under Part 2 (Land classified, or reclassified, as operational land – interests changed) of Schedule 4 of the LEP indicates the following with respects to the site:

Under Column 1 Locality	Under Column 2 Description	Under Column 3 Any trusts etc not discharged
Roseville Chase	47 Warrane Road, being Lots 33 and 34, DP 3285; Lot 3, DP 26343; lot B, DP 403780	Nil

The original intent of the reclassification of the site to “operational land” was to allow Council to permit the subdivision of the site so as to have the cottage within the south western corner of the site and its associated curtilage with its own lot and title. This was then intended to be rezoned in the future to R2 Low Density Residential which would have allowed the future lawful residential use of the site whilst retaining the public recreational zoning of the remainder of the site for ongoing use.

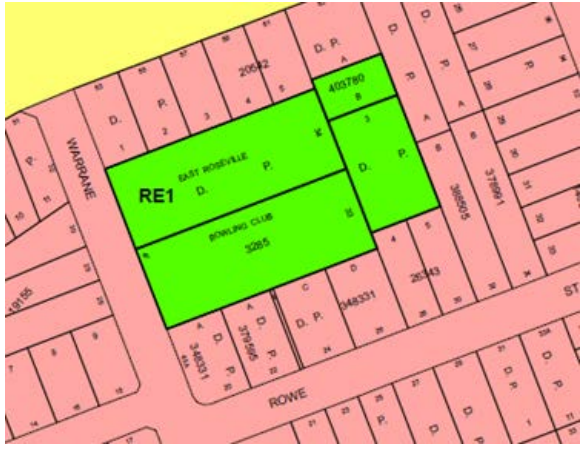


Thus the whole site was reclassified to Operational land pursuant to the LEP. This decision was made by Council with the view that the Roseville Bowling Club would continue to lease the site for the purposes of public recreation. The termination of their lease has provided the opportunity for Council to reassess the highest and best use of the whole site.

The report considered by Council at its meeting on 8 May 2018 (**Appendix 1**) states that the co-ordinated and orderly use of the land would be best facilitated by rezoning the site to a residential zoning, which would be accompanied by compatible planning controls which are consistent with the resounding residential development in the locality.




## V. Existing Planning Controls



**Table 2** below details the existing planning controls and development standards contained within the LEP that apply to the site to which this Planning Proposal relates.

**Table 2:** Existing planning controls relating to the site

Planning Control	Existing Development Standard	Existing Map
<b>Land Zoning</b>	RE1 Public Recreation	
<b>FSR (n:1)</b>	No FSR control	
<b>Maximum Height of Building</b>	No maximum height of building control	



<b>Minimum Subdivision Lot Size</b>	No minimum lot size control	
<b>Riparian Land and Waterways</b>	No relevant controls	
<b>Biodiversity Protection</b>	No relevant controls	

<b>Heritage</b>	No relevant controls	
<b>Bushfire Prone Land</b>	Not bushfire prone land	

Maps of the site's current zoning and development standards are included in Part 4 of this Planning Proposal, alongside the proposal maps.

## PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objectives of the planning proposal are to:

- Rezone the site so as to enable redevelopment of the site for the purposes of residential accommodation;
- Better provide for the orderly, economic, and prompt development of the site; and
- Ensure that development within the Ku-ring-gai LGA appropriately supports the objectives of planning policies and plans, including Council's *Community Strategic Plan 2038*, the *Greater Sydney Regional Plan A Metropolis of Three Cities*, the *North District Plan* and the *Ku-ring-gai Local Strategic Planning Statement*.



## **PART 2 – EXPLANATION OF PROVISIONS**

This section establishes the means through which the objectives of the Planning Proposal as described in Part 1 will be achieved via an amendment to the LEP. The Planning Proposal will result in the following amendments to the LEP:-

- Rezone the site from RE1 Public Recreation to R2 Low Density Residential;
- Apply a Floor Space Ratio Control of 0.3:1;
- Apply a Maximum Building Height Control of 9.5m; and
- Apply a Minimum Lot Size Control of 790sqm.

Illustrations of the proposed LEP mapping amendments which support the Planning Proposal are provided at Part 4 of this report.

## PART 3 – JUSTIFICATION

This section establishes the reasons for the proposed outcomes of the planning proposal and proposed amendments of the LEP.

The following questions are set out in the NSW Department of Planning and Environment guidelines “*A Guide to Preparing Planning Proposals*”. The questions address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

### Section A – Need for the Planning Proposal

On June 28 2017 the East Roseville Bowling Club Limited advised Council that they proposed to relocate to the Linfield Bowling Club. The East Roseville Bowling Club Limited has since terminated its lease with Council and have vacated the site.

Key reasons for the Club vacating the property included:-

- Membership age profile and reduction in numbers;
- Workload of few members;
- Operational difficulties with fewer and ageing membership;
- Likelihood of future financial difficulties and leasehold risks; and
- The opportunity to merge with Linfield Bowling Club.

It is appropriate that the planning controls which apply to the site be changed to enable the site to be developed or used in an orderly and economic manner as determined by Council's strategic planning investigations. Thus there is seen to be a need for a planning proposal for the site.

#### **Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

Yes. The planning proposal is a result of the Ku-ring-gai Local Strategic Planning Statement (KLSPS). The KLSPS includes Local Planning Priority *K.1 Provide well-planned and sustainable infrastructure to support growth and change* and outlines Council's adopted approach of asset renewal to assist Council fund specific civic and community projects through the sale of under-utilised or surplus assets (property). The reasoning for Council to divest these assets is to ensure that Council meets the future needs of the community by providing purpose built facilities and maintaining financial sustainability. Council's Long Term Financial Plan identifies asset sales as a short, medium and long term funding strategy. The KLPS includes a specific Action: *Continue to utilise asset recycling to invest in new assets or to revitalise existing assets (ongoing)*.

This planning proposal will facilitate the future planning and redevelopment of the site. The site has been vacant since the East Roseville Club vacated the site in 2017, and the site is no longer required for the purpose that it was acquired for. The site's current zoning of RE1 Public Recreation is not considered the highest or best use of the site, and so the planning proposal is seeking to amend the zoning to R2 Low Density Residential.

The sites present an opportunity for Council to utilise the process of asset recycling to invest in new assets or revitalise existing assets. A major part of Council's financial and asset strategy is the use of funds from the sale of various property assets to fund renewal of existing infrastructure assets, to upgrade existing assets and to construct new assets. The Ku-ring-gai Long Term Financial Plan and the Delivery Program 2018-2021 and Operational Plan 2020-2021 identify projects which are to be funded from asset sales. Projects with funding from asset sales include:

- Renewal of existing assets – projects with funding from asset sales are the St Ives Sports Centre and Marian Street Theatre
- Upgrade/new assets – including the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets
- Major town centre projects – such as the Lindfield Village Hub and Turrumurra Hub, which involve the construction of many large new buildings, underground carparking and associated infrastructure.

Any future divestment of this site is earmarked to assist Council in meeting community expectations for the renewal and replacement of community infrastructure.

**Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes, in a statutory sense, the orderly and economic use of the site for the purposes of residential accommodation is only possible through a residential zoning. A planning proposal is the only means of which an LEP can be amended. Accordingly the best means of achieving the objectives or intended outcomes is through a planning proposal.

## **Section B – Relationship to Strategic Planning Framework**

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

The planning proposal is consistent with the following regional and subregional strategies:

Greater Sydney Regional Plan – A Metropolis of Three Cities (March 2018)

The *Greater Sydney Regional Plan 2056 – A Metropolis of Three Cities* – connecting people was released in March 2018. It sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney. Roseville Chase is located within the Eastern Harbour City area

The planning proposal is consistent with the following objectives provided by the Greater Sydney Regional Plan:

- Objective 6 – Services and infrastructure meet communities changing needs – This objective outlines the importance of the delivery of necessary facilities and services to meet the community's needs. As the site is vacant, and no longer required for the purposes it was acquired, the planning proposal will facilitate alternative uses for the site and any future divestment of the property through Council's asset recycling program, will release funds for other social infrastructure required by the community



such as upgrades to the Marian Street Theatre, and the St Ives High School Join Use Indoor Courts, as well as upgrades to existing Council assets such as the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets . Any future divestment of the site will assist Council to effectively manage its financial position to meet community expectations for renewal and replacement of assets.

- Objective 10 - Greater Housing Supply -: This objective highlights the importance of providing housing supply and housing types in the right locations to create liveable neighbourhoods and support the Greater Sydney growing population. The objective outlines that a range of housing types is required to provide for the needs of the community, and that housing should be located in areas with access to transport, shops, services and facilities. The planning proposal seeks to rezone the site from RE1 Public Recreation, to R2 Low Density Residential, would have the result in increasing the supply of land available for new dwellings, and has the potential to increase the housing supply in Sydney. The R2 Low Density Residential zone has the potential to provide for 9 additional lots.

It provides the opportunity for local infill development in an existing urban area with walkable access to centres, facilities and public transport achieving greater housing diversity.

- Objective 14 - Integrated land use and transport creates walkable and 30 minute cities-: The site is well located in terms of access to public transport with Warringah Road/Babbage Road bus services approximately 5 minutes walking distance from the site. The bus services provide access to strategic centres, such as Chatswood and Sydney CBD. As the plan suggests, it is appropriate that future residents of the site have access to the services, jobs and skills which are available within centres. A central goal of the Greater Sydney Regional Plan 2056 is to strategically plan Sydney to ensure that residents will have quick and easy access to jobs and essential services. It is intended that workers will be closer to knowledge intensive jobs, city scale infrastructure and services, and entertainment and cultural facilities.

Analysis of the existing mobility from Roseville Chase neighbourhood centre was undertaken by Council as part of the preparation of the KLSPS, and it was found existing public transport allowed residents to travel from Roseville Chase to Chatswood, St Leonards, Frenchs Forest, North Sydney, and the Sydney CBD within 30min, indicating the neighbour centre has high levels of accessibility to adjoining Strategic Centres. Additionally, the Roseville Chase neighbourhood centre will have accessibility further increased through the provision of the Rapid Bus Transit infrastructure (east-west connection) from Dee Why to Chatswood as identified in Future Transport 2056.

The accessibility of the site in terms of access to public transport and strategic centres, is a significant element in terms of the sites future planning. The Council Resolution from OMC 20 June 2020 resolved that while Council would proceed with the planning proposal with a R2 Low Density Residential zoning as conditioned by the Gateway Determination, Council would also make clear that Council considers an R3 Medium Density Residential zoning on the site has sufficient justification and strategic merit, and that an R3 zoning would be sought on the site in the future

This resolution to pursue an R3 Medium Density Residential zoning on the site in the future is consistent with the adopted Ku-ring-gai Local Strategic Planning Statement (March 2020) which identifies the Roseville Chase neighbourhood centre as a location where investigation into future medium density housing types should be undertaken, due to the centres location on an arterial road serviced by major bus routes providing access to key strategic centres, and supporting the 30minute city objective.

### North District Plan

The North District Plan was released in March 2018. It sets out the planning priorities and actions for the growth of the North District.

The planning proposal is consistent with the plan, particularly with respects to the following planning priorities:

- Planning Priority N3 - Providing services and social infrastructure to meet people's changing needs: This planning priority seeks to recognise the need to provide services and local infrastructure to meet the needs community through different stages in life. The site was acquired for the purposes of the Roseville Bowling Club which has since closed and no longer requires the site. The planning proposal facilitates alternative uses for the site and any future divestment of the property through Council's asset recycling program will release funds for other social infrastructure required by the community. Any future divestment will assist Council to effectively manage its financial position to meet community expectations for renewal and replacement of assets such as upgrades to the Marian Street Theatre, and the St Ives High School Join Use Indoor Courts as well as upgrades to existing Council assets such as the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets.
- Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport: The planning priority outlines the need to provide for new housing in the right locations to meet the needs of the community, through all stages of life. The planning proposal is consistent with this planning priority in that the proposed rezoning of the site to R2 Low Density Residential will facilitate the future development of the site to provide residential accommodation within close walkable proximity to public transport services and a range of other community facilities and services.

The planning proposal meets the objectives relating to greater housing supply and in that it would contribute to meeting the North District's housing target of 92,000 dwellings from 2016-2036. The proposed R2 Low Density Residential zone allows for the site to cater for the demand of Sydney's changing population by providing a range of housing options to suit different lifestyle and affordability needs, which includes single dwelling housing. It provides the opportunity for local infill development in an existing urban area with walkable access to centres, facilities and public transport achieving greater housing diversity.

- Planning Priority N12 - Delivering integrated land use and transport planning and a 30 minute city: This planning priority outlines the key consideration in the integration of land use and transport planning in order to create a 30minute city, whereby people will

have public transport access to their closest metropolitan or strategic centre within 30mins. The site is well located in terms of access to public transport with Warringah Road/Babbage Road bus services approximately 5 minutes walking distance from the site. Analysis of the existing mobility from Roseville Chase neighbourhood centre was undertaken by Council as part of the preparation of the KLSPS, and it was found existing public transport allowed residents to travel from Roseville Chase to Chatswood, St Leonards, Frenchs Forest, North Sydney, and the Sydney CBD within 30min, indicating the neighbour centre has high levels of accessibility to adjoining Strategic Centres. Additionally, the Roseville Chase neighbourhood centre will have accessibility further increased through the provision of the Rapid Bus Transit infrastructure (east-west connection) from Dee Why to Chatswood as identified in Future Transport 2056.

The site's rezoning to facilitate residential development would allow the benefits of its accessibility to be better utilised.

- Planning Priority N20 – Delivering high quality open space

This planning priority outlines the key considerations for planning for open space, which includes quality, quantity and distribution, and the need to provide for open space areas for recreation, sport and social activity is important to support healthy and active lifestyles.

The site was originally acquired by Council for use as a bowling club, and had been continuously leased by and used by the East Roseville Bowling Club from 1948-2017. The club due to declining membership, terminated the lease with Council in 2017. With a changing population, there are different preferences for recreation and leisure emerging, and the declining participation rates in golf and bowling is a key example.

Ku-ring-gai local government area has 3,356 hectares of open space comprising:

- 1747 hectares of bushland within three local national park;
- 1151 hectares of natural areas;
- 98 hectares of parkland and gardens;
- 116 hectares of sportsfields;
- 68 hectares of Council owned golf courses;
- 176 hectares of drainage reserve.

Planning for open space and recreation in Ku-ring-gai is based on the following strategies:

- Ku-ring-gai Open Space Strategy, 2005
- Ku-ring-gai Open Space Acquisition Strategy, 2006
- Ku-ring-gai Contributions Plan, 2010

The Ku-ring-gai Open Space Acquisition Strategy establishes a series of principles for acquisition of open space and identifies priority areas for acquisition based on existing quantum of open space and projected population growth. Significant progress has been made since 2010 in terms of providing new open space; at this point in time Council is just over half way through the delivery program set out in the Ku-ring-gai Contributions Plan 2010 and Council has created or is in the process of creating, over 23,000sqm of new parks and civic spaces.

The key considerations for open space outlined in the North District Plan, being *quality*, *quantity* and *distribution* are addressed within Council Ku-ring-gai Open Space Acquisition Strategy through the acquisition principles, objectives and criteria which provide a checklist for evaluating properties and targets for open space acquisition. While the subject site is already owned by Council and as such is not being acquired for open space, the acquisition principles are a useful tool in evaluating the sites future potential as open space.

Acquisition Principles	Assessment of 47 Warrane Road, Roseville Chase
Open space provision/distribution	<p>The site is located in a priority 6 zone. This is a low level priority as current planning provisions indicate very little higher density is planned for the area; in addition the site is very well served by parks. The nearest parks are:</p> <ul style="list-style-type: none"> <li>- Echo Point Park is a 15 minute walk to the east of the site; it is situated in bushland on the shores of Middle Harbour and has a wide range of facilities and attractions including a beach, mangroves, Aboriginal heritage sites, walking tracks, terraced gardens, playground and remains of the old Roseville Baths and Roseville Bridge;</li> <li>- Malga Reserve is a local park located within a 5 minute walk from the site; it is has an area of approximately 4,300sqm with a recently upgraded playground on the corner of Griffith Avenue and Malga Avenue; and</li> <li>- Castle Cove Park in Willoughby LGA is a 15 minute walk to the south-east of the site and provides a wide range of facilities including BBQ facilities; off-leash dog area; sportsground; multipurpose ball court; toilets; and a jump track</li> </ul> <p>The provision of park on 47 Warrane Road would conflict with the facilities recently upgrade at nearby Malga Reserve</p>
Recreation provision	<p>The retention of the site for recreation provision may result in negative impacts such as noise, parking, lighting associated with recreation use on residential amenity of immediately adjoining properties located on 3 sides of the site, plus potential impacts to the wider surrounding residential area.</p>



Natural systems	The site is mostly cleared of all vegetation and is characterised by open grass expanses of the 3 former bowling greens and sporadic exotic ornamental species. The site is not mapped as containing riparian land, biodiversity significant land or Greenweb vegetation under Councils LEP or DCP. The site does not contribute to existing natural systems and does not have the potential to provide a linkage between natural areas.
Cultural heritage	The site does not have any heritage values (e.g. cemetery, heritage buildings or memorials) that would be protected or enhanced through use as open space.
Visual / landscape quality	The site does not have particularly high visual or landscape qualities that would enhance the open space or recreational use of the site.
Access	The site is in a reasonably prominent location and is visible from a public street. Street frontages provide important access opportunities and passive surveillance which encourages a safe park environment, and the OSAS requires that new parks have at least 2 street frontages; the subject site does not meet this requirement.
Connectivity	The site would not provide potential to create new linkages between residential blocks. Further land acquisition would be required to achieve this outcome
Carrying capacity	The site does not extend or build on an existing reserve or system of reserves. A park in this location would duplicate the facilities provided in Malga Reserve.
Economic viability / efficiency	Assessment of a walking catchment around the subject site indicates that a park in this location would duplicate the facilities currently provided in Malga Reserve.
Management and maintenance	The site is affected by unacceptable risks such as contamination given the past use. This would dramatically increase the cost of construction of the 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.

The above assessment demonstrates that the site is not suitable for, and would have low value with a future use of open space due to limited access, visibility and duplication

of facilities with other parks in close proximity.

The Ku-ring-gai Open Space Strategy, 2005 includes an action relating to the management of open space resources, including 'low value' sites as follows:

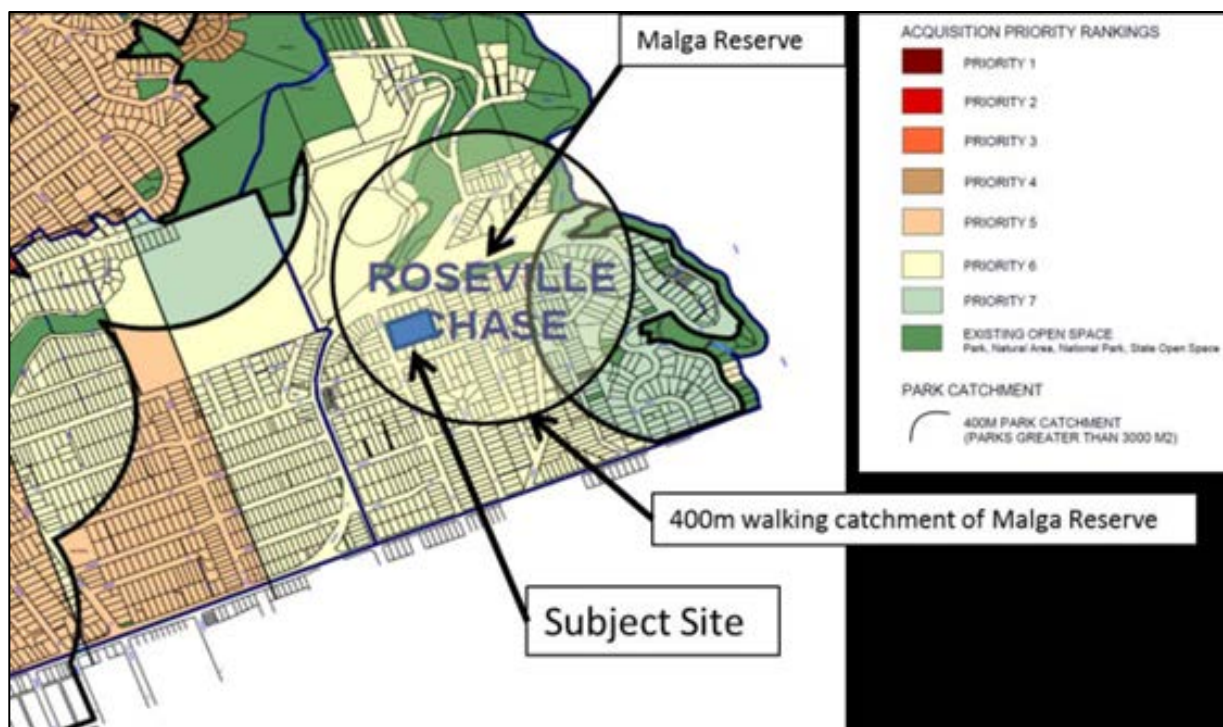
- Action 6.2: *Continue to identify park and open space sites which should be considered for alternative uses and develop guidelines for reinvesting the funds released in other local and district scale recreation opportunities*
- Indicator: *Disposal of 'low value' sites in accordance with asset management principles. Measure increase in recreation opportunity via use of proceeds from disposal of 'low value' sites.*

The rezoning of the site from RE1 Public Recreation to R2 Low Density Residential would enable the future divestment of the site as part of Council's asset recycling program. Any future divestment of the sites is earmarked to assist Council in meeting community expectations for the renewal and replacement of social and community infrastructure, such as the upgrade to the Marian Street Theatre and new recreation opportunities with St Ives High School Joint Use Indoor Courts

Action 73(b) of the North District Plan requires the use of existing open space to be maximised, protected, enhanced and expanded by investigation 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 per hectare) are within 200m of open space.

As part of the Ku-ring-gai Open Space Acquisition Strategy the acquisition priorities for the local government area have been ranked and mapped to ensure that the priorities will be those sites with the highest potential to meet the open space and recreation needs of the new populations, while also being consistent with the parallel needs of existing populations. An excerpt from the Open Space Acquisition Priorities Rankings map is provided below, which demonstrates that the subject site is within a priority 6 area, which is a low level priority area for the provision of open space.

**Figure 6:** Excerpt from Ku-ring-gai Open Space Acquisition Strategy



The loss of this site as open space will not have significant wider consequences noting that:

- There are no significant increases in population or density planned for the surrounding area.
- The existing area is currently well served by existing parks and open space areas, including Malga Reserve, Echo Point Park, Castle Cove Park and the Roseville Golf Club which are all located within a 400m radius of the subject site.
- The subject site has continuously been leased to the bowling club since the 1950's for their exclusive use, and accordingly the site has not served the same public open space function for the wider community that a park or reserve would.

Council is committed to providing additional open space throughout Ku-ring-gai. Council will offset or compensate for the loss of this site by continuing to acquire sites that are better suited for the provision of the open space and recreation needs to the community. This is demonstrated by the actions contained within the Ku-ring-gai LSPS as follows:

- *Prepare a revised Open Space Strategy that will provide the overarching framework and strategic direction for public open space planning in Ku-ring-gai for the next 15-20years. This strategy will be integrated with sport and recreation needs studies. (Medium Term 3-5years)*
- *Undertake detailed analysis of areas and precincts with identified gaps in open space provision for potential locations for new parks*
- *Integrate the new Open Space Strategy with current state government and council*

*policies*

- *Increase proportion of homes in urban areas within 10min walk of quality, green, open and public space by 10% within 10 years*
- *Complete and commence implementation of the Recreation in Natural Areas Strategy*
- *Undertake an integrated Open Space, Sport and Recreation Needs Study*
- *Continue to implement a program of improvements to existing recreation, sporting and leisure facilities*
- *Continue to work closely with sporting organisations and clubs, user groups and residents to develop and manage Councils sporting assets*
- *Negotiate a Heads of Agreement with the Department of Education for the construction and joint use of an indoor sports facility at St Ives High School.*

#### Future Transport Strategy 2056

The site benefits from the proposed provision of the Rapid Bus Transit infrastructure (east-west connection) from Dee Why to Chatswood as identified in Future Transport 2056. These new bus services are planned to travel along Boundary/Warringah Road which is in close proximity to the site, and will further increase the existing accessibility of the site, and neighbourhood centre to surrounding Strategic Centres to access jobs, services and skills.

#### **Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another local strategy or strategic plan?**

Yes, the planning proposal will give effect to the priorities of the Ku-ring-gai Local Strategic Planning Statement, Ku-ring-gai Community Strategic Plan 2038 and the Ku-ring-gai Open Space Acquisition Strategy.

#### Ku-ring-gai Local Strategic Planning Statement

The planning proposal is consistent with the following Local Planning Priorities as set out in the Ku-ring-gai LSPS:

- K1. Providing well planned and sustainable local infrastructure to support growth and change: This Local Planning Priority outlines Councils adopted approach of asset renewal to assist Council fund specific civic and community projects through the sale of under-utilised or surplus assets (property). The reasoning for Council to divest these assets is to ensure that Council meets the future needs of the community by providing purpose built facilities and maintaining financial sustainability. Council's Long Term Financial Plan identifies asset sales as a short, medium and long term funding strategy. The KLPS includes a specific Action: *Continue to utilise asset recycling to invest in new assets or to revitalise existing assets (ongoing).*

This planning proposal will facilitate the future planning and redevelopment of the site. The site has been vacant since the East Roseville Club vacated the site in 2017, and the site is no longer required for the purpose that it was acquired for. The sites present an opportunity for Council to utilise the process of asset recycling to invest in new assets or revitalise existing assets. The sites current zoning of RE1 Public Recreation is not considered the highest or best use of the site, and so the planning proposal is seeking to amend the zoning to R2 Low Density Residential. Any future divestment of the sites is earmarked to assist Council in meeting community expectations for the renewal and replacement of community infrastructure, such as the Marian Street Theatre and the St Ives High School Joint Use Indoor Courts as well as upgrades to



existing Council assets such as the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets

- K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community: The planning proposal is consistent with this Local Planning Priority in that the proposed rezoning of the site to R2 Low Density Residential will facilitate the future development of the site to provide residential accommodation within close walkable proximity to public transport services on Babbage Road and a range of other community facilities and services provided at the Roseville Chase neighbourhood centre, and adjoining East Roseville Community Centre.
- K4. Provide a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place: The proposed R2 Low Density Residential zone allows for the site to cater for the demand of Sydney's changing population by providing a range of housing options to suit different lifestyle and affordability needs, which include single dwelling housing. It provides the opportunity for local infill development in an existing urban area with walkable access to centres, facilities and public transport achieving greater housing diversity.
- K21. Prioritising new development and housing in locations that enable 30minute access to key strategic centres: The planning proposal is consistent with this Local Planning Priority which seeks the integration of land use and transport planning in order to create a 30minute city, whereby people will have public transport access to their closest metropolitan or strategic centre within 30mins. The site is well located in terms of access to public transport with Warringah Road/Babbage Road bus services approximately 5 minutes walking distance from the site. Analysis of the existing mobility from Roseville Chase neighbourhood centre was undertaken by Council as part of the preparation of the KLSPS, and it was found existing public transport allowed residents to travel from Roseville Chase to Chatswood, St Leonards, Frenchs Forest, North Sydney, and the Sydney CBD within 30min, indicating the neighbour centre has high levels of accessibility to adjoining Strategic Centres. Additionally, the Roseville Chase neighbourhood centre will have accessibility further increased through the provision of the Rapid Bus Transit infrastructure (east-west connection) from Dee Why to Chatswood as identified in Future Transport 2056.

The site's rezoning to facilitate residential development would allow the benefits of its accessibility to be better utilised.

#### Ku-ring-gai Community Strategic Plan 2038

The planning proposal is consistent with the following issue and long term objective of the Ku-ring-gai Community Strategic Plan 2038:

- C4.1 (A community that embraces healthier lifestyle choices and practices): The planning proposal contributes to the provision of a range of cultural, recreational and leisure facilities and activities are available to encourage social interaction and stimulate everyday wellbeing. It provides additional residential opportunities in a location within walking distance of a range of facilities services and open space.

- **C6.1 (Housing Choice and Affordability):** The planning proposal seeks to rezone the site to R2 Low Density Residential which allows for the site to cater for the demand of Sydney's changing population by providing a range of housing options to suit different lifestyle and affordability needs, which include single dwelling housing. It provides the opportunity for local infill development in an existing urban area with walkable access to centres, facilities and public transport achieving greater housing diversity.

**L2.1 (Council rigorously manages its financial resources and assets to maximise delivery of services):** A major part of Council's financial and asset strategy is the use of funds from the sale of various property assets to fund the renewal of existing infrastructure assets, to upgrade existing assets and to construct new assets. This asset recycling assists Council fund specific civic and community projects through the sale of under-utilised or surplus assets (property). The reasoning for Council to divest these assets is to ensure that Council meets the future needs of the community by providing purpose built facilities and maintaining financial sustainability. Council's Long Term Financial Plan identifies asset sales as a short, medium and long term funding strategy. The KLPS includes a specific Action: *Continue to utilise asset recycling to invest in new assets or to revitalise existing assets (ongoing)*.

This planning proposal will facilitate the future planning and redevelopment of the site. The site has been vacant since the East Roseville Club vacated the site in 2017, and the site is no longer required for the purpose that it was acquired for. The sites current zoning of RE1 Public Recreation is not considered the highest or best use of the site, and so the planning proposal is seeking to amend the zoning to R2 Low Density Residential.

The sites present an opportunity for Council to utilise the process of asset recycling to invest in new assets or revitalise existing assets. The Ku-ring-gai Long Term Financial Plan and the Delivery Program 2018-2021 and Operational Plan 2020-2021 identify projects which are to be funded from asset sales. Projects with funding from asset sales include:

- Renewal of existing assets – projects with funding from asset sales are the St Ives Sports Centre and Marian Street Theatre
- Upgrade/new assets – including the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets
- Major town centre projects – such as the Lindfield Village Hub and Turrumurra Hub, which involve the construction of many large new buildings, underground carparking and associated infrastructure.
- Any future divestment of this site is earmarked to assist Council in meeting community expectations for the renewal and replacement of community infrastructure.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

**Table 3** below details the consistency of the Planning Proposal with State Environmental Policies (SEPPs) or Deemed SEPPs.

**Table 3:** SEPP Compliance Table

State Environmental Planning Policy (SEPP) or Deemed SEPP		Consistency
SEPP	(Vegetation in Non-Rural Areas) 2017	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP No 55	Remediation of Land	<b>See discussion below</b>
SEPP No 65	Design Quality of Residential Apartment Development	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Affordable Rental Housing) 2009	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Housing for Seniors or People with a Disability) 2004	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Building Sustainability Index: BASIX) 2004	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Infrastructure) 2007	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Exempt and Complying Development Codes) 2008	Consistent. Any future development application on the site would be subject to the provisions of the SEPP.
SEPP	(Urban Renewal) 2010	Consistent. Any future development application on the site would be

State Environmental Planning Policy (SEPP) or Deemed SEPP		Consistency
		subject to the provisions of the SEPP.
SREPP	(Sydney Harbour Catchment) 2005	Consistent. Any future development application on the site would be subject to the provisions of the deemed SEPP.

The planning proposal's compliance and consistency with the above SEPPs and deemed SEPP would be determined during the assessment of a development on the subject site.

#### State Environment Planning Policy No 55 – Remediation of Land

Pursuant to Clause 6(1) of SEPP55, a planning proposal should not be prepared unless:

- (a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Stage 1 and Stage 2 contamination investigations have been undertaken at the site (see **Appendix 3 and 4** respectively). The Stage 1 report identified a number of areas of environmental concern from past activities, including uncontrolled demolition, uncontrolled filling, application of herbicides/pesticides and chemical storage. It concluded that the site could be made suitable (from a land contamination perspective) for future land use settings subject to further assessment, management and remediation. The Stage 2 assessment concluded:

- *the detected concentrations of identified contaminants of potential concern in the soils assessed are considered unlikely to present an unacceptable direct contact human health exposure risk, with the exception of lead in soil at sampling point TP16 (AEC03) and benzo(a)pyrene TEQ at sampling point TP17 (AEC03);*
- *the detected concentrations of identified contaminants of potential concern in the soils assessed are considered unlikely to present an unacceptable inhalation / vapour intrusion human health exposure risk;*
- *the detected concentrations of identified contaminants of potential concern in the soils assessed are considered unlikely to present a petroleum hydrocarbon management limit risk;*
- *the asbestos detected in the soils assessed, are considered unlikely to present an unacceptable human health exposure risk, with the exception of soils in the northern portion of AEC04;*
- *the concentrations of contaminants of potential concern in the central and northern portions of AEC09 (footprint of former market garden underlying existing club house),*



*have not been assessed, due to access constrained by the presence of the existing club house building; and*

- *the site could be made suitable for the proposed land use setting, subject to*
  - *assessment of soils in the central and northern portions of AEC09 (former market garden);*
  - *further assessment (and potential management/ remediation) of lead in soil in the vicinity of sampling point TP16 in AEC03*
  - *further assessment (and potential management/ remediation) of benzo(a)pyrene TEQ in soil in the vicinity of sampling point TP17 in AEC03; and*
  - *management/remediation of asbestos in soil in the northern portion of AEC04.*

The Stage 2 report recommended as follows:

- *a supplementary contamination assessment should be undertaken to:*
  - *characterise the nature and extent of potential soil contamination in the central and northern portions of AEC09, following removal of the existing clubhouse building;*
  - *further characterise the nature and extent of lead in soil risks at sampling point TP16 and benzo(a)pyrene (TEQ) in soil risks at sampling point TP17 in AEC03; and*
  - *further characterise the nature and extent of asbestos in soil in the northern portion of AEC04;*
- *consideration should be given to preparation of a remedial action plan (RAP), which includes a strategy for implementing the supplementary contamination assessment works recommended, and which includes a preferred remedial strategy for addressing identified asbestos in soil risks. It is noted that an addendum to the RAP may be required in the event that unacceptable contamination risks are identified in AEC09 and EC03, which require management and/or remediation.*

A Remedial Action Plan (RAP) has also been prepared for the site by Alliance Geotechnical (**Appendix 8**). The RAP notes that taking into consideration the nature and extent of the redevelopment works for development under the R2 Low Density Residential zoning, the preferred remedial option for the site is excavation and offsite disposal of contaminated soil.

The Stage 1 and 2 Reports, and the Remedial Action Plan satisfy the requirements of SEPP55 for the purposes of ensuring the planning authority is satisfied that the site can be remediated to be suitable for the purposes for which land in the zone concerned is permitted to be used.

#### **Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The following table identifies the proposal's consistency with relevant Ministerial Directions.

Section 9.1 Directions	Consistency of Planning Proposal
<b>2.1 Environment Protection Zones</b> <u>Objective</u> (1) The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent. The site is not within an environmental protection zone.  Environmental provisions of the LEP would continue to apply to the site.

<p><b>3.1 Residential Zones</b></p> <p><u>Objectives</u></p> <p>(1) The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent. This planning proposal would rezone an area to allow for low density residential developments to provide for existing and future housing needs. The future residents of the site would have excellent access to existing infrastructure and services. The planning proposal is entirely consistent with relevant strategic planning considerations provided for the Greater Sydney Region and locally for Ku-ring-gai Council.</p> <p>The LEP does not contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).</p> <p>However, given the site is in an established urban area it is expected that all urban utility services are available or can be readily augmented to meet the needs of the development allowed by this planning proposal. Inconsistency with this requirement is justified because it is of minor significance.</p> <p>The planning proposal will not reduce the permissible residential density of the land.</p>
<p><b>3.4 Integrating Land Use and Transport</b></p> <p><u>Objectives</u></p> <p>(1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight..</p>	<p>Consistent. The planning proposal rezones land in an existing urban area that has good connections to the surrounding road network and to public transport and is within walking distance to an existing centre.</p> <p>The Traffic and Transport Study (<b>Appendix 7</b>) has included consideration of accessibility of the site to public transport, and noted:</p> <ul style="list-style-type: none"> <li>• there are 2 x bus stops located 400m, 11 x 800m and 35 x 2km from the site. The bus services locations such as Chatswood, Sydney CBD, North Sydney, and Northern Beaches including the Northern Beaches Hospital.</li> <li>• Existing 160x Express Bus service from Dee Why to Chatswood operates at 10-minute frequencies from 5am to midnight, and includes stops at Roseville Chase. The service takes advantage</li> </ul>

	<p>of existing no stopping and clearway restrictions.</p> <ul style="list-style-type: none"> <li>The average peak hour weekday bus journey times from the subject site are 25 min to Chatswood, 30min to North Sydney, 30min to Artarmon, and 25min to Northern Beaches Hospital.</li> <li>The nearest railway station is Roseville station, approx. 2.2km from the site</li> </ul> <p>The site's rezoning to facilitate residential development would allow the benefits of its accessibility to be better utilised.</p>
<b>4.1 Acid Sulfate Soils</b> <u>Objective</u> (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Consistent. A review of the New South Wales Department of Land and Water Conservation (NSW DLWC 1997, 2nd Ed) Acid Sulfate Risk Map series for Prospect – Parramatta River indicates that the site lies in an area mapped as 'No Known Occurrence' with respect to acid sulfate soils.
<b>4.3 Flood Prone Land</b> <u>Objectives</u> (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Consistent. The site is not identified as Flood Prone Land.  Drainage infrastructure running through the site would have to be managed during any site redevelopment.
<b>4.4 Planning for Bushfire Protection</b> <u>Objectives</u> (1) The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	Consistent. The site is not identified as bushfire prone land.
<b>6.1 Approval and Referral Requirements</b> <u>Objective</u> (1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The planning proposal does not include provisions that require the concurrence, consultation or referral of future DAs to a Minister or Public Authority.
<b>6.2 Reserving Land for Public Purposes</b> <u>Objectives</u> (1) The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Justifiably inconsistent. The Secretary's approval is sought through this Planning Proposal.  During the reclassification process of the site in 2015, all interests were formally discharged from the land – including the caveat and associated

	<p>trust relating to the site being held as a Public Reserve.</p> <p>The site was leased by Council to East Roseville Bowling Club for use of the site for the purposes of a Bowling Club. Due to declining membership East Roseville Bowling Club terminated their lease with Council in October 2017 leaving the land vacant. The land is therefore no longer required for the original purposes it was acquired being a Bowling Club.</p> <p>Additionally, the site is not considered suitable for use as public land for open space when assessed against the principles and criteria provided by Council's OSAS. The following reasons are provided for its unsuitability:</p> <ul style="list-style-type: none"> <li>• the site is located within a priority 6 zone which is a low level priority area;</li> <li>• the site is already very well serviced by parks and public open space; and</li> <li>• a park or public open space on the site would duplicate and conflict with the facilities already provided in Malga Reserve.</li> </ul> <p>Ku-ring-gai Council is the relevant public authority.</p>
<p><b>6.3 Site Specific Provisions</b></p> <p><u>Objective</u></p> <p>(1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>Consistent. The proposal does not contain any restrictive site specific planning controls.</p>

Further detail on its consistency with the above Ministerial Directions will be provided following consultation with relevant public and private authorities.

## Section C – Environmental, Social and Economic Impact

### **Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There are no records of threatened species on the site. The remnant trees provide some marginal habitat for highly mobile and urban adapted species. There is no critical habitat within or adjoining the site.

There is no endangered ecological communities mapped on the site, however there is a small patch of vegetation adjoining the southern boundary which may be Coastal Shale Sandstone Forest or the Duffy's Forest Ecological Community. Any future development is required to be designed and sited to avoid impacts to remnant vegetation. Construction would be required to



protect trees and comply with AS 4970-2009 Protection of trees on development sites and the relevant provisions of the Ku-ring-gai Development Control Plan and Local Environmental Plan.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Built Form and Future Development

The planning proposal proposes density and building height development standards for the site that are typical of and consistent with the surrounding land zoned R2 Low Density Residential. This is an FSR of 0.3:1 and a maximum building height of 9.5 metres. The suitability of these development standards have been investigated further as part of an Urban Design Study prepared by Studio GL (**Appendix 6**). The Urban Design Study has been prepared having regard to factors such as existing site conditions and site context, including:

- Existing drainage infrastructure and easements;
- Proximity to the rear yards of adjoining residential development;
- Level differences across the site and adjoining residential properties;
- Topography and landscape of the site and surrounding area;
- Surrounding built form

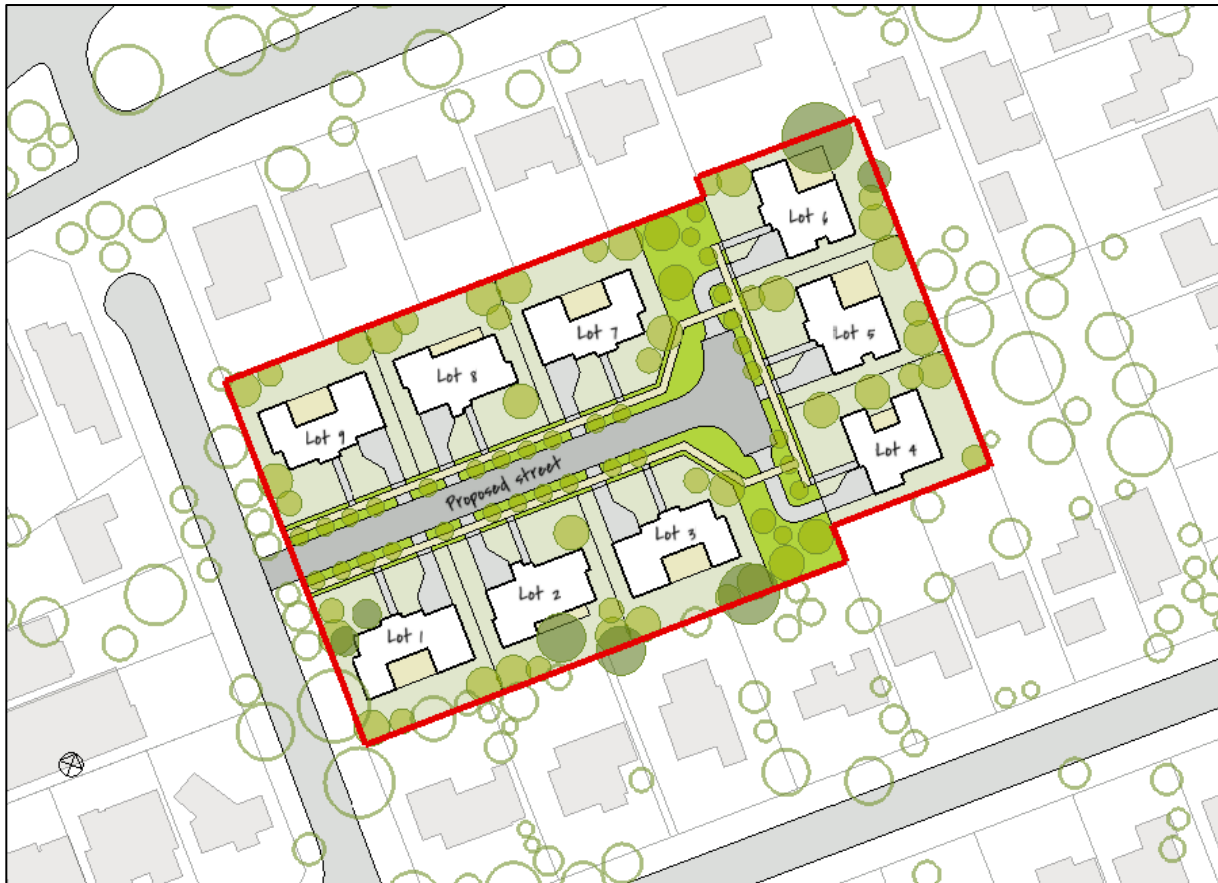
The Urban Design Study has included a concept development scheme for the site under the proposed R2 Low Density Residential zone and that is contextually appropriate to the established suburban location. The concept scheme shows a new cul-de-sac centrally located in the site, that runs parallel to the existing roads to the north and south and provides access into the depth of the site from Warrane Road. The road will be a two way roadway, within a 15m road reserve that allows for grass verges, a footpath on both sides and street trees to provide amenity and shade to pedestrians. There is a turning head at the end of the cul-de-sac to enable the turning of delivery and waste vehicles. The central location of this road also allows for the efficient subdivision of the site into 9 new housing lots, with 3 x lots of 790sqm, 2 x lots of 840sqm and 4 x lots of 900sqm.

To confirm the capacity of each of the new sites to carry the proposed yield, a conceptual design for a 4 bedroom dwelling has been provided for each new lot. The designs are generic, but confirm that a dwelling of the identified FSR and height is possible on the lot.

The 9 new lots are located to generally match the orientation of the neighbouring properties so that in almost all cases, the rear of the new lots back onto the rear of the adjoining properties. The two new lots adjacent to Warrane Road become corner sites, with the proposed new lots fronting the new road, and Warrane Road being designated as the secondary road. This is consistent with most corner sites in the surrounding area, which have side frontage to Warrane Road.

The current levels across the site have been significantly modified from the natural ground level in order to create the large flat surfaces of the bowling greens. The concept development scheme reinstates the levels across the site so that they are compatible with levels present on surrounding sites in order to minimise any need for retaining.

**Figure 7:** Concept Development Scheme R2 Low Density Residential Zone



The Urban Design Study also includes proposed site specific DCP controls in order to guide future development on the new lots and to ensure minimal impact on adjoining properties.

### Traffic

Any redevelopment of the site consequential to the rezoning of the site to R2 Low Density Residential will result in additional traffic generation. A Traffic and Transport Study (**Appendix 7**) has been undertaken by SMEC to understand and assess the traffic impacts should the site be rezoned to R2 Low Density Residential, and future development in accordance with the rezoning realised. The Traffic and Transport Study has included an assessment of the existing transport conditions adjacent to the site, the traffic generation, distribution and access routes for the proposed R2 Low Density Residential zone and concept development scheme, assessment of future road and traffic conditions adjacent to the site, analysis of future intersection performance, identification of any likely impacts to road users and options to mitigate any adverse impacts.

The analysis of the potential impact of additional 9 new lots on traffic generation would be modest, and all intersections would continue to operate with acceptable level of service. The study notes that the traffic impacts with the future use of the sites as a residential use would be comparable to the historic use of the site as a bowling club.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

Yes. The planning proposal will have social benefits for the community in that it will facilitate future residential development within the locality that would provide additional housing stock. The public interest is best served by the orderly and economic use of land for permissible purposes in a form which is cognisant of and does not impact unreasonably on development on surrounding land and which satisfies the need for economic development of the land.

A major part of Council's financial and asset strategy is the use of funds from the sale of various property assets to fund the renewal of existing infrastructure assets, to upgrade existing assets and to construct new assets. This asset recycling assists Council fund specific civic and community projects through the sale of under-utilised or surplus assets (property). The reasoning for Council to divest these assets is to ensure that Council meets the future needs of the community by providing purpose built facilities and maintaining financial sustainability. Council's Long Term Financial Plan identifies asset sales as a short, medium and long term funding strategy. The KLPS includes a specific Action: *Continue to utilise asset recycling to invest in new assets or to revitalise existing assets (ongoing).*

This planning proposal will facilitate the future planning and redevelopment of the site. The site has been vacant since the East Roseville Club vacated the site in 2017, and the site is no longer required for the purpose that it was acquired for. The sites current zoning of RE1 Public Recreation is not considered the highest or best use of the site, and so the planning proposal is seeking to amend the zoning to R2 Low Density Residential.

The sites present an opportunity for Council to utilise the process of asset recycling to invest in new assets or revitalise existing assets. The Ku-ring-gai Long Term Financial Plan and the Delivery Program 2018-2021 and Operational Plan 2020-2021 identify projects which are to be funded from asset sales. Projects with funding from asset sales include:

- Renewal of existing assets – projects with funding from asset sales are the St Ives Sports Centre and Marian Street Theatre
- Upgrade/new assets – including the renewal of buildings, roads, kerb and gutter, footpaths, stormwater network, swimming pool, parks, tennis courts and other recreational assets
- Major town centre projects – such as the Lindfield Village Hub and Turrumurra Hub, which involve the construction of many large new buildings, underground carparking and associated infrastructure.
- Any future divestment of this site is earmarked to assist Council in meeting community expectations for the renewal and replacement of community infrastructure.

In relation to the economic impacts, the rezoning sought by the planning proposal will allow the future upgrade and redevelopment of the site pursuant to the site's new R2 Low Density zoning under the LEP. The planning proposal will enable a positive public economic impact in facilitating the orderly and economic development of an under-utilised Council asset.

## **Section D – State and Commonwealth Interests**

**Q10. Is there adequate public infrastructure for the planning proposal?**

The proposal may result in a minor increase in demand for facilities in an existing residential area where all utility services are available.

Consultation with key agencies regarding infrastructure capacity to service the site was not undertaken prior to the lodgement of this planning proposal to the Department of Planning and Environment. Consultation will need to be undertaken with public authorities.

Consultation with State and Commonwealth agencies will be undertaken in accordance with Section 5 of this planning proposal.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The Gateway Determination requires consultation with the following public authorities,:-

- Sydney Water Corporation;
- Ausgrid;
- Transport for NSW (incorporating Roads and Maritime Services)



## PART 4 – MAPPING

**Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies**

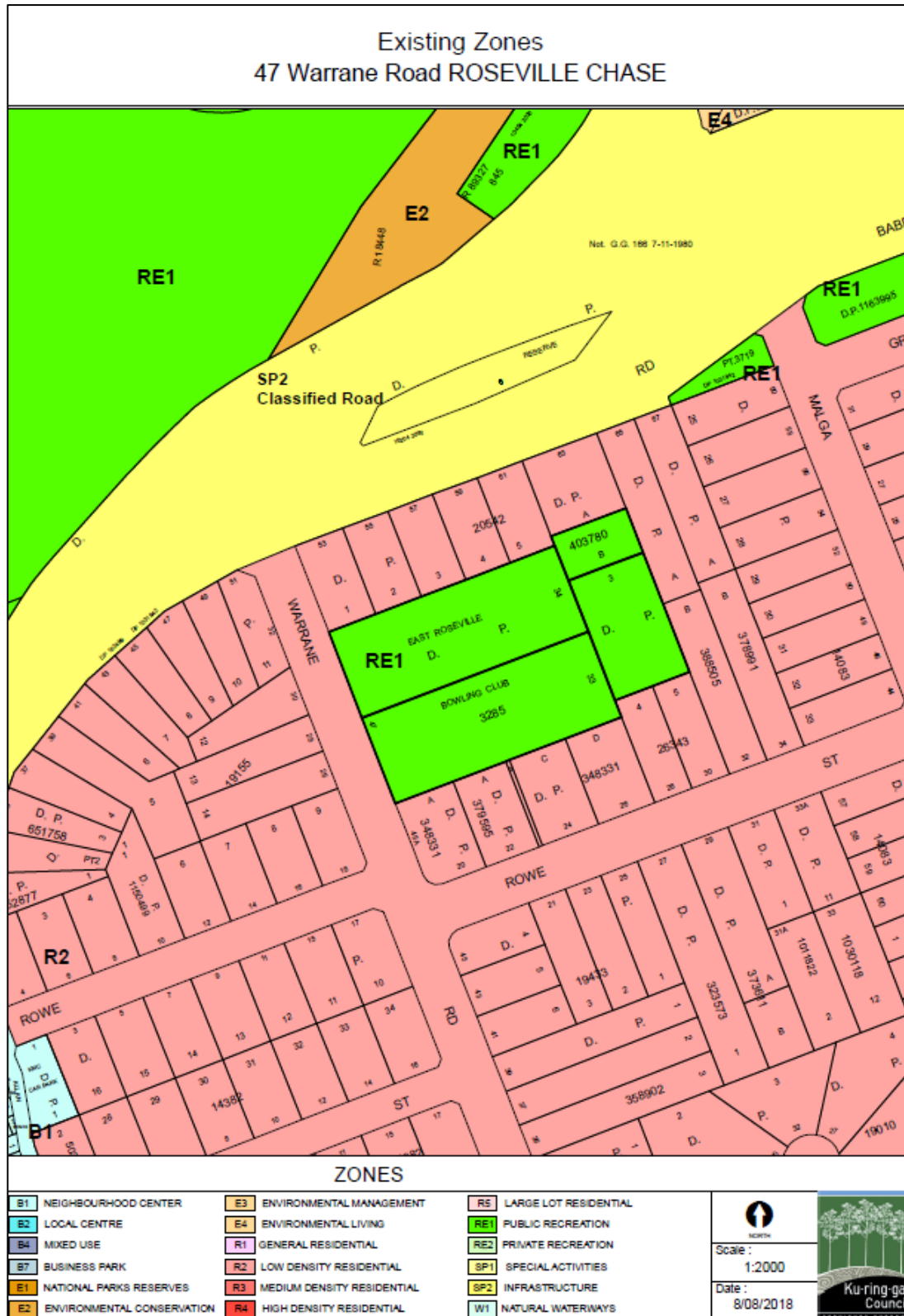
The amendments sought in this Planning Proposal will require changes to the LEP mapping sheets.

Indicative maps are included in this section as well as excerpts of the site with its current mapping alongside its proposed mapping.

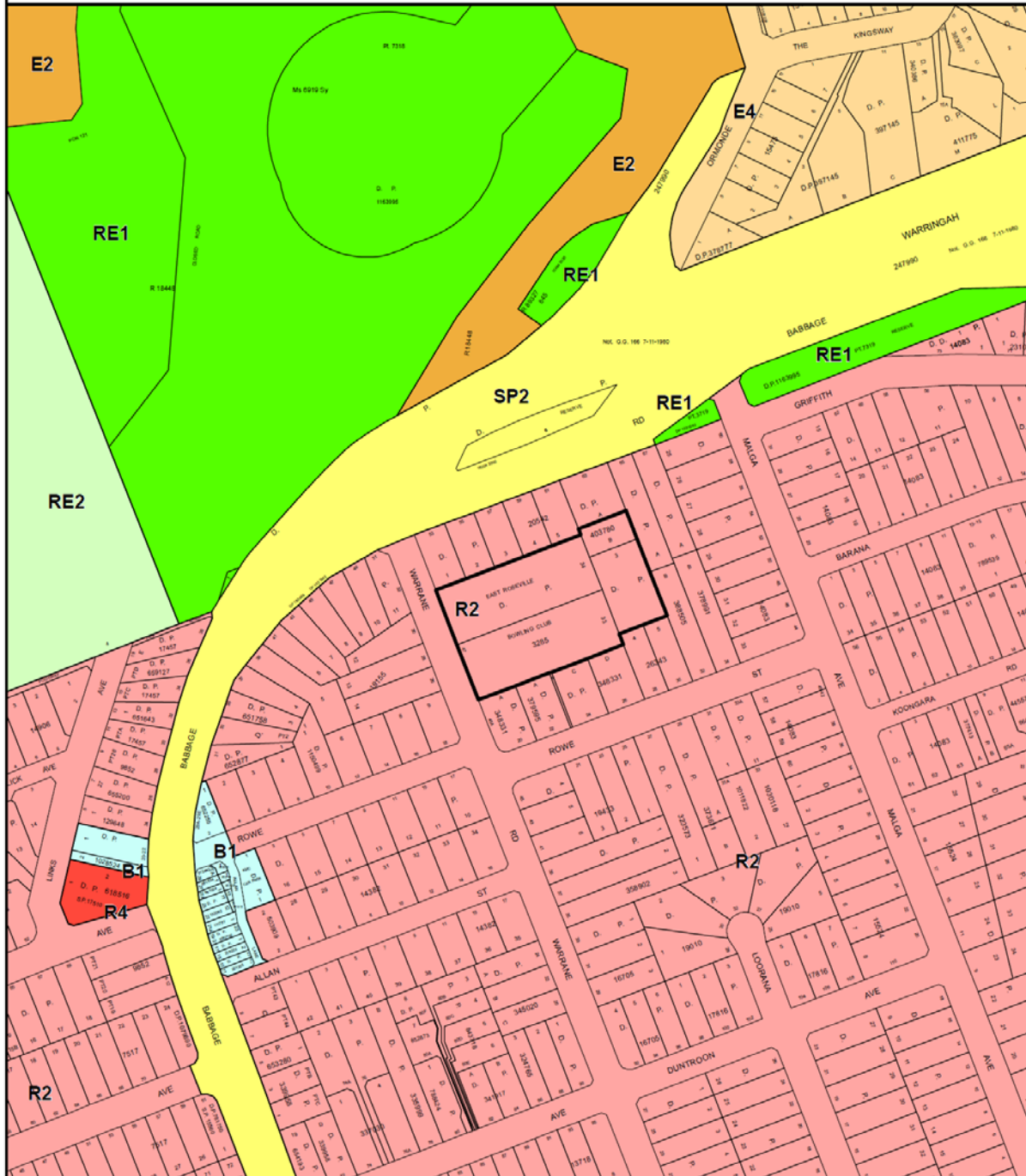
Amendments to the following Ku-ring-gai Local Environmental Plan 2015 maps are proposed:

1. Zoning Map
2. Floor Space Ratio
3. Height of Building Map
4. Minimum Lot Size Map

## 1. Zoning Map



## Proposed Zoning 47 Warrane Road ROSEVILLE CHASE



### Zone

<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B1 Neighbourhood Centre	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> E3 Environmental Management	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R5 Large Lot Residential
<span style="background-color: #00CED1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B2 Local Centre	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> E4 Environmental Living	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RE1 Public Recreation
<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B4 Mixed Use	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R1 General Residential	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RE2 Private Recreation
<span style="background-color: #87CEFA; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B7 Business Park	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R2 Low Density Residential	<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SP1 Special Activities
<span style="background-color: #FF8C00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> E1 National Parks & Nature Reserves	<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R3 Medium Density Residential	<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SP2 Infrastructure
<span style="background-color: #FF8C00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> E2 Environmental Conservation	<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R4 High Density Residential	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> W1 Natural Waterways

Scale :  
 1:3500  
 Date :  
 19/02/2021

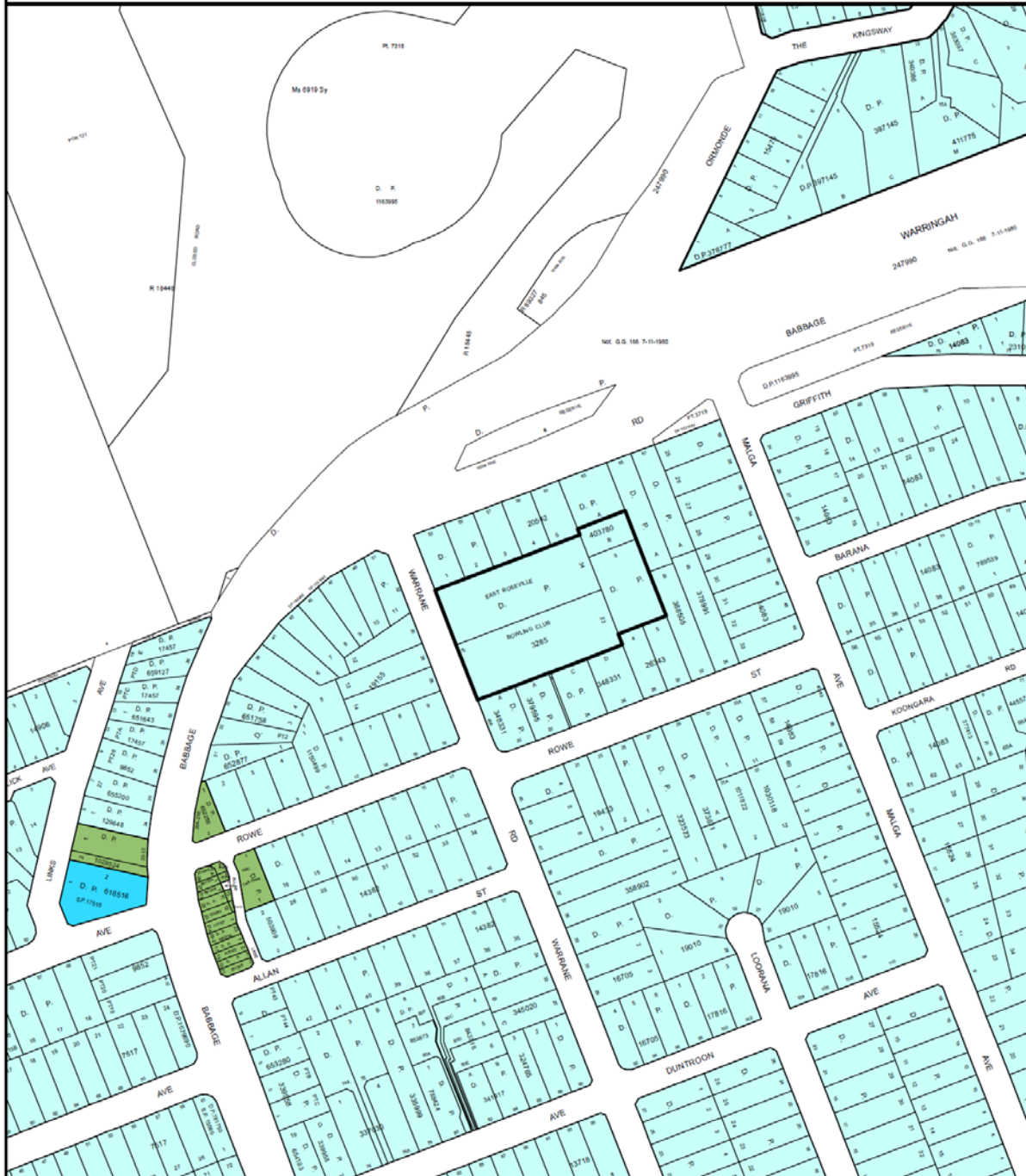


## 2. Floor Space Ratio Map





## Proposed Floor Space Ratio 47 Warrane Road ROSEVILLE CHASE



### Floor Space

A1	0.2	B	0.4	J	0.8	U	2.5
A2	0.24	D	0.5	K	0.85	W	3.5
A3	0.3	G	0.65	N	1.0		
A4	0.37	I	0.75	Q	1.3		



Scale:  
1:3500

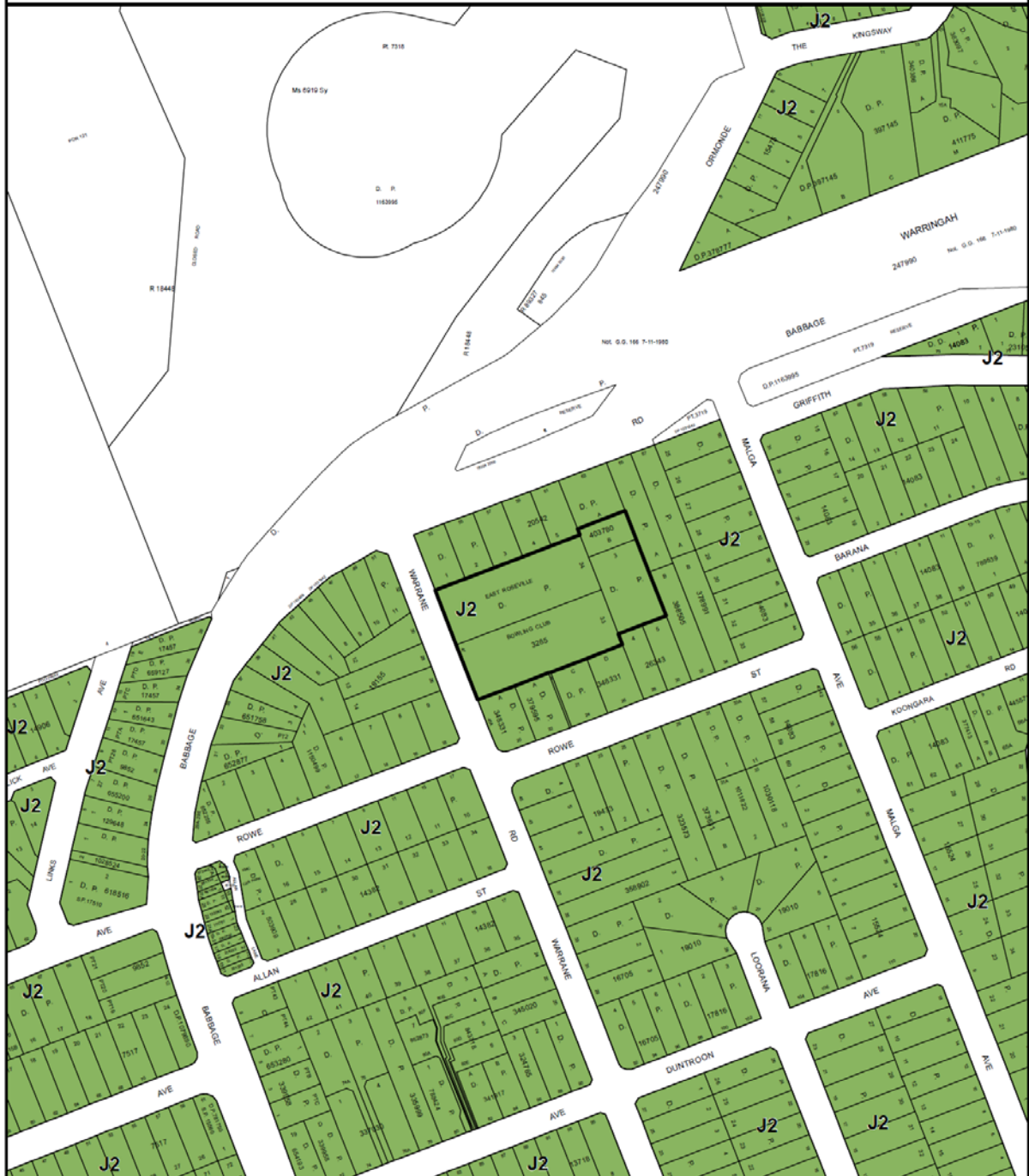
Date:  
19/02/2021



### 3. Height of Building Map



## Proposed Height of Building 47 Warrane Road ROSEVILLE CHASE



Height of Building

J1	9	M	12	P	17.5	T	26.5
J2	9.5	N	14.5	Q1	20	U	32.5
L	11.5	O	16	Q2	20.5	V	39.5

NORTH

Scale :  
1:3500

Date :  
19/02/2021

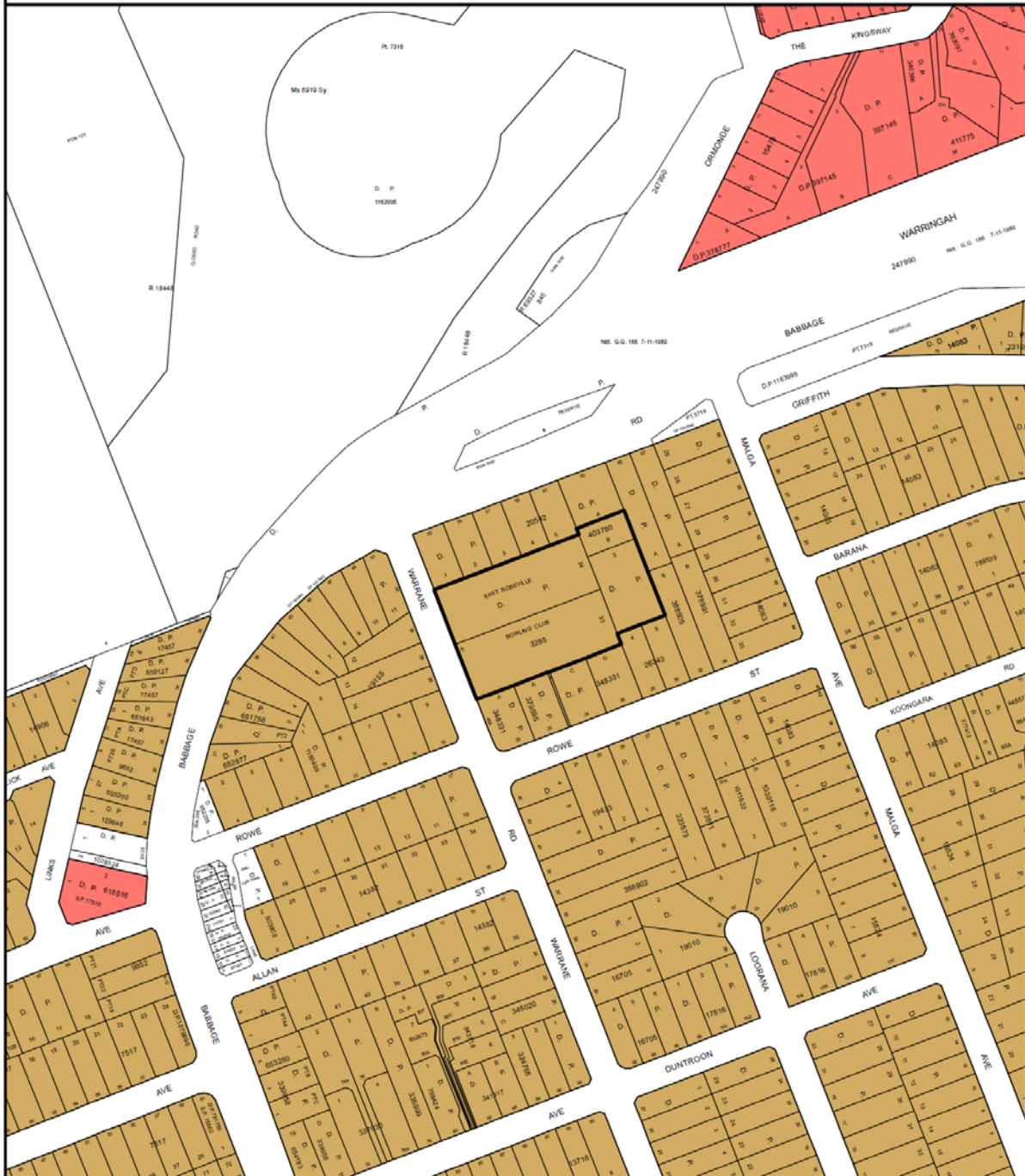
**Ku-ring-gai  
Council**

#### 4. Minimum Lot Size Map





## Proposed Lot size 47 Warrane Road ROSEVILLE CHASE



### Lot Size

Q	790	T	930	U2	1500
S	840	U1	1200	Y	10000
			Z	30000	



Scale :  
1:3500

Date :  
19/02/2021





## PART 5 – COMMUNITY CONSULTATION

Community consultation on the planning proposal will be undertaken by Ku-ring-gai Council in accordance with the conditions of the Gateway Determination, Council's Community Participation Plan and the publication '*A Guide to Preparing Local Environmental Plans*', published by the Department of Planning.

Council's consultation may include, the following:-

- forwarding a copy of the planning proposal, the gateway determination and any relevant supporting studies or additional information to State and Commonwealth Public Authorities identified in the gateway determination;
- undertaking consultation if required in accordance with requirements of a Ministerial Direction under Section 9.1 of the EP&A Act and/or consultation that is required because, in the opinion of the Minister (or delegate), a State or Commonwealth public authority will be or may be adversely affected by the proposed amendments to the LEP
- exhibiting the planning proposal in accordance with the gateway determination, which requires a public exhibition period of at least 28 days duration;
- exhibiting the planning proposal pursuant to Schedule 1 Clause 4 of the EP&A Act
- exhibiting the planning proposal in accordance with Council's Community Participation Plan.
- notifying of the planning proposal's exhibition on Council's website, including providing copies of the planning proposal, all supporting studies and additional information and the gateway determination;
- notifying affected landowners and adjoining land owners where relevant;
- any other consultation methods deemed appropriate for the proposal.

## PROJECT TIMELINE

The timeline for the progression for this planning proposal is indicated in the following table.

Stage	Timing
Anticipated lodgement date	<b>21 July 2021</b>
Anticipated date for Gateway determination	<b>31 August 2021</b>
Anticipated timeframe for additional technical information	<b>N/A</b>
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	<b>September 2021</b> 28 days Run concurrently with exhibition period
Commencement and completion dates for public exhibition period	<b>September 2021</b> 28 days exhibition Plus notification and advertisement period
Timeframe for consideration of submissions	<b>October 2021 - January 2022</b>
Timeframe for the consideration of a proposal post-exhibition	<b>January 2022</b> 2 weeks for reporting
Legal drafting	<b>February 2022</b>
Anticipated date Relevant Planning Authority (RPA) (Ku-ring-gai Council) will forward to the Department of Planning and Environment	<b>January 2022</b>



## **APPENDICES**

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## **APPENDIX 1**

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**Report to Council and Resolution – Ordinary Meeting 8 May 2018**



## **APPENDIX 2**

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### **Council Report and Resolution – Ordinary Meeting of Council 20 June 2020**





## **APPENDIX 3**

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### **Stage 1 Preliminary Site Investigation prepared by Alliance Geotechnical**



## **APPENDIX 4**

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**Stage 2 Detailed Site Investigation prepared by Alliance Geotechnical**



## **Appendix 5**

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### **Title Information**



## **Appendix 6**

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**Urban Design Study incorporating Concept Development  
Scheme prepared by Studio GL**



## **APPENDIX 7**

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**Traffic and Transport Report prepared by SMEC**





## **APPENDIX 8**

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### **Remedial Action Plan prepared by Alliance Geotechnical**