

Mr McKee,
General Manager,
Ku-ring-gai Council,
Locked Bag 1006,
GORDON NSW 2088

15 October 2021

Dear Mr McKee,

RE: S13447 Planning Proposal 47 Warrane Road, Roseville Chase

Having reviewed the documents available and from discussions with residents, we do not believe it is in the best interests of the Roseville Chase community or Ku-ring-gai to lose this community land to residential development.

FOKE objects to the Planning Proposal to rezone 47 Warrane Road (the site) from RE1 Public Recreation to R2 Low Density Residential, specifically, given council's intention to subsequently apply for R3 Medium Density Residential.

Context

Roseville Chase is an isolated area detached from the rest of Roseville by Babbage Road, which is a six lane State Road.

The *Planning Proposal to Rezone Land at 47 Warrane Road, Roseville Chase March 2021* by BBC Consulting Planners suggests the area is well serviced by parks, however we wish to differ:

- Malga Reserve is 'pocket' park essentially offering a playground area.
- Echo Park is a bushland reserve with steep access and no accessibility for the disabled, elderly or families with prams
- Caste Cove Park and oval is in the Willoughby Council area and access is via a steep road.
- For Roseville residents east of Archbold Road and south of Park Street the closest parkland space is located in Roseville Chase.

Ku-ring-gai Acquisition and Divestment Strategy

Whilst the rezoning and divestment of the property is consistent with council's Acquisition and Divestment Policy, it shows an absence of foresight and planning for the future of the Roseville Chase and Ku-ring-gai community.

Ku-ring-gai council has a shortage of open space and land for sporting and recreational facilities. To dispose of over 10,000 sq m of council owned land to provide facilities in distant town centres is short-sighted.

The site is irregular in shape and large enough, to provide a recreational area that can support distinct activity areas from informal play areas to sports activities.

2016 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2009 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2008 NSW GOVERNMENT HERITAGE VOLUNTEERS AWARD
2000 FOKE, WINNER, NSW HERITAGE OFFICE CULTURAL HERITAGE CONSERVATION AWARD
"HERITAGE WATCH OVER OUR PLACE OF NATIONAL SIGNIFICANCE -KU-RING-GAI"
KEEP AUSTRALIA BEAUTIFUL COUNCIL (NSW) METRO PRIDE AWARDS.

The Acquisition and Divestment Strategy states under Fundamental Principles that due consideration must be given to Best Value for Money – Achieving “best value” may include financial, social and environmental benefits.

It is submitted that retaining the site for open space and recreational activity will deliver social benefits that outweigh its sale. It is essentially one of the only level areas suitable for a range of recreational activities that could be accommodated in a significantly sized park.

As stated in the Planning Proposal for 47 Warrane Road, Roseville Chase is an area where ‘current planning provisions indicate very little higher density is planned for the area.’

The letter from the Department of Planning, Industry & Environment to Mr McKee, (ref IRF21/2256) does not refer to this site or any site other than the Roseville Memorial Club or Lindfield Village Hub as a requirement for additional housing to meet the 2026 housing targets.

This same letter states that Council is to consider neighbourhood centres for housing from 2031. If this proceeds then increased open and recreational space would be required for the amenity of the expanded population at this time.

With Premier Perrottet supporting massive increases in population for Australia and hence Sydney (AFR Oct 12, 2021 ‘Australia needs ‘explosive’ surge of 2 million migrants’). An increase demand for development is expected and with that the need for more open space and recreational facilities, not just in town centres but also around Neighbourhood Centres.

Retaining the site for open space is consistent with the North District Plan priority to deliver high quality open space.

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.

Open space and sporting facilities needs

The importance and value of open space on the community’s health and mental well being was confirmed in the latest pandemic by health professionals and politicians. Minister Rob Stokes, NSW Planning & Public Spaces stated:

“During the coronavirus pandemic, in a time when we experienced restriction on movement and everyday activities, collectively we all understood the importance of our favourite open space or park and the importance of these places to connect communities and provide places for people to rest, relax, exercise, gather or be on their own. “ *A 50-year Vision for Greater Sydney’s Open Space and Parklands*

Currently Council is only at 50% of its Open Space targets set in 2019. One of its key obstacles is the cost of acquiring land in Ku-ring-gai. This site provides an excellent asset already owned by Council that can be upgraded to better meet the current and future needs of the local community, rather than being divested for development.

Roseville Ward already is already proposed to lose two tennis courts situated on the Lindfield Library site with the reclassification approved development application and proposed council sale and redevelopment of the library site for seven storey unit development. We understand that the two courts are not to be replaced in the proposed Lindfield Hub or elsewhere in Ku-ring-gai despite the shortfall of sporting facilities. The Roseville Ward community cannot afford to lose more recreational facilities which will never be replaced once sold off for additional housing.

R3 zoning

It is somewhat duplicitous to put the current Planning Proposal to rezone the site from RE1 to R2 when council’s intention is to reapply for upzoning to R3 before disposing of the site.

The Report commissioned by council *Planning Proposal to Rezone Land at 47 Warrane Road, Roseville Chase March 2021* by BBC Consulting Planners refers to the resolution of council “to proceed with the planning proposal for the site as R2 Low Density Residential as conditioned by the Gateway Determination. “and states,

“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.

Our objection to the intended R3 zoning is:

- The site is surrounded by 14 adjoining properties zoned R2, consisting of single and double storey detached dwellings. The rezoning to R2 then upzoning to R3 would result in negative impacts on the amenity of the adjoining properties.
- The rezoning to the intended R3 in an isolated pocket of R2 zoning is inconsistent with council policy planning higher density on main roads or around shopping centres.
- Any upzoning of the site is inconsistent with current zoning around the local Roseville Chase Neighbourhood Shops and surrounding area. The site is about 300 metres from the shops.

It is further very misleading to have proposed to the public and the councillors in 2016 when proposing reclassification of the site that a large part of the site would be retained for recreational use.

Planning Proposal to Rezone Land at 47 Warrane Road, Roseville Chase March 2021 by BBC Consulting Planners, Page 13 IV. Land Classification states:

“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.”.

CONCLUSION

The site must not be rezoned to R2 but retained for open space and recreational use:

- Council in 2016 resolved to reclassify the site on the understanding that public recreational zoning of most of the site would be retained.
- The site is exceptional in size, topography, and access for recreational use.
- Any residential development, particularly R3 would negatively impact on 14 adjoining residential properties.
- Australia’s population is projected to grow significantly over the coming decades. A vital component of sustainable communities is the inclusion of green open space.
- Increased population levels will affect all areas within suburbs, and as such all existing open space that is currently available for recreational purposes should be retained and maintained. Once these sites are sold, they are lost forever.
- Green open space values are intimately linked with wellbeing and sustainability

Council policy to divest of this council owned site is short sighted. With a 25% increase in population since 2006 and expected increases over the next 10, 20 and more years, this site which provides an exceptionally large, level area ideal for recreational and sporting use must be retained.

Yours sincerely,

Kathy Cowley
PRESIDENT

cc Mayor and Councillors

cc The Hon Jonathan O'Dea MP Member for Davidson

cc The Hon Alister Henskens SC MP Member for Ku-ring-gai

cc The Hon Paul Fletcher MP Member for Bradfield