



17 October 2023

Mr Marshall

Acting General Manager

Ku-ring-gai Council

Dear Mr Marshall

RE: 64-66 Pacific Highway Roseville – Roseville Memorial Club - Draft Planning Agreement

We are writing out of concern that Friends of Ku-ring-gai Environment Inc were not notified about the Public Exhibition of the Draft Planning Agreement DPA for the above-mentioned Club.

Friends of Ku-ring-gai Environment have been active in sending submissions on the rezoning and development proposals for the Roseville Memorial Club over the past few years, so question why we were excluded from notification for the DPA.

We understand from speaking this week with key Roseville residents and landowners who have strongly opposed the rezoning and development, that despite all the public submissions that council has received, were also excluded from notification for the public exhibition.

In dealing with the sale and negotiation of public land council has the responsibility to ensure that the process is as accountable and transparent as possible.

We wish to state that the Club development could proceed on the Club's land without the sale of public land.

The Club is seeking to maximise the size of development with the incorporation of public land which the Council appears generous to allow i.e. council is enabling a much larger proposal than would otherwise be allowed on that site.

We believe the Club proposal is ultimately not about a revitalised RSL but more likely as a means of obtaining new commercial apartment building with carpark.

We are also concerned that there will be an application by a third party to amend a DA for something larger notwithstanding the current Gateway LEP.

Council does acknowledge in the report to council that the developer directly benefits from an increase in development potential, and sub strata land use that enables improved on-site parking.

We question the cost benefit to ratepayers in the long term especially in improving the access to what is an already inadequate public car park which has a constricted ingress and egress, and which will come under greater pressure for additional parking provision with the prospect of other landowners seeking to develop their land with similar commercial densities.

The million or so that council receives from the sale will, we understand, go into consolidated revenue and not back into improving Roseville parking or infrastructure.

Under informal access to public information, we request a copy of the notification letter which was sent to residents/community groups regarding the public exhibition of the DPA.

We look forward to receiving a copy of the public exhibition notification letter on the DPA.

Yours sincerely

Kathy Cowley

PRESIDENT

Friends of Ku-ring-gai Environment Inc (FOKE)

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