

## **Council Property Team Submission**

### **Council Owned Land**

- There are been very little communication with council's property division wrt this proposal, this proposal was only presented once to as a concept to the property group. There has NEVER been agreement on this due to the extent of the proposal that includes the removal of existing community facilities, a major re-alignment of council roads, removal of council's depot as well as a decrease in open space.
- Council does not agree with the use of its owned land for this planning proposal.
- Council is concerned that due to the flooding characteristics already in play that this development would negatively affect its own land in terms of flooding.
- The planning proposal also does not provide active open space as per the S94 requirement.
- The Planning Proposal Preferred Masterplan shows Council's Depot converted in part to playing field and in part to commercial use. This would displace Council's current facility and places a reliance on Council's existing operational land to provide open space for an adjoining development
- The existing community facilities along Jacksons Road as well as Boondah Road reserve are now shown as Playing Fields as well as a green corridor. The proposal has no provision for access or carparking to these fields. The net result is a reduction in Playing Fields compared to existing. Relocating the community facilities into the Main Street location as part of a 5 storey component is not a viable alternative and is economically unviable

### **Other lands**

The Planning Proposal Masterplan shows significant development on **Sydney Water land**.

- Reduces Sydney Water's own buffer and hence places development / people in very close proximity to STP, in particular residential development – this significantly adds to the ongoing risk management for STP operations. This may also affect future expansion of the STP.
- The taller buildings will result in overlooking of the STP by incoming residents which would significantly reduce their amenity
- Reduction in the overall width of the riparian and wildlife corridor.

### **Conclusion**

The Strategic Review provided a suggested Masterplan for the Southern Buffer that indicated that commercial / retail would be best placed along Jacksons Road due to its retail/commercial exposure to Collector and Main Road frontages and playing fields extend further to the north being more compatible with the flood / bushfire constraints, environmental setting and lack of 'commercial' exposure.

In this context, the Council Property Group considered the potential for Council owned or CMM land to be developed in that form however working with the prevailing development constraints this was not considered feasible at that time. If the SB Planning Proposal is further considered allowing 4, 5 and 7 storey development with a retail, commercial and residential mix this may change that prior assessment. A fundamental dilemma however was that any development in this location would consume current active open space that would need to be replaced in the same locality and when this was added to the active open space need already required by the WVULR it would further erode the physical ability to secure such land.

In this regard it should again be noted that the remaining development of the WVULR as per the adopted Strategic Review will require the provision of a further 4.6 ha of active open space and logically flat, flood affected land suitable for this purpose is located in the southern buffer. Putting aside Council's Operations Centre, the southern buffer only has 4.6 hectares of land suitable for active open space (currently privately owned). The very low lying private land adjoining the Warriewood Shopping Centre (1.4ha) is not suitable.

Any development density that exceeds those adopted in the Strategic Review will add to that open space need. In this regard, Mertion (2) will create a further active open space requirement that cannot be materially provided (Donato land is not suitable). Also the Southern Buffer Planning proposal is seeking the use of that same land that the rest of the land release is reliant upon for its open space and also add to that need by a further 2.2 hectares which again is unattainable if it is also consumed by the development proposal.

In addition, the planning /development proposal cannot rely upon existing community open space as a credit as this is already part of the existing community portfolio. New development must provide the full quantum of additional open space to satisfy the additional need generated by the incoming populations associated with their developments. This open space should also be publically and conveniently available to the whole community as a shared resource and not just private open space such as a roof top green area.