

5.0 ACTION PLAN

5.1 Generally

The following action plan details the strategies and general priorities that need to be considered in implementation of the Acquisition Strategy. The strategies outlined should be considered in relation to the provision principles as established in Section 4.0.

Provision Strategies

The provision strategies identify the potential forms of land acquisition including:

- New Parks: acquisition of land to create entirely new parks
- Consolidation: expansion of existing parks and improving the carrying capacity of existing open space areas
- Linkages: or connections between open spaces as an important way to extend the open space network
- Urban squares or parks: that provide more civic or 'hard' open space in a growing urban development context
- Dedicated open space: provision of open space through development

Also identified are non acquisition strategies, including improvement or embellishment of existing open space and potential for partnerships or shared use of open space, which must play a role in meeting open space provision needs.

Acquisition Priorities

The acquisition priorities have been distilled to rank individual suburbs highlighting the areas of greatest acquisition priority, along with those areas where the greatest population increases will occur and which are poorly served by existing open space.

This basic geographical prioritisation provides a basis for planned acquisition in which high priority areas are targeted for land acquisition opportunities.

Acquisition Criteria and Rationale

Where properties are identified in high priority areas, these should also be screened through the acquisition criteria identified in Section 5.4 to confirm that the opportunity is viable, addresses detailed physical and social requirements, and as such is effective use of the Section 94 resources.

Sample study - outcomes of acquisition

This section examines two sample sites to review the potential outcomes of hypothetical acquisitions (in terms of the improved servicing of open space needs, and impacts, if any, on priorities across the LGA.)

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5.2 Provision Strategies

5.2.1 New Parks

New parks involve the purchase of land and subsequent embellishment to create a new independent open space. As established in the acquisition criteria, new parks at a minimum will incorporate a usable area of 3,000m² or greater. This may require that multiple adjoining properties are acquired to total the entire park area.

It is recognised in the short to medium term, acquisitions of 3,000m² and above may not be freely achievable. Therefore the acquisition of areas below this target may be appropriate given the following criteria can be met:

- area of 1,000m² or greater, bordered by properties appropriately zoned for later potential purchase and embellishment
- likelihood of adjoining property acquisition (considering local market, site history)
- further expansion of site must be achieved within a 5 year period.

The provision of new parks should be targeted to the areas of greatest shortfall / need as prioritised in Section 5.3, however must also consider the more detailed criteria outlined in Section 5.4.

When assessing the viability of potential new parks the embellishment costs need to be considered. The S94 Plan 2004-2009 identifies that the average embellishment cost for newly acquired parkland is \$88 per m², which based on the minimum park area of 3,000m² will require \$264,000 allocated to funding of embellishment works. This figure should be considered as a basic cost and the actual costs may vary given the different use, function and general landscape quality of new park areas.

New parks should also consider the context of other open space surrounding the proposed new park, in particular in terms of functions and use already provided for in the area. This will largely guide the type and extent of park embellishment that will be required and that is suitable for the new park.

5.2.2 Consolidation

The consolidation of existing parks involves the acquisition of new land to extend both the area and potential function of these parks. As outlined in Section 5.4, consolidation of existing park areas seeks to create at a minimum a total usable park area of 3000m².

Consolidation of open space will be a priority for areas that are served by some open space but not adequately to meet the needs of new populations coming into these areas.

Consolidation may occur adjoining either existing park areas or sportsgrounds. In the consolidation of sportsgrounds the newly acquired open space may provide relief for the intense use of sportsgrounds including informal grassed kickabout areas that may be utilised for training purposes. Such potential needs to be considered when evaluating the suitability of land for acquisition and also in recognising the type of embellishment works that will be required.

It is important to note that acquisition of land for sportsgrounds has not been allowed for in the current s94 Plan and any consolidation adjoining sportsgrounds should only be considered to serve a passive recreational park function (ie not suitable for additional courts, formal fields etc).

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5.2.3 Linkages

Linkages between existing parks and to new parks provide an important enhancement of the Ku-ring-gai open space network. Linkages can improve access opportunities to open space and may create links that may form a greater recreation or fitness network.

Linkages will be primarily focused on areas that are already served by some level of open space. New linkages should seek to strengthen the open space system's ability to cope with the influx of new residents by improving recreational access to existing and new open space resources.

The provision of linkages should focus on opportunities to provide connections that do not currently exist, that provide an improved access link, or that bridge two open spaces to effectively increase the usable park areas.

Land may be acquired to provide new linkages between open space areas and should seek to include a minimum width of 15m as identified in the acquisition criteria. Linkages may also incorporate non-acquisition strategies such as the improvement or embellishment of linkages, through enhanced path provision, or landscape treatments to better define existing linkages.

5.2.4 Urban Squares / Parks

Given the continued urban development of Ku-ring-gai and the focus of forecast residential and developmental growth within the urban 'town centre' environments the role of urban open spaces needs to be considered.

Urban squares or parks should generally aim to meet the minimum area requirement of new parks (3,000m²), however smaller areas may provide for basic recreation such as seating areas and 'breakout' spaces. In either scenario the functional and aesthetic potential of the area needs to be carefully considered including accessibility, visual qualities and solar access.

Typically, urban squares / parks will provide a 'hard' landscape rather than traditional green, grassed parks. Components of urban squares may include:

- Pavements
- Furniture
- Planting, including trees and lower level displays

The design of these areas should respond to the public domain character of the area and the visual qualities of the surrounding environment and should consider liaison with adjoining developments to ensure a mutually beneficial outcome.

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5.2.5 Dedicated Open Space

Dedicated open space may be utilised in lieu of S94 contributions from a development to provide new open space opportunities. The dedication of open space may be particularly relevant in areas where high land costs required inhibit acquisition as a viable option.

Dedicated open space may involve the provision of urban open spaces which may serve a more civic role such as urban plazas and squares rather than traditional 'green' parks. Dedications from development may also incorporate through pedestrian access opportunities which enhance pedestrian connectivity throughout the RDS growth precincts.

The dedication of open space needs to be considered within Council's wider planning mechanisms and reviews including DA assessment, and needs to be discussed openly and early with developers as a potential opportunity. The potential for dedication of open space will be largely effected by:

- the type and size of development
- the location of development

It is also important to consider and promote that dedications can be beneficial to both Council and the developer.

5.2.6 Non Acquisition Strategies

Improvement and Embellishment

The S94 2004-2009 Plan identifies that, due to the high cost of acquiring land, the embellishment of existing open spaces should be considered as an important mechanism that can increase the 'carrying capacity' of existing open space areas. Embellishment of open spaces, including works to existing open spaces, has been included in the S94 Plan with total estimated costs of \$4.2 million.

The S94 Plan notes the following embellishment opportunities:

- The expansion of opportunities and 'hardening' of strategically important parks within or proximate to the RDS areas - in accordance with expected needs of the incoming populations
- Linking RDS areas to natural areas - with appropriately located pedestrian and / or cycle paths
- The upgraded parks - due to the type and quality of the proposed embellishments - are likely to attract 'drive to' as well as 'walk to' visitors.

Partnerships / Shared Use

An additional non acquisition strategy may include partnerships that enable shared use of open space or recreational spaces. This may include schools where open play areas or playing fields may be utilised by the public in a partnership agreement allowing time shared / weekend access.

It may also be beneficial for Council to consider the consolidation of services, such as libraries, child care centres etc and utilise the land 'freed' by this consolidation as open space.

This type of planning needs to be considered at the broad scale and be strategically driven through Council's corporate planning processes if this is a preferred direction for Council services provision.

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5.3 Acquisition Priorities

As outlined earlier, a means of establishing broad geographical priorities for land acquisition to meet open space needs has been developed.

The approach assumes that the priority acquisitions will be those that offer the greatest returns on Council's limited acquisition funds. That is, 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.

To have this potential, the high priority sites will be those that are located where they are most needed (that is, proximate to new population growth centres and in areas where existing open space resources are absent or limited).

The Acquisition Priorities Table on the following page identifies the priority areas. The priorities are simply the product of three dimensions of relative need, as explained below:

Broad dimension of need/ priority	Variables	Measure/indicator
The quantity of acquisition required in a particular part of the LGA	The desirable geographical (suburb) distribution of required acquisitions (as identified in the S94 Contributions Plan 2004-2009) varies significantly across the LGA – ranging from 24.9% of the total in Gordon to 5.8% in Roseville	High priority suburbs (Gordon, Lindfield and St Ives) Medium priority suburbs (Killara, Turramurra/ Warrawee) Lower priority suburbs (Pymble, Wahroonga, Roseville)
Proximity of an area to infill development zones	Priorities vary with relative proximity to RDS zones where most of the population growth is anticipated to occur. Priority rankings decrease with increasing distance from the zones	Highest priority – less than 200m distance from the RDS growth zones. Then 3 distance bands of decreasing priority (200-500m, 501-1,000m and more than 1,000m)
Proximity of an area to existing high quality parkland open space	Current proximity to higher quality' open space (ie developed parks/spaces of a minimum size of 3,000m ² and a minimum range of embellishments) and as depicted by the 'accessibility circles' explained on page 13 and drawn in Figure 2	Highest priority – Outside the 'accessibility circles' Lower priority – Within the 'accessibility circles'

The initial highest priority areas (ranked 1 in the following table) are those within the three suburbs (Gordon, Lindfield and St Ives) that will accommodate around 60% of the Stages 1 and 2 population growth and – within those suburbs – within 200 metres of relevant RDS zones and in locations not presently serviced with higher quality local open space (ie locations outside the 'accessibility circles').

Priorities reduce both with increasing distance from RDS growth areas and with respect to the relative adequacy of existing open space provision.

Figure 4 Acquisition Priorities, maps the initial geographical parameters for reading in conjunction with the Acquisition Priorities table. Figure 5, further details the priority rankings for each suburb.

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5.3 Acquisition Priorities - Geographic Location Table

Acquisition Requirements x Suburb			Acquisition Priorities (proximity to growth areas x current open space availability)										
Suburb	New RDS Pop'n stages 1&2	S94 Plan Acquisition Requirements (m2)		Within 200m of 2(d3) and B2 zones		Between 200-500m from 2(d3) and B2 zones		Between 500-1,000m from 2(d3) and B2 zones		More than 1,000m from 2(d3) and B2 zones			
		Per capita	Total	%	Not currently serviced with open space	Existing open space	Not currently serviced with open space	Existing open space	Not currently serviced with open space	Existing open space	Not currently serviced with open space	Existing open space	
Gordon	5,327	5.82	31,003	24.9	1	2	2	2	3	3	4	4	5
Lindfield	4,178	5.82	24,316	19.6	1	2	2	2	3	3	4	4	5
St Ives	4,571	4.37	19,975	16.1	1	2	2	2	3	3	4	4	5
Killara	2,949	4.37	12,887	10.4	2	3	3	3	4	4	5	5	6
Turrumurra/Warrawee	4,025	2.91	11,713	9.4	2	3	3	3	4	4	5	5	6
Pymble	2,156	4.37	9,422	7.6	3	4	4	4	5	5	6	6	7
Wahroonga	1,778	4.37	7,770	6.3	3	4	4	4	5	5	6	6	7
Roseville	1,643	4.37	7,180	5.8	3	4	4	4	5	5	6	6	7
TOTAL	26,627		124,266	100									

Priority areas (1-3 of 7 priority levels) for initial implementation of the Acquisitions Strategy (with priorities to be reviewed annually or bi-annually)

The priority rankings (1 to 7) are based on the following three variables:

1. Desirable geographical (suburb) distribution of required acquisitions (as identified in the S94 Contributions Plan 2004-2009) – ranging from 24.9% of total in Gordon to 5.8% in Roseville
2. Proximity to RDS zones where most of the population growth is anticipated to occur¹ - with priority rankings increasing with closer proximity to the zones
3. Current existence of 'usable' open space (ie developed parks/spaces of a minimum size of 3,000m²) within the 4 distance bands (0-200m, 201-500m, 501-1,000m and more than 1,000m) from the RDS growth zones

¹ The majority of Stage 1 growth (18,377 people) is expected in the 2(d3) zone, and for Stage 2 (8,290 people), in the new B2 (Local Centre) zone

PROXIMITY TO GROWTH AREA

- 200m
- 200-500m
- 500-1000m

Note: The majority of Stage 1 growth (18,377 people) is expected in the 2(d3) zone. Stage 2 growth (8,290 people) is anticipated in the new B2 (Local Centre) zone.

PARK CATCHMENT

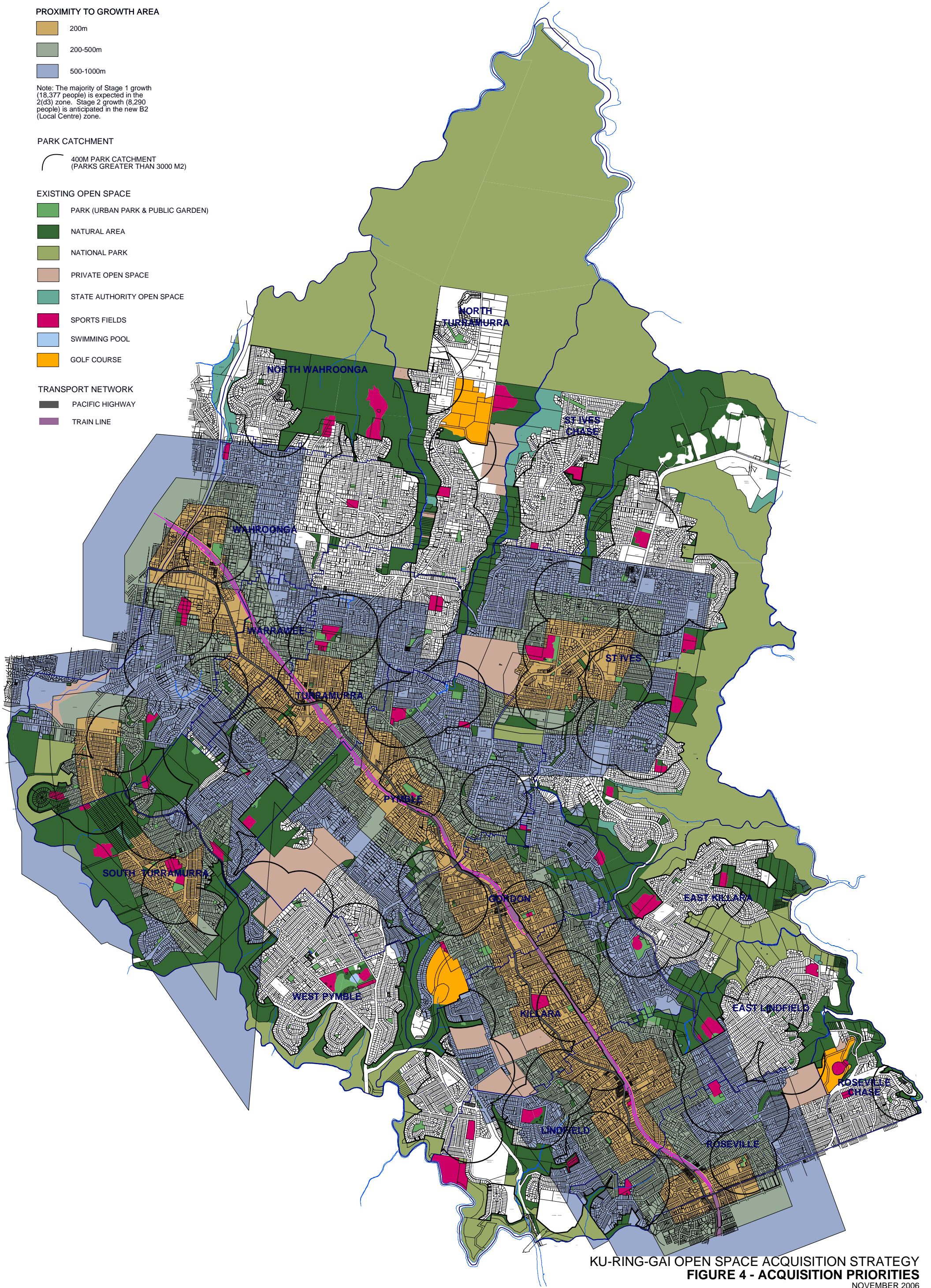
- 400M PARK CATCHMENT (PARKS GREATER THAN 3000 M2)

EXISTING OPEN SPACE

- PARK (URBAN PARK & PUBLIC GARDEN)
- NATURAL AREA
- NATIONAL PARK
- PRIVATE OPEN SPACE
- STATE AUTHORITY OPEN SPACE
- SPORTS FIELDS
- SWIMMING POOL
- GOLF COURSE

TRANSPORT NETWORK

- PACIFIC HIGHWAY
- TRAIN LINE



**KU-RING-GAI OPEN SPACE ACQUISITION STRATEGY
FIGURE 4 - ACQUISITION PRIORITIES**

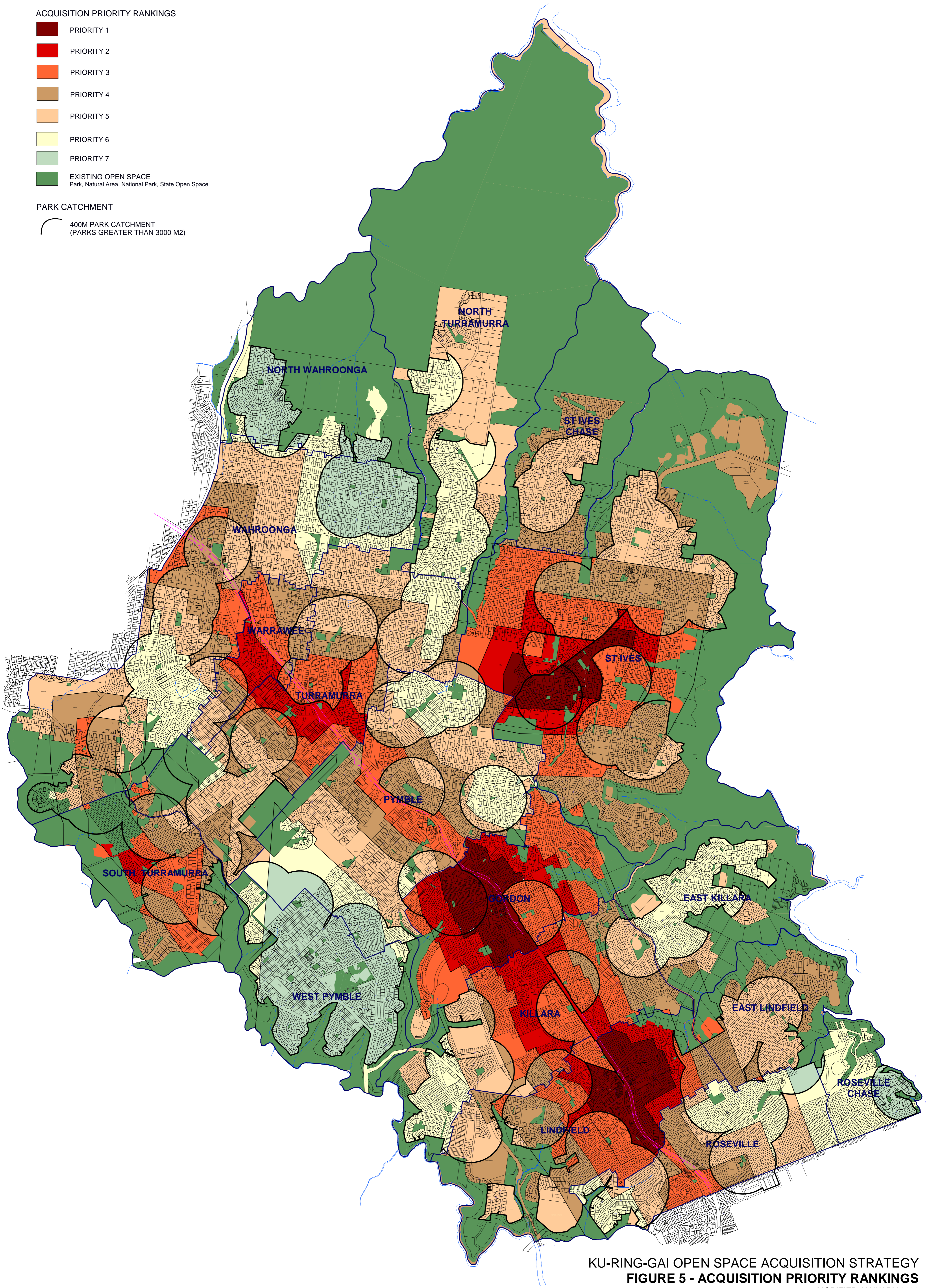
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ACQUISITION PRIORITY RANKINGS

- PRIORITY 1
- PRIORITY 2
- PRIORITY 3
- PRIORITY 4
- PRIORITY 5
- PRIORITY 6
- PRIORITY 7
- EXISTING OPEN SPACE
Park, Natural Area, National Park, State Open Space

PARK CATCHMENT

 400M PARK CATCHMENT
(PARKS GREATER THAN 3000 M2)



KU-RING-GAI OPEN SPACE ACQUISITION STRATEGY
FIGURE 5 - ACQUISITION PRIORITY RANKINGS

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5.4 Acquisition Criteria and Rationale

Acquisition will be undertaken through one of two key processes:

i. Planned Acquisition

Planned acquisition based on targeting high priority areas of need as identified on the previous pages.

ii. Opportunistic Acquisition

Acquisition of property that becomes available in the LGA through day to day market transactions.

In each process it will be essential to screen the acquisition opportunity to ensure that it is most effective in realising the objectives for acquisition and the provision principles.

The following table summarises a series of acquisition criteria which pose key questions related to the acquisition opportunity. Opportunities should positively address as many criteria as possible. The criteria provide a basis upon which Council can assess several opportunities and which can provide a summary 'brief' for agents acting on Council in sourcing properties.

The criteria relate to two potential levels of screening that will assist in an initial assessment to be followed by a more detailed assessment if initial screening criteria are met. Generally, the initial screening represents essential criteria that must be met to proceed to consideration of acquisition of a specific property. If the initial screening criteria are met, a second assessment considers in detail the desirable qualities of property for acquisition. The detailed assessment is also useful in gauging the relative suitability of similar properties.

This screening process will assist in minimising waste of resources in reviewing options which are of essentially poor quality.

Principles	Acquisition Objectives	Acquisition Criteria (screening process)	Rationale	Initial Screening	Detailed Assessment
Open space provision and distribution	A balanced open space system – with a sufficient quantity of all types of open space	Does the land provide potential for a type of space that is under provided in the precinct, district and/or LGA?	An increased quantity of under-provided types of open space will improve the overall balance of open space types and recreation opportunities	✓	✓
	An equitably distributed open space system	Is the land located within an identified acquisition 'hot spot' (ie locational priority area 1, 2 or 3)?	Locations proximate to population growth centres will service the needs of a higher proportion of new residents	✓	
Recreation provision	A diversity of recreation opportunities relevant to identified and forecast sport/recreation needs	Does the land provide potential for spaces and park embellishment relevant to the space/recreation needs of the anticipated new populations (eg young adults and 'empty nesters')?	Spaces must be relevant to forecast recreation needs – both to satisfy S94 nexus requirements and to ensure optimal use of Council and community resources	✓	
	Open spaces suitable for their intended recreation purpose	Does the size of the land area cater for the effective development of recreational facilities? Minimum areas: New Park - 3,000m ² of usable area Consolidation - total usable area 3,000m ² Linkages - 15m wide Refer to Section 5.2.1 New Parks for qualification	When evaluating land for acquisition the ultimate recreation function / desirable use should be considered to determine if the size of land will be suitable for the intended use.	✓	
		Does the land / property's topography / layout provide for maximum recreation opportunity?	The slope and shape of land will determine its usability for specific open space recreational purposes, and as a consequence dictate the degree of earthworks and embellishment works required – some parameters include: Iv: 14h for ramp access Iv: 20h for walkway access (no handrails)	✓	
	Minimal negative impacts on surrounding land uses	Can the acquisition and/or development of park facilities minimise any negative impacts (such as noise, parking, vandalism, lighting associated with recreation use) on residential amenity?	Some impacts may be positive (eg landscaping and plantings). Potential negative impacts should be evaluated and discussions held with relevant stakeholders.		✓

Principles	Acquisition Objectives	Acquisition Criteria (screening process)	Rationale	Initial Screening	Detailed Assessment
Natural systems	Protection and/or enhancement of bushland and environmental values	Does the location of the land / property provide potential to contribute to the existing natural systems through extension of existing area or linkages between natural areas? Is there and opportunity to transfer area from natural area to recreational park use without impact on natural values? Does the land provide potential for developed recreation area/natural area interface (eg picnic space adj to bushland, interpretive materials etc	Previous research has identified strong community support for protection and enhancement of bushland areas It may be desirable to transfer existing poor quality natural areas [highly modified / weed impacted] as identified in other Council strategies to recreational / park use and utilise acquired land to provide / extend natural areas to a higher quality. Interfaces provide high quality recreation opportunities as well as the potential to enhance understanding and appreciation of natural values within the local population		✓
Cultural heritage	Protection and/or enhancement of historic and cultural values	Can transfer of the use of the site from the existing use to recreation / park minimise conflict with identified heritage values? Does the site have heritage values that can be appropriately incorporated in the parks system (eg cemetery, heritage buildings)	If conflicts are apparent these should be evaluated against the benefit of the acquisition. Heritage items and interpretation can increase the diversity and quality of park recreation experiences		✓
Visual/ landscape quality	Protection/enhancement of visual/scenic values	Does the space have the potential to enhance the visual qualities of Council's parks system (by adding to the diversity of landscape types, providing unique values etc)?	The improvement of visual qualities will contribute to the enhancement of the area's landscape identity and legibility		✓

Principles	Acquisition Objectives	Acquisition Criteria (screening process)	Rationale	Initial Screening	Detailed Assessment
Accessibility	Optimal (physical and visual) access to parks and open space	Is the land accessible/central to surrounding residents and/or workers?	A central location is associated with reduced travel times and distances and is thereby likely to facilitate higher use/visit levels	√	
		<p>Are there adequate access services and links to the land via:</p> <ul style="list-style-type: none"> - Footpath / pedestrian routes - Cycle/shared paths - Roads/car parks - Public transport <p>Or, is there an opportunity to improve access?</p>	Where existing access is adequate, linkage embellishment costs will be significantly less. If opportunities exist to improve access, the financial costs need to be considered		√
Connectivity	Extensive and comprehensive open space system connectivity	Does the land / property provide an additional access connection to existing open space (eg parks or open space that are currently 'land locked' by residential and/or commercial properties)?	Additional access connections to existing open space areas should be evaluated to determine if this enhances the usability of the park and increases the catchment area.		√
		Does the land / property have street frontages to more than one side?	Street frontages provide important access opportunities and passive surveillance which encourages a safe park environment. Where possible, at least 2 street frontages are desirable.		√
		Does the land facilitate the provision of co-location opportunities (eg play/picnic facilities adjacent to sports fields; parks adjacent to schools, libraries & other community facilities)	Co-location enhances physical access (by minimising travel distances for some potential users) and also enhances visual access		√
		Does – or can - the land / property provide additional connections between open spaces (parks, natural areas and national park) and between open spaces and community facilities (via green corridors; connections along waterways/ creek lines; off-road cycle routes etc)?	Connections can improve the catchment area / number of residents within an acceptable distance of open space. Off-road connections between parks and between parks and community facilities can also help to promote 'active transport' (cycle, pedestrian and skating) opportunities		√

Principles	Acquisition Objectives	Acquisition Criteria (screening process)	Rationale	Initial Screening	Detailed Assessment
Carrying capacity	Improved capacity of the parks and open space system to accommodate recreation, sport and social activities	<p>Does the land adjoin an existing heavily used open space area or sports facility and have the potential to alleviate use pressure on those existing areas?</p> <p>Does the land enable the extension of existing facilities?</p>	<p>The land could alleviate pressures by providing additional, overflow or peak time training space – thereby reducing wear and tear on goal post areas and areas adjacent to light towers</p> <p>Extension could improve the viability of existing sites:</p> <ul style="list-style-type: none"> - through expansion to more suitable / appropriate sizes or configuration; - supplementing an active facility with passive opportunities; - providing additional training area to relieve pressure on playing fields <p>If access to existing open space is improved the carrying capacity of the area needs to be considered in terms of its ability to accommodate increased use.</p>		✓
Economic viability/ efficiency	Maximum return on acquisition/ site development investments	<p>Does the land address multiple acquisition criteria</p> <p>Does the land have limited potential for alternative purposes?</p> <p>What is the estimated acquisition cost (per m2)?</p> <p>In terms of land economics/use efficiencies, is the land more suited to development/ embellishment or to leasing in the short to medium term?</p>	<p>If land / properties meet multiple criteria they provide more impact for expenditure and a higher return on Council's limited acquisition funds.</p> <p>Capital and opportunity costs of using the land will be lower if it is unsuited to other uses (residential, commercial etc)</p> <p>It may provide better value for money to acquire less well located but cheaper land elsewhere</p> <p>If existing structures are in poor condition, the land may be more suitable for immediate demolition and park embellishment. Alternatively, if existing structures are new and/or high value, it may be more effective to lease the property in the short to medium term.</p>		✓

Principles	Acquisition Objectives	Acquisition Criteria (screening process)	Rationale	Initial Screening	Detailed Assessment
Management and maintenance	Optimal maintenance efficiencies	Does the land / property have suitable topography / drainage etc to enable ease of long term maintenance? Does the land adjoin existing open space – thereby providing consolidation potential (ie to improve use values and/or reduce m2 maintenance costs)? Is their potential for further extension of the site – to improve use values and/or maintenance efficiencies in the future? Is access for maintenance and emergency vehicles adequate?	The topography and other characteristics of the site provide an indication of the likely maintenance costs involved - as well as the initial embellishment costs associated with correction of issues (earthworks etc). The larger the site, the lower the unit (ie m2) maintenance costs due to transport and setup time		√
	Acceptable risk profile	Is the location/topography of the land consistent with 'safety through design' principles (eg, facilitation/enhancement of casual surveillance from residences and/or streets; clear sight lines etc)? Is the land affected by unacceptable risks – soil contamination, traffic hazards, traffic noise impacts etc?	Where access is adequate, maintenance costs and risks will be lower Risk management and minimisation is a critical component of sound asset management and an essential requirement of park planning to ensure optimal visitor comfort and use.		√

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5.4 Acquisition Criteria and Rationale (continued)

The following land values identify a range value for land acquisition on a suburb basis. The relative values have been ranked according to value for money, and on the identified priority ranking 'hot spots' for land acquisition (ranking of 1, 2 or 3).

It is envisaged that this will assist in the detailed assessment of a properties economic viability / efficiency.

Ranking	Suburb	Rate Per Square Metre of Improved Site Area
1	St Ives	\$520 to \$1,600/m ²
	St Ives Chase	\$736 to \$1,300/m ²
	East Lindfield	\$890 to \$1,350/m ²
	Gordon	\$1,208 to \$2,315/m ²
	Lindfield	\$1,250 to \$2,090/m ²
2	St Ives	\$520 to \$1,600/m ²
	North Turramurra	\$535 to \$1,137/m ²
	South Turramurra	\$543 to \$951/m ²
	East Killara	\$663 to \$1,551/m ²
	Turramurra	\$724 to \$1,100/m ²
	St Ives Chase	\$736 to \$1,300/m ²
	Killara	\$850 to \$1,350/m ²
	East Lindfield	\$890 to \$1,350/m ²
	Gordon	\$1,208 to \$2,315/m ²
	Lindfield	\$1,250 to \$2,090/m ²
	Warrawee	\$1,300 to \$2,000/m ²
3	North Wahroonga	\$498 to \$1,200/m ²
	St Ives	\$520 to \$1,600/m ²
	North Turramurra	\$535 to \$1,137/m ²
	South Turramurra	\$543 to \$951/m ²
	East Killara	\$663 to \$1,551/m ²
	Turramurra	\$724 to \$1,100/m ²
	St Ives Chase	\$736 to \$1,300/m ²
	Killara	\$850 to \$1,350/m ²
	Pymble	\$856 to \$1,158/m ²
	East Lindfield	\$890 to \$1,350/m ²
	Roseville Chase	\$900 to \$1,700/m ²
	Wahroonga	\$1,000 to \$1,820/m ²
	Gordon	\$1,208 to \$2,315/m ²
	Lindfield	\$1,250 to \$2,090/m ²
	Warrawee	\$1,300 to \$2,000/m ²
Roseville	\$1,400 to \$2,200/m ²	

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5.5 Sample Study

Outcomes of Acquisition

As detailed earlier in this Chapter, the open space acquisition process entails two tiers of assessment. The first concerns the location of sites – and whether or not they are in identified priority locations for acquisition (as detailed in Section 5.3). The second concerns the particular attributes of sites – their suitability for acquisition in terms of size, terrain, shape, neighbouring land uses and various other intrinsic qualities (as detailed in Section 5.4).

This section examines two sample sites to review the possible outcomes of hypothetical acquisition (in terms of the improved servicing of open space needs, and impacts, if any, on priorities across the LGA).

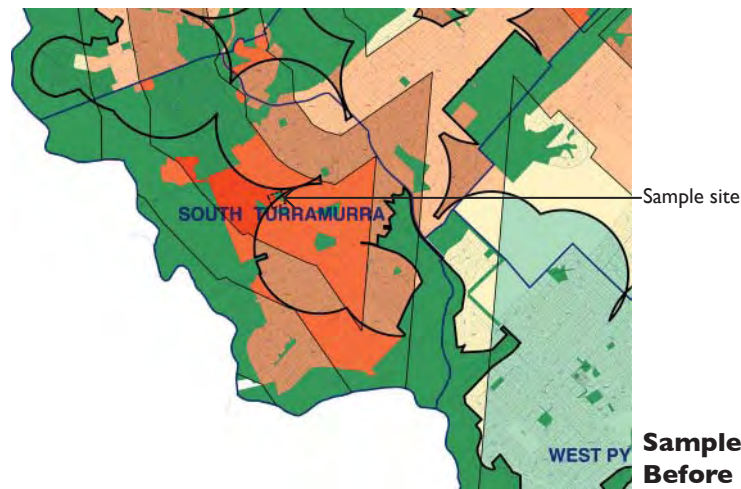
This locational assessment is demonstrated through the medium of two sample studies, as follows:

Sample 1 6,900m² site on Chisholm Street, South Turramurra

Sample 2 3,590m² site on Bundeera Avenue South, Wahroonga

Sample 1 Chisholm Street, South Turramurra

The potential catchment area for this site encompasses priority 2 and priority 3 areas. The Priority 2 components are within 200m of development zones and not currently serviced by high quality open space. The Priority 3 components are similarly not currently serviced by high quality open space but are more distant (between 200-500m) from development zones.



Sample 1 Before acquisition

As illustrated on the above plan, around two-thirds of the potential catchment for the proposed site is already serviced by two high quality local parks – Kissing Point Village Green (10,534m²) and Hicks Avenue Reserve (2,070m²). The Village Green also performs a district scale function.

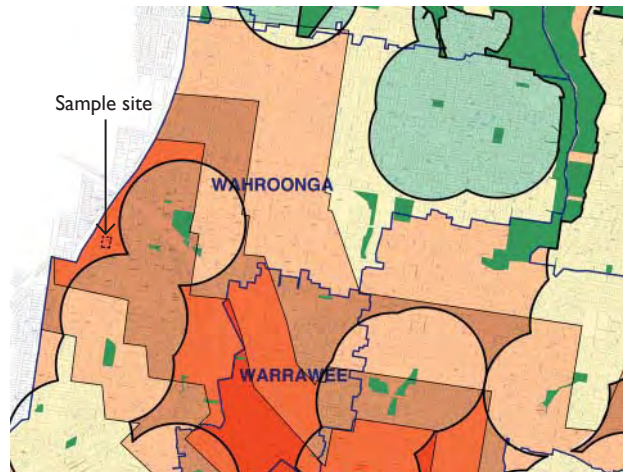
The proposed site does, however, have the potential to provide a quality local park service (not currently provided) to a relatively large number of residences that are not within the catchments of the existing parks (in an area bounded by Canoon Road to the north, Bradley Reserve to the west, Kingsford Ave to the south and Lyon Ave to the east).

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Sample 2 Bundeera Avenue South, Wahroonga

The potential catchment area for this site encompasses priority 3 and priority 4 areas. The Priority 3 components are within 200m of development zones and not currently serviced by high quality open space. The Priority 4 components are also within 200m of development zones but are also within reasonable walking distance of at least one high quality park or open space area.

Taking access barriers into account, the population catchment area for this site partly overlaps the catchment area for just one other park – the very high quality Wahroonga Park (which while on the other side of the railway line, can be readily accessed via the Redleaf Avenue railway bridge).



**Sample 2
Before acquisition**

As identified in the above plan, more than three-quarters of the potential catchment for the proposed site is either already serviced by Wahroonga Park (18,449m²) or is cut off by a range of access barriers (Pacific Highway, Newcastle Expressway and North Shore Rail line).

The proposed site can, however, provide a quality local park service to a small number of residences on Bundarra and Woonona Avenues South that are not within a reasonable walking distance of Wahroonga Park.

5.0 ACTION PLAN

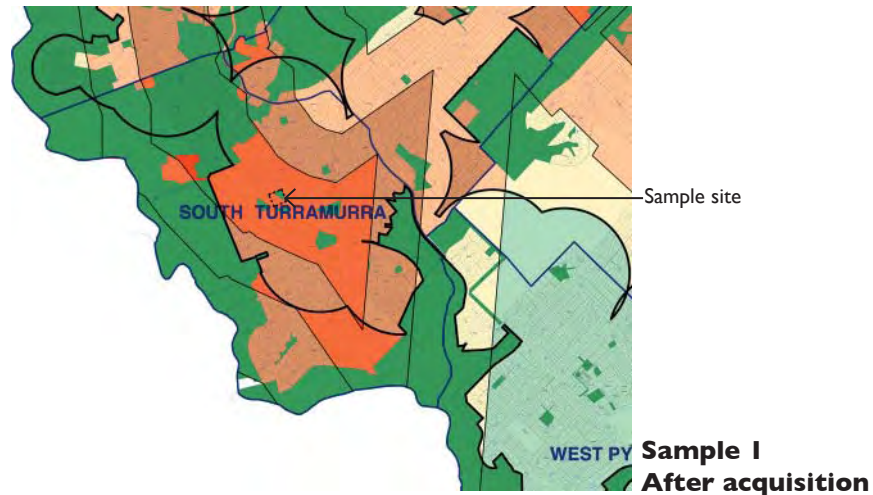
Forecast Outcomes

The forecast outcomes of the case study acquisitions are summarized in the following table. Specifically, the table shows, for the two suburbs that the sites are in, the percentage reduction in open space required, the quantity of open space still to be acquired, the numerical and percentage reduction in residences not adequately serviced by quality open space and any subsequent changes in locational priorities.

Location	Additional open space (m ²)	% Reduction in open space required in suburb	Qty open space still required in suburb (m ²)	Reduction in residences not adequately serviced by open space		Impact on priorities (as per rankings in the priorities table – Section 5.3)
				No.	% residences not adequately serviced	
Chisholm St, South Turramurra	6,900	59%	4,813	90	4.9%	Turramurra drops from middle to lowest priority group – with Pymble moving up to middle priority group
Bundarra Ave South, Wahroonga	3,590	46%	4,180	48	3.1%	Wahroonga remains in lowest priority group

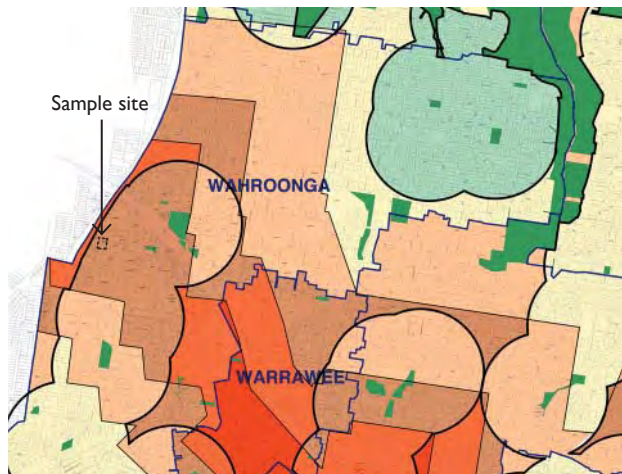
For both suburbs – Turramurra and Wahroonga – the acquisitions would result in a substantial reduction (around 50%) in the quantity of open space to be acquired under the current S94 Plan.

The acquisitions would also result in reasonably significant reductions in the proportions of existing residents not currently serviced by ‘walk to’ local open space (4.9% and 3.1% of residences in the two suburbs, respectively) while ensuring that all new residents within adjacent development zones were provided for.



Acquisition of the Chisholm Street site would result in a change of locational priorities for acquisition. That is, the acquisition would result in a significant reduction in the quantity of open space to be acquired in Turramurra-Warrawee (down from 11,713m² to 4,813m²) and also a reduction in the LGA-wide proportion of required acquisitions (down from 9.4% of the LGA total - as detailed in the geographic locations table at Section 5.3 – to 4.2%). Turramurra-Warrawee therefore drops to the lowest priority group (with Wahroonga and Roseville) while Pymble (now requiring 8.3% of LGA-wide acquisitions) is correspondingly elevated to the middle priority group.

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**Sample 2
After acquisition**

For the Bundarra Avenue South site, the impact of the rail line - as a Wahroonga Park access barrier for residents to the south of the line - has been taken into account. It is assumed, accordingly, that all residences (48 lots – all separate houses except one) to the west of Neringah Avenue South are likely to centre their 'short stay' local park requirements on the proposed park rather than on Wahroonga Park. However, longer stay activities (eg picnics and family gatherings) are more likely to be pursued at Wahroonga Park due to the very high quality and attractiveness of this park.

Second Tier Assessment – Site Attributes

Sites identified as appropriate in terms of their location (based on locational priorities) will in practice then need to be screened in terms of their suitability in meeting a range of recreation, environmental and safety criteria (as listed and detailed in Section 5.4).

This process enables assessment of site suitability in the form of proposed checklists for both the initial and detailed screening processes. Where a proposed site adequately meets the specified criteria, a tick is placed in the appropriate columns.

It is noted that it may be rare for a site to meet all the detailed assessment criteria. Judgement will be required in terms of the minimum number of criteria required to be met for each assessment made. This, to some extent, will depend on the availability or non-availability of alternative suitable sites in the immediate location.