
RECLASSIFICATION OF COUNCIL LAND - 259-271 PACIFIC HIGHWAY LINDFIELD

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the reclassification of Council land at 259-271 Pacific Highway, Lindfield, also known as the 'Lindfield library precinct', from Community to Operational land.

BACKGROUND:

Over the last 12 months a number of important events have taken place in relation to the Lindfield library precinct at 259-271 Pacific Highway, Lindfield.

Firstly, Council resolved on 10 December 2013 to locate the proposed new Lindfield branch library and new community centre to the western side of Lindfield local centre on land owned by Council on Woodford Lane, Lindfield.

Secondly, the Ku-ring-gai Old People's Welfare Association Ltd (KOPWA) voluntarily vacated and handed back the Arrunga Aged Care Self-Contained Units to Council in late March 2014.

Thirdly, Council resolved on 9 September 2014 to progress the planning for the Lindfield Community Hub which will comprise a range of new community facilities including a new branch library with a floor area of 1,300m² and a new community Centre with a floor area of 1,200m²

COMMENTS:

Given recent events it is timely for Council to consider the future use of the Lindfield library precinct. If the Lindfield Community Hub project progresses it is possible that a new library and community centre will be under construction over the next 3-5 years. This will mean that the current users will be relocated and the Lindfield library precinct will be left largely vacant.

RECOMMENDATION:

That Council prepare a Planning Proposal to reclassify the site from Community land to Operational land and that a further report is brought back to Council regarding future divestment following the reclassification process.

PURPOSE OF REPORT

To have Council consider the reclassification of Council land at 259-271 Pacific Highway, Lindfield, also known as the 'Lindfield library precinct', from Community to Operational land.

BACKGROUND

Over the last 12 months a number of important events have taken place in relation to the Lindfield library precinct at 259-261 Pacific Highway, Lindfield, hence forth the "Lindfield library precinct".

Firstly, at the Ordinary Meeting of Council on 10 December 2013 Council resolved to locate the proposed new Lindfield branch library and new community centre to the western side of Lindfield local centre on land owned by council on Woodford Lane, Lindfield.

Secondly, in early March 2014, the Ku-ring-gai Old People's Welfare Association Ltd (KOPWA) voluntarily gave Council notice of its intention to vacate the Arrunga Aged Care Self-Contained Units on the Lindfield library precinct; the units were subsequently vacated and handed back to Council in late March 2014.

Thirdly, at the Ordinary Meeting of Council on 9 September 2014 Council resolved to progress the planning for the Lindfield Community Hub which will comprise a range of new community infrastructure elements including:

- a new branch library with a floor area of 1,300m²; and
- a new community centre with a floor area of 1,200m².

In accordance with this resolution a final master plan is required to be reported to full Council in August 2015. A Request for Tender is currently being advertised seeking multi-disciplinary teams led by an architect to prepare illustrated development options and a final master plan. A public exhibition of draft material is planned for March 2015.

COMMENTS

Given recent events it is timely for Council to consider the future use of the Lindfield library precinct. If the Lindfield Community Hub project progresses it is possible that a new library and community centre will be under construction over the next 3-5 years. This will mean that the current users will be relocated and the Lindfield library precinct will be left largely vacant.

This report recommends in part that Council investigate the risks and advantages for Council if it was to prepare a development application for the library site. If Council wishes to proceed along these lines a considerable lead time will be required to achieve development approval (a minimum of two years). Commencing the reclassification process earlier rather than later is therefore prudent.

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Site Description

The Lindfield library precinct is legally described as lot 8 in DP 660564 and lots 1, 2 and 3 in DP 212617 (refer Figure 1); it has a total land area of approximately 5,848.6m² and is the address for a number of Council services and facilities including:

- Lindfield Branch Library (lot 8 in DP 660564);
- former Arrunga Aged Care Self-Contained Units (now vacated) (lot 3 in DP 212617);
- former Lindfield Seniors' Centre (lot 2 in DP 212617);
- former Lindfield Seniors' Resource Centre (lot 8 in DP 660564);
- Ku-ring-gai Youth Development Service (KYDS) (lot 8 in DP 660564);
- Lindfield Community Centre tennis courts and sun shelter (lot 8 in DP 660564); and
- car park and access road (lot 1 in DP 212617).

Other elements on the site are:

- toilet facilities;
- landscaped areas; and
- a former well.



Figure 1 – Lindfield library precinct - 259–271 Pacific Highway, Lindfield

Council acquired the site by resumption from the Coleman family in 1948. The site contains a well which was used by the previous owners.

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The Lindfield Library was developed in 1954, the Seniors' Centre constructed in 1962, followed by the Arrunga Aged Care Self-Contained Units in 1963. The Seniors' Resource Centre was converted from the Lindfield Baby Health Centre in 1991. The Lindfield Baby Health Centre relocated to new premises at 12-18 Tryon Road, Lindfield.

From its opening in 1962 until 1997, the Seniors' Centre was managed by KOPWA Ltd. In 1997 the Ku-ring-gai Seniors Centre's Committee was established and was responsible for the management and operation of the Seniors' Centre and the Seniors' Resource Centre until the early 2000's, when the committee ceased to exist. These buildings no longer have a senior's specific function and bookings are managed by Council and available to residents for general use.



Figure 2 – Lindfield library precinct - layout of facilities

Existing Facilities and Services

Various audits and reviews have been undertaken on the existing facilities, these findings of these are summarised below.

Lindfield Branch Library

The Lindfield Community Facilities Study completed in 2013 includes an audit of the Lindfield library. The findings of the study in relation to the library are summarised below.

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- The Lindfield Branch Library is a 300m² facility, built in 1954, and situated close to the Lindfield town centre on the Pacific Highway.
- Library staff that identified a number of gaps that prevent the library from delivering modern services to meet the needs of the community including:
 - inadequate space for all activities and collections;
 - a shortage of shelving;
 - lack of study and reading spaces;
 - an inadequate children's area and lack of separation of this area;
 - inadequate space for events; and
 - a lack of contemporary technology inclusions.
- Council's Library and Cultural Services Manager also identified a lack of adequate parking as well as issues relating to access, with vehicular access to the library from the Pacific Highway viewed as unsafe, particularly by older people.

Former Lindfield Seniors Citizen's Centre/Resource Centre

The Lindfield Community Facilities Study completed in 2013 includes a review of the seniors' facilities to understand existing provision and gaps. The findings of the study in relation to the library are summarised below.

Lindfield Seniors' Centre:

- older facility in average condition, repair works required;
- an older facility in need of some repairs but well utilised;
- a site close to the Lindfield local centre and train station but difficult to access by car; and
- limited additional capacity.

Existing community facilities	Floor area (sqm)	Description and use	Key points of interest and issues
Lindfield Senior Citizens Centre 	270	Location – co-located on site with Lindfield Library, KYDS facility and Lindfield Seniors Citizens Centre Resource Centre, on the Pacific Highway in the Lindfield local centre. Comprises – brick building with 2 meeting/activity rooms, kitchenettes, toilets and small meeting room. Condition – older facility in average condition. Repair works required. Use – A well utilised facility with permanent bookings on all days. Used for meetings, music, exercise, dance, drama and martial arts classes as well as exercise groups. Also used on Sundays by a church group. Limited additional capacity on some days.	» An older facility in need of some repairs but well utilised » A site close to the Lindfield local centre and train station but difficult to access by car » Limited additional capacity.
Lindfield Senior Citizens Centre Resource Centre 	103	Location – co-located on site with Lindfield Library, KYDS facility and Lindfield Seniors Citizens Centre, on the Pacific Highway in the Lindfield local centre. Comprises – 3 small meeting rooms, kitchenette and toilets. Condition – old facility in poor condition. Use – Booked every weekday by adult education organisation (USA). Has additional capacity (available all evenings).	» On a site close to the Lindfield local centre and train station but difficult to access by car. Facility located at rear of site with no street prominence » Facility in poor condition » Facility has a dysfunctional layout and very small spaces, limiting the types of uses it can accommodate » Has addition capacity.

Figure 3 – Extract Lindfield Community Facilities Study, Elton Consulting, 2014

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Lindfield Seniors' Resource Centre:

- on a site close to the Lindfield local centre and train station but difficult to access by car;
- facility located at rear of site with no street prominence;
- facility in poor condition;
- facility has a dysfunctional layout and very small spaces, limiting the types of uses it can accommodate; and
- has additional capacity.

These buildings no longer have a seniors' specific function and bookings are managed by Council and available to residents for general use.

The Lindfield Community Facilities Study (Elton Consulting, 2013) recommends that the existing library and Seniors' Centre facilities be replaced with new facilities co-located in a community hub located on the western side of Lindfield with a total area of over 2,455m². This proposal was adopted by Council at the Ordinary Meeting of Council on 10 December 2013.

KYDS Youth Development Service

An audit of the KYDS facility was undertaken in 2009, the study found:

- it is an old facility in poor condition;
- not enough space if the organisation continues to grow;
- requires bigger meeting space and a room for parenting forums;
- noise insulation and climate control needs improvement; and
- dark at night – the lighting to and from the parking area could be improved.

Existing community facilities	Floor area (sqm)	Description and use	Key points of interest and issues
Ku-ring-gai Youth Development Service facility (KYDS)	100	Location – co-located on site with Lindfield Library, Lindfield Seniors Citizens Centre and Resource Centre (in an undercroft of the Lindfield Library), on the Pacific Highway in the Lindfield local centre. Comprises – fibro building with office space, counselling/interview rooms. Shared meeting space with Library. Condition – old facility in poor condition. Use – KYDS service operates permanently in the facility in office space. Use of interview rooms and meeting space as required (typically after school hours). KYDS provides free counselling to 12-18 year olds and families and group sessions in the facility.	» Not enough space if the organisation continues to grow » Requires bigger meeting space and a room for parenting forums » Noise insulation and climate control needs improvement » Dark at night – the lighting to and from the parking area could be improved. (<i>Ku-ring-gai Community Facilities Study</i>)



It is proposed to relocate this service to new purpose built facilities within the proposed Lindfield Community Hub.

Former KOPWA residential units

The Arrunga Aged Care Self-Contained Units comprises 14 units in a two storey brick building which was constructed by the Ku-ring-gai Old People's Welfare Association Ltd (KOPWA) in 1963. In early March 2014 KOPWA voluntarily gave Council notice of its intention to vacate the site. The site was vacated and handed back to Council in late March 2014.

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Since 1962, KOPWA Ltd has been in continuous occupation of Lot 3 paying a peppercorn rent to Council. Legal access to Lot 3 has been provided by a twenty foot wide Right of Carriageway (ROC) over the adjacent Lot 1. This ROC expired on the expiry of the lease over Lot 3. Council has constructed an asphalt driveway on Lot 1 and established eight two-hour time limited car parking spaces over the south-eastern section of the ROC.

The 14 Arrunga Aged Care Self-Contained Units have been maintained by KOPWA Ltd, however many were left in a poor condition upon handover to Council in March 2014.

Clause (h) of the KOPWA lease which expired on 30 April 2012 transferred the ownership of the building containing the 14 Arrunga Aged Care Self-Contained Units to Council on the expiry of the lease. The building is currently 51 years old and is likely to be reaching the end of its economic life.

Council tennis courts

Figure 4 shows that there are six Council owned tennis courts within close proximity to the tennis courts located at the rear of the Lindfield library precinct.

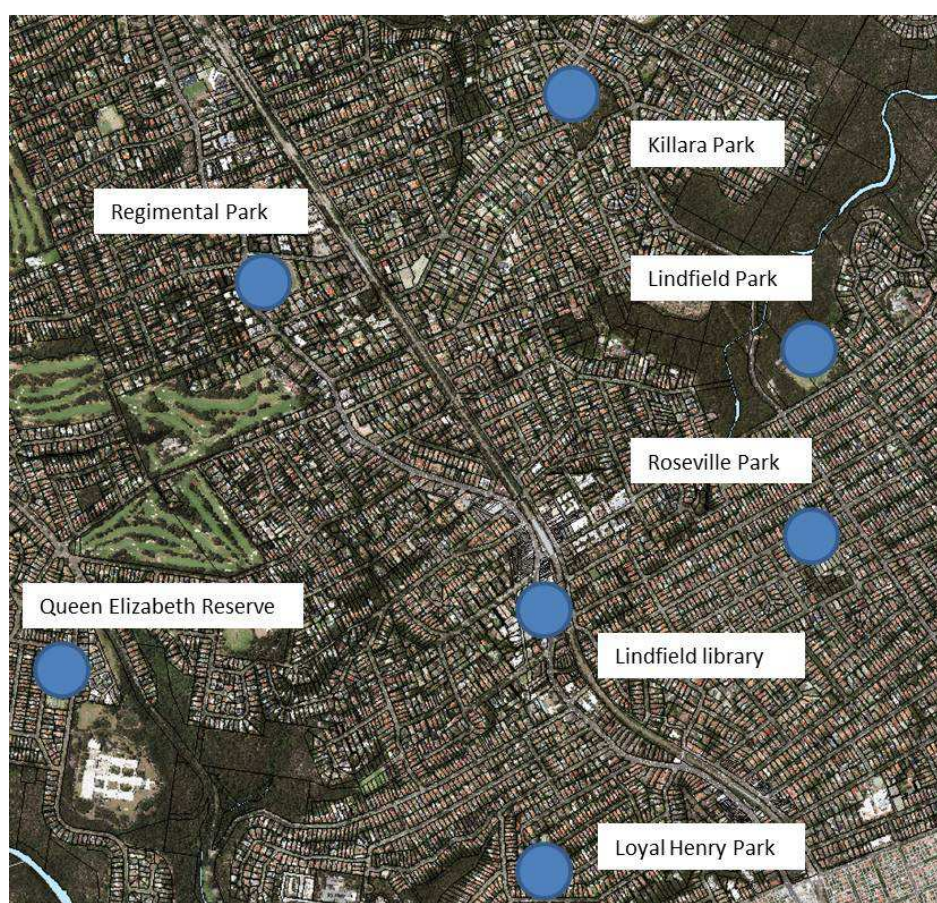


Figure 4 – Location of Council owned tennis courts around Lindfield

The Table below shows the annual tennis court bookings data for the period 2 October 2013 to 2 October 2014 for these courts. The Table shows the average number of booked hours is very low at all but two of the seven sites. The higher levels of bookings at Lindfield Park and Roseville Park

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are likely to be because these sites have floodlights and can be used at night. Lindfield Park has lights on both courts and Roseville Park has lights on 3 of the 7 courts.

It is worth noting that while the average hours of booked use looks very low at some site, the hours of unbooked use may be quite high, particularly at Killara Park and Queen Elizabeth Reserve. This use has not been quantified at this stage.

Location	No of Courts	Annual Hours	Average hours per week	Average hours per week per court
Lindfield Library (Pacific Hwy)	2	823	15	7.5
Loyal Henry (Thomas Ave Roseville)	2	489	9	4.5
Queen Elizabeth Reserve (Bradfield Rd West Lindfield)	4	1095	21	5.25
Lindfield Park (Tryon Rd)	2	2988	57	28.5
Roseville Park	7	9588	184	26.3
Regimental Tennis Courts	5	328	6	1.3
Killara Park Tennis Courts	2	252	5	2.5

Figure 4 - Annual tennis court bookings data

The courts at Lindfield library are vacant 6 days out of 7; the more heavily used courts are vacant an average of 3 days a week. It can therefore be assumed that the loss of the Lindfield library courts within the network would make very little difference as all courts would have the capacity to take up additional usage.

Council booking staff have provided anecdotal evidence of anti-social activities around the library courts, this is likely the result of their location at the rear of the site away from the highway where there is no passive surveillance.

Planning Context

The Lindfield library precinct is currently zoned B2 - Local Centre under the *Ku-ring-gai Local Centres LEP 2012* (KLEP 2012) with a maximum building height of 17.5 metres (5 storeys) and a maximum floor space ratio (FSR) of 1.3:1. The Lindfield library precinct is classified as community land under the *Local Government Act, 1993*.

The KLEP 2012 shows an absence of heritage items, areas of biodiversity or riparian lands on the subject site.

With reference to the local centre suite of planning documents, including the *Town Centres Public Domain Plan, 2010*; *Ku-ring-gai Contributions Plan, 2010* and *Local Centres DCP, 2013* the subject site has not been identified as a strategically important site for the delivery of future public community infrastructure.

The lack of open space in the Lindfield local centre as identified in the *Ku-ring-gai Open Space Acquisition Strategy, 2008* has been addressed through land acquisition in Woodford Lane and the Lindfield Village Green proposal for Tryon Road. Therefore the site is not needed for open space.

Assessment of Market Value

Landmark White P/L has been engaged to undertake a valuation of the Lindfield library precinct; the full report is attached in **Confidential Attachment A1**. Salient points from the report are as follows:

- the highest and best use of the site is considered to be a mixed use redevelopment in accordance with Council's LEP;
- as a development site the existing improvements on the site add little or no value;
- demand for development sites of this nature is strong and has been increasing;
- demand for sites with development consent are increasingly sought after;
- the local market is expected to remain relatively buoyant in the short to medium term as a result of expanding supply of higher density units creating opportunities to enter a prestige market and foreign buyer demand; and
- the positive aspects of the property are the main road frontage, close proximity to rail and shops, dual street frontage and the rail reserve to the rear (minimising potential for future development to block views to the east).

Landmark White have further advised that if Council were to prepare a development application and sell the site with development approval then further value adding could be obtained. They estimate the potential realisation would increase by 10-15% compared to the findings of the valuation report. The author of the study notes on page 5 Attachment A1:

"On the assumption that approval has been granted for the hypothetical scheme outlined herein, the market value would be adjusted upward to reflect the reduced lead-in expenditure, market risk and the holding costs associated with the period allowed for gaining approval".

There are also a number of non-financial advantages for Council of this approach:

- Council could control design quality and achieve a model for other mixed use developments within Lindfield and other local centres; and
- Council could reduce the risk of the scenario where, if Council were to sell the land with no DA, the purchaser may seek greater height and density through a planning proposal under Part 3 Division 4 of the EP&A Act.

Summary

The preceding discussion shows that:

1. the existing facilities on the site are either at the end of their useful life and/or inadequate for contemporary needs;
2. the tennis courts have very low usage levels and there is more than adequate supply of the facilities within close proximity;
3. the Arrunga Aged Care Self-Contained Units were vacated by KOPWA and handed back to Council in late March 2014;
4. the Seniors' facilities no longer have senior specific functions and are no used as general purpose rooms that can be booked by residents through Council; and

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5. the Lindfield library precinct has not been identified strategically important site for the delivery of future public community infrastructure.

The existing buildings are not suitable for long term adaptation and re-use due to their condition further this approach would contradict Council resolutions to date in relation to the Lindfield Hub which propose to relocate the seniors' centre, seniors' resource centre, library and KYDS service to a new community hub on the western side of Lindfield local centre.

An assessment of market value indicates that mixed use zone (B2 - Local Centre) is the highest and best use of the site; further Council could consider preparing a development application for the site to add further value and to provide more certainty for redevelopment.

INTEGRATED PLANNING AND REPORTING

Theme 3 - Places, Spaces and Infrastructure

Theme 6 - Leadership and Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
A range of well planned, clean and safe neighbourhoods and public spaces designed with a strong sense of identity and place.	P4.1.1 Plans to revitalise local centres are being progressively implemented and achieve quality design outcomes in collaboration with key agencies, landholders and the community.	- Implement a place management approach for the local centre improvements to coordinate works and achieve quality outcomes.
	P4.1.4 An improvement plan for Lindfield centre is being progressively implemented in collaboration with owners, businesses and state agencies.	- Engage with relevant stakeholders to establish timing, extent and partnership opportunities. - Develop and finalise project scope. - Maintain engagement with the key stakeholders.
Ku-ring-gai is well led, managed and supported by ethical organisations which deliver projects and services to the community by listening, advocating and responding to their needs.	L2.1.1 Council maintains and improves its long term financial position and performance.	- Review Long Term Financial Plan (LTFP) each year based on 10 year forecasts - Undertake quarterly reporting to Council on the financial performance of the organisation. - Assets are identified for disposal to discharge the Services Relocation Loan by 2016 - 2017. - Review opportunities for

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
		sustainable and Assets equitable increases to Council's income supported by the community. - Continue to analyse opportunities to expand the revenue base of Council. - Ensure the commercial property portfolio provides market returns. Manager Integrated Planning, Property
	L2.1.4 Council has increased its commitment to infrastructure asset management priorities.	- Identify available funding sources in the LTFP and allocate to priority projects. - Funding strategies are developed and implemented in line with Council's Assets adopted Asset Management Strategy. - Regularly revise Council's strategic asset management plans and integrate with financial planning processes. - Continually improve the integrity of asset data and asset registers. - Implement asset management plans and progress improvement plans for each asset class. - Implement an integrated corporate asset management system for all asset classes.

GOVERNANCE MATTERS

Section 45 of the *Local Government Act, 1993* prevents Council from selling; exchanging, or otherwise disposing of Community classified land therefore it is proposed to reclassify the site from Community Land to Operational Land in accordance with Section 27 of the Act.

The first step is to prepare a planning proposal to submit to the Department of Planning & Environment (DPE) to reclassify Council owned community land to operational land status. The objective of this proposed Local Environmental Plan is to reclassify the site from "community" land to "operational" land, including the discharge all interests in the land, in accordance with Clause 5.2 of the KLEP 2012.

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The Planning Proposal is to be prepared, in accordance with Section 55, *Environmental Planning and Assessment Act, 1979*, to change the classification status from Community Land to Operational Land as required under *Chapter 6, Part 2 Division 1* of the *Local Government Act, 1993*.

Should a Gateway Determination for the planning proposal be granted, formal consultation with the State Agencies and the community commences. The reclassification of land also requires a public hearing. The public hearing shall be held after the public exhibition of the draft LEP for reclassification.

The reclassification of the land itself, does not commit Council to the sale of the site. Any future divestment of the land would be the subject of a separate process and report to Council following reclassification

After gazettal of the LEP amendment the property would be available for divestment (if required) and this would be conducted in line with the procedures outlined in Council's *Acquisition and Divestment of Land Policy, 2009*. The future divestment of the land would be the subject of a separate report to Council following reclassification.

RISK MANAGEMENT

The main risk for Council of undertaking the reclassification process is community concern about the loss of community assets; this can impact on Council's reputation.

The case of the library precinct is different to other sites Council has put forward for reclassification because:

- Council has clearly articulated its intention to create a new community hub on the western side of Lindfield local centre which will replace the existing facilities with new, larger purpose-built facilities. This proposal is supported by two recent studies: The Ku-ring-gai Community Facilities Strategy (Elton Consulting, 2013) and the Lindfield Community Facilities Study (Elton Consulting, 2013).
- Council has committed to a master planning process for the Woodford Lane precinct which is currently underway and will add further weight to Council's vision.
- Council has been actively acquiring land in the Woodford Lane precinct; to date Council has acquired almost 5,000m² of land on Bent Street, an area of land equivalent almost equivalent to that of the library precinct (which is about 5,800m² in area).

A second risk is managing the quality of development within the library precinct; this could be mitigated by Council preparing a development application and selling the site with a development approval for a well-designed development with an appropriate level of density and scale which is economically feasible.

A third risk is, if Council were to sell the land, the purchaser may seek greater height and density through a planning proposal under Part 3 Division 4 of the EPA Act. This risk may also be mitigated by Council preparing a development application and selling the site with a development approval. This final risk may be also be mitigated by Council increasing the floor space ratio (FSR) on the site

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to a level more appropriate for a B2 zone in this location, while retaining the maximum building height of 5 storeys (17.5 metres)

From an urban design and planning point of view an FSR of 2.0:1 could be considered an appropriate transitional zone: the lands to the south have an FSR of 0.85:1 and are occupied by 3 level apartment buildings; the lands to the north have an FSR of 2.5:1 and 3.0:1 and are occupied by retail and commercial premises with capacity for 6-7 storey mixed use development.

FINANCIAL CONSIDERATIONS

There are no direct financial impacts to Council as a result of this report.

If reclassification was to proceed and Council resolved to reclassify the site from Community Land to Operational Land this would facilitate potential future sale of the Lindfield library precinct. The proceeds of the sale of the site could be used in two ways:

- to address the asset renewal gap (funding shortfall) by returning the funds to reserves for expenditure on new assets or major asset refurbishment in accordance with the Long Term Financial Plan (LTFP) guiding principles (LTFP, page 4); or
- to fund Council's co-contribution for projects identified in the Development Contributions Plan 2010. The LTFP proposes that asset sales from rationalisation of property assets commence in 2015/16 and continue over a 10 year period as Contribution Plan projects proceed (LTFP, page 23).

If an FSR of 2.0:1 was adopted for the site this would result in a value in the order of 65% higher compared to the findings of the valuation report; such a decision would capture maximum value for the community.

SOCIAL CONSIDERATIONS

It is noted that this site is likely to have some social significance given that it has been the site of the library since 1954, however the Lindfield Community Hub will provide for the continued provision of contemporary designed community facilities within the local precinct.

ENVIRONMENTAL CONSIDERATIONS

The planning proposal for the reclassification will not result in any additional environmental effects to those considered during the preparing of the draft Local Centres LEP.

Due-diligence studies will be undertaken in relation to geo-technical site conditions and contamination if Council decides to proceed with the reclassification process.

COMMUNITY CONSULTATION

Statutory community consultation will be carried out through the planning proposal process. An independently chaired public hearing is also necessary in relation to reclassification from Community land to Operational land.

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It would be desirable to link the reclassification of the subject site with the master planning for the Lindfield Community Hub in this way the community can be well informed as to Council's long term intentions to replace the existing facilities and relocate existing services into new and larger facilities in a more accessible location.

INTERNAL CONSULTATION

This report was prepared by the Strategy & Environment Department in consultation with staff from other Departments where relevant.

SUMMARY

The Lindfield library precinct is legally described as lot 8 DP 660564 and lots 1, 2 and 3 DP 212617 it has a total land area of approximately 5,856m² and is the address for a number of Council services and facilities including:

- Lindfield Branch Library;
- former Arrunga Aged Care Self-Contained Units (now vacated);
- former Lindfield Seniors' Centre;
- former Lindfield Seniors' Resource Centre;
- Ku-ring-gai Youth Development Service (KYDS);
- Lindfield Community Centre tennis courts and sun shelter; and
- car park and access road.

The report finds that reclassification of the site is warranted for the following reasons:

- the existing facilities on the site are either at the end of their useful life and/or inadequate for contemporary needs;
- the tennis courts have very low usage levels and there is more than adequate supply of the facilities within close proximity;
- the Arrunga Aged Care Self-Contained Units were vacated by KOPWA and handed back to Council in late March 2014 and are currently vacant;
- the former Seniors' facilities no longer have senior specific functions and are now used as general purpose rooms that can be booked by residents through Council; and
- the Lindfield library precinct has not been identified strategically important site for the delivery of future public community infrastructure and is surplus to requirements.

Further, the existing buildings are not suitable for long term adaptation and re-use due to their condition. In addition this approach would contradict Council resolutions to date in relation to the Lindfield Hub which propose to relocate the former seniors centre, former seniors resource centre, library to a new community hub on the western side of Lindfield local centre.

To date no decision has been made in relation to the KYDS service located on the site and it is recommended that Council resolve to relocate the service to new purpose-built rooms within the proposed community hub.

An assessment of market value indicates that mixed use B2 Local Centre is the highest and best use of the site. Council could capture maximum value for the community by:

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- increasing the FSR on the site from 1.3:1 to 2.0:1 which is estimated to result in a value in the order of 65% higher compared to the findings of the valuation report; and
- preparing a development application for the site which is estimated at between 10-15% compared to the findings of the valuation report.

RECOMMENDATION:

- A. That a Planning Proposal be prepared, in accordance with section 55 of the *Environmental Planning and Assessment Act, 1979*, to reclassify lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield from Community land to Operational land; and to increase the maximum FSR from 1.3:1 to 2.0:1 via an amendment to the Ku-ring-gai Local Centres LEP, 2012.
- B. That Council formally seek to discharge all interests for lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield.
- C. That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act, 1979*.
- D. 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 with the Gateway Determination requirements.
- E. That Council undertake a public hearing under the provisions of the *Local Government Act, 1993* for the proposed reclassification of lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield from Community land to Operational land.
- F. That a report be brought back to Council at the end of the exhibition and public hearing processes.
- G. That Council relocate the Ku-ring-gai Youth Development Service (KYDS) service within the proposed Lindfield community hub (upon completion of the facility) and that the new facility provide purpose-built rooms to be designed in consultation with representatives of KYDS to meet their specific requirements.
- H. That a concept design with an FSR of up to 2.0:1 and a building height of 5 storeys be prepared and reported to Council for their approval prior to placing it on public exhibition in conjunction with the consultation and public hearing processes for reclassification.
- I. That a further report to Council is prepared considering the funds required, and the associated risks and advantages for Council if it was to prepare a development application for the site.

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Attachments: A1 Valuation report - 259-271 Pacific Highway - Lindfield - FINAL *Confidential*