



Planning Proposal

**PLANNING PROPOSAL TO RECLASSIFY COUNCIL OWNED LAND
FROM COMMUNITY TO OPERATIONAL STATUS AND AMEND THE
FLOOR SPACE RATIO**

259-271 PACIFIC HIGHWAY, LINDFIELD

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**Prepared for
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by
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Appendix 1 – Council Report 11 November 2014

Appendix 2 – Council Resolution from meeting of 11 November 2014.

Executive Summary

The Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 to achieve:

- the reclassification of land at 259-271 Pacific Highway, Lindfield from Community land to Operational land; and
- the amendment to the floor space ratio¹ (FSR) of the land from an FSR of 1.3:1 to an FSR of 2.0:1.

The outcome of the reclassification and FSR amendment would be to create the capacity for Ku-ring-gai Council to better manage this asset for the purpose of supporting Council's asset renewal strategies.

Project overview

This Planning Proposal contains an explanation of the intended effect and justification for a proposed amendment to the Ku-ring-gai Local Environmental Plan (Local Centres) 2012, (KLEP Local Centres 2012). The Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals* (the guide) as well as the Planning Practice Note PN09-003 *Classification and reclassification of public land through a local environmental plan*.

The Planning Proposal seeks an amendment to the KLEP (Local Centres) 2012 to achieve:

- the reclassification of land at 259-271 Pacific Highway, Lindfield from Community land to Operational land; and
- the amendment to the floor space ratio (FSR) of the land from an FSR of 1.3:1 to an FSR of 2.0:1.

Ku-ring-gai Council supports the Planning Proposal. It will allow Council to sell, exchange or otherwise dispose of or deal with the site.

Upon reclassification to Operational land, the site will 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, 10 June 2014. The future divestment of the land would be the subject of a separate report to Council following reclassification.

The planning proposal, when finalised, will discharge any trusts, estates, interests, dedications, conditions or restrictions and covenants affecting the land or any part of the land.

The land to which the Planning Proposal relates is shown in **Land to which the Planning Proposal Relates** and more detailed maps are included under **Part 4 – Mapping**.

At its Ordinary meeting of Council on 11 November 2014, a report was tabled recommending that Council prepare a Planning Proposal to reclassify the site from Community land to Operational land and increase the maximum FSR from 1.3:1 to 2.0:1. This report is provided in **Appendix 1** and the resolution in **Appendix 2**.

¹ The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

BBC Consulting Planners has been engaged by Ku-ring-gai Council to prepare the Planning Proposal in relation to the above resolutions.

In accordance with Section 55 of the EP&A Act, this Planning Proposal seeks to explain the intended effect of the proposed instrument and sets out the justification for making the proposed instrument. It addresses matters that are intended to be included in the Local Environmental Plan.

Section 45 of the Local Government Act, 1993 prevents Council from selling, exchanging or otherwise disposing of community land. Therefore it is proposed to reclassify the sites from community land to operational land in accordance with Section 27 of the Act.

Definitions from Practice Note PN09-003 Classification and reclassification of public land through a local environmental plan

'Public land' is any land (including a public reserve) vested in, or under the control of, council. Exceptions include roads, land to which the Crown Lands Act 1989 applies, a common, or land to which the Trustees of Schools of Arts Enabling Act 1902 applies.

'Community' land is generally open to the public, for example, parks, reserves or sports grounds.

'Operational' land may be used for other purposes, for example, as works depots or garages, or held by council as a temporary asset.

'Classification' of public land refers to the process when this land is first acquired and first classified as either 'operational' land or 'community' land.

'Reclassification' of public land refers to the process of changing the classification of 'operational' land to 'community' land or from 'community' land to 'operational' land.

What is Community Classified Land?

Community Classified Land is a land classification that prohibits Council to sell, exchange or grant an interest to another party other than in accordance with the provisions of the Local Government Act 1993.

What is Operational Classified Land?

Operational Classified Land is a land classification that permits Council to sell, exchange or grant an interest to another party other than in accordance with the provisions of the Local Government Act 1993.

Refer to **Appendix 3** for NSW Planning Reclassification of public land through a Local Environmental Plan Checklist based on Practice Note PN09-003 *Classification and reclassification of public land through a local environmental plan*

Land to which the Planning Proposal applies

The planning proposal relates to one site comprising four allotments. The location and descriptions are included below. Additional maps, including zoning maps and development controls, and more detailed aerial photographs appear in **Part 4 Mapping**.

259-271 Pacific Highway, Lindfield



The land to which this Planning Proposal relates is as follows:

Address	Description	Area (m ²)
259-271 Pacific Highway, Lindfield	Lot 1 in DP 212617	918
	Lot 2 in DP 212617	508
	Lot 3 in DP 212617	780
	Lot 8 in DP 660564	3,646
TOTAL		5,852m²

As stated in the Council report of 11 November 2014, Council acquired the site by resumption (see **Appendix 1**) for the “purpose of the improvement and embellishment of the area”, NSW Government Gazette No.137, 28 November 1947.

Description and Use

The site is irregular in shape and comprises 4 allotments, which have a total area of 5,852m². The site has approximate frontages of 68m to the Pacific Highway, 99m to the North Shore Railway line and 6m to Tryon Place.

The site is referred to as the Lindfield Library Precinct and Council services located on the site include:

1. Lindfield Branch Library (Lot 8 in DP 660564);
2. Former Arrunga Aged Care Self-Contained Units (now vacated) (Lot 3 in DP 212617);
3. Lindfield Seniors' Centre (Lot 2 in DP 212617);
4. Lindfield Seniors' Resource Centre (Lot 8 in DP 660564);

5. Ku-ring-gai Youth Development Service (KYDS) (Lot 8 in DP 660564);
6. Lindfield Community Centre tennis court and sun shelter (Lot 8 In DP 660564);
7. Car park and access road (Lot 1 in DP 212617).

The site includes landscaping around each building and grassed areas mainly associated with the tennis courts. A toilet block is located to the north of the tennis courts and appears to be in a fair state of repair.

There is also a disused well in the library's front setback to the Pacific Highway within the boundaries of Lot 8 in DP 660564.

A Stage 1 Preliminary Site Investigation has been undertaken by SLR Global Environmental Solutions, dated 20 February 2015, which found that there is a medium likelihood of unacceptable contamination on the site and states that further assessment of future uses would be required.

Lindfield Library Branch

Lindfield Library, built in 1954, is a 300m² facility located within Lindfield Shopping Centre to the north and is a short walk to the train station (approximately 200m or 90 metres from the site via Tryon Place).

The Lindfield Community Facilities Study, prepared by Elton Consulting 2014, includes a discussion regarding Lindfield Library and identifies the following gaps:

- *Inadequate space for all activities and collections;*
- *Shortage of shelving;*
- *Lack of study and reading spaces;*
- *Inadequate children's area and lack of separation of this area;*
- *Inadequate space for events;*
- *Lack of contemporary technology inclusions. p.28*

Other issues identified include lack of adequate parking and vehicular access difficulties.

The Lindfield Library is located on Lot 8 in DP 660564.

Former Arrunga Aged Care Self-Contained Units

Council's report of 11 November provides some background details in relation to The Arrunga Aged Care Self-Contained 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.

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.

The former Arrunga Units are located on Lot 3 in DP 212617. The lease to KOWPA, noted on the Certificates of Title for Lots 1, 2 and 3 in DP 212617 and associated rights of carriageway have expired.

Former Lindfield Seniors' Centre

The Seniors' Centre was constructed in 1962. It comprises a brick building in average condition located on the Pacific Highway. The building includes 2 meeting/activity rooms, kitchenette, toilets and small meeting rooms.

From its construction until 1997, the Seniors' Centre was managed by KOPWA Ltd. From 1997, The Ku-ring-gai Seniors' Centre Committee was established and became responsible for the management and operation of the Seniors' Centre and the Seniors' Resource Centre until 2000 when the Committee ceased to exist. These buildings are no longer 'seniors specific' and Council manages general community bookings for the centre.

The former Lindfield Seniors' Centre is located on Lot 2 in DP 212617 and now operates on a rollover (month-to-month) lease arrangement.

Former Lindfield Seniors' Resource Centre

The Seniors' Resource Centre was converted from the Lindfield Baby Health Centre in 1991 (which relocated to new premises at 12-18 Tryon Road, Lindfield). The building comprises 3 small meeting rooms, kitchenette and toilets and is in poor condition.

The former Lindfield Seniors' Resource Centre is located on Lot 8 in DP 660564.

Ku-ring-gai Youth Development Service

The Ku-ring-gai Youth Development Services (KYDS) building is located to the rear (east) of the library on Lot 8 in DP 660564. It comprises a fibro building, in poor condition, with office space, counselling/interview rooms, and shared meeting space with the library.

KYDS had a lease over Lot 8 in DP 660564 which expired on 31 December 2008.

Lindfield Tennis Community Centre Court and Sun Shelter

The site contains two tennis courts and a sun shelter in the north eastern part of the site, setback from the railway line by a grassed area.

The Officer's report to Council of 11 November 2014 examines the level of usage of tennis court facilities within a 2km radius (approximately) of the site. In summary, there are six facilities within a 2km radius (totalling 22 courts) of which four of the facilities have a very low usage level. For the two facilities with higher levels of bookings, the additional use is likely to be due to these court being lit at night, allowing evening usage.

The Lindfield Library Courts are vacant 6 days out of 7, whereas the more heavily used courts in the locality are vacant 3 days out of 7 (approximately). The report considers that:

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.

Car Park and Access Road

Car parking for 10 cars is provided through the centre of the site around the buildings (predominantly within Lot 1 in DP 212617).

An access road, Tryon Place extends from the site's north eastern corner to Lindfield train station and the Pacific Highway to the north. This access road flanks the rear of buildings fronting the Pacific Highway and terminates at the subject site at a locked gate.

Although Tryon Place has a rear-lane character (e.g., rear entries to buildings, car parking entries, bins and a poor level of maintenance) there is also an attractive and well-maintained pedestrian access to the station from this access road.

Other Site Elements

The site includes landscaping around each building and grassed areas mainly associated with the tennis courts. A toilet block is located to the north of the tennis courts and appears to be in a fair state of repair.

There is also a well in the library's front setback to the Pacific Highway within the boundaries of Lot 8 in DP 660564.

If the site retains the Community land classification and retains existing limited community uses it would limit the ability of Council to deal with the land and achieve its strategic objectives of the development of the Lindfield Hub site.

Existing Planning controls

Land Classification

We are advised that all of the above land is classified as Community land under the Local Government Act, 1993. 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.

There is no information from Council records that would indicate that the sites were dedicated in accordance with a condition imposed under S94 of the EPA Act.

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

The table below details the application of the KLEP (Local Centres) 2012 to the subject site:

SITE	259-271 Pacific Highway, Lindfield
Zoning	B2 Local Centre
Heritage Listing	No
Bushfire Prone Land	No
Natural Resources – Riparian Lands Map	No
Natural Resources Biodiversity	No
Land Acquisition	No

Current Development Standards relating to the Land under the KLEP (Local Centres) 2012

259-271 Pacific Highway, Lindfield is within the B2 Local Centre zone with a maximum height 17.5m, and an FSR of 1.3:1.

Part 1 – Objectives

Objectives of the Proposed Local Environmental Plan

This section of the Planning Proposal sets out the objectives or intended outcomes of the Planning Proposal.

The land upon which the Lindfield Library Precinct is located was resumed by Council for the “purpose of the improvement and embellishment of the area”, NSW Government Gazette No.137, 28 November 1947.

Council has investigate the facilities on the site and have found that the existing facilities are near the end of their economic life, not needed or inadequate for current needs.

Council has decided through various resolutions to relocate the community facilities from the site to the proposed new Lindfield Community Hub site. The Community Hub is within the Lindfield Centre, on the western side of the Pacific Highway.

The objective of the Planning Proposal is to provide Council with the flexibility required to respond to new development opportunities at the site as Council facilities are relocated to the Lindfield Hub site. This includes the ability to dispose of the land.

The coordinated and orderly use of land would be best facilitated by reclassifying the site as Operational land and increasing the floor space ratio for the site to enable Council to respond to new opportunities and implement planning strategies. Planning strategies for the Lindfield Centre are incorporated into the KLEP (Local Centres) 2012 and the Local Centres Development Control Plan.

The size of the site, its location in the Lindfield Town Centre in close proximity to Lindfield railway station and its dual street frontage make it potentially suitable for higher density development. This Planning Proposal seeks to change the FSR of the site.

Part 2 – Explanation of Provisions

This section sets out the means through which the objective described in Part 1 will be achieved by amending the KLEP (Local Centres) 2012.

Proposed Planning Controls

This Planning Proposal seeks to:

- Reclassifying the land within the Lindfield Library Precinct at 259-271 Pacific Highway, Lindfield from Community land to Operational land; and
- Amending the KLEP (Local Centres) 2012 Floor Space Ratio Map for the Lindfield Library Precinct in accordance with the proposed floor space ratio map, which indicates a maximum floor space ratio of 2.0:1 and deletes the reference to 'Area 5' on the map;

Relevant maps are included in Part 4 – Mapping.

Zoning Overview – Current and Proposed

The current zoning over the site is B2 Local Centre. There is no proposed change to the zoning.

Planning Controls Overview – Proposed Planning Controls

The current FSR under the KLEP (Local Centres) 2012 is 1.3:1 and is nominated as Area 5 – ref cl. 4.4(2E). The FSR under this Planning Proposal is proposed to be 2.0:1 with the 'Area 5' reference removed.

Maps for the proposed FSR is included in Part 4 – Mapping.

Proposed Amendment to the KLEP (Local Centres) 2012

The Planning Proposal will result in the following additions to Schedule 4 of KLEP (Local Centres) 2012, Part 2 “Land classified, or reclassified, as operational land—interests changed”.

Under Column 1 Locality	Under Column 2 Description	Under Column 3 Any trusts etc. not discharged
<i>Lindfield</i>	<i>Lots 1, 2 and 3 DP 212617, Lot 8 DP 660564 at 259- 271 Pacific Highway.</i>	<i>Nil</i>

Part 3 - Justification

This section sets out the reasons for the proposed outcomes and development standards in the Planning Proposal.

The following questions are set out in the Department of Planning's *A Guide to Preparing Planning Proposals* and address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Section A - Need for the planning proposal

The site is not used to capacity and its current use is not considered the highest or best use of the site. Elements of the site are detailed below.

Q1. Is the planning proposal a result of any strategic study or report?

Yes. As outlined in the Ku-ring-gai Council Meeting Report (Item GB.9) of 11 November 2014:

"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.

The reclassification of the site to Operational land will provide Council with the flexibility required to respond to new development opportunities as Council facilities are relocated to the Lindfield Hub site.

The coordinated and orderly use of land would be best facilitated by classifying the site as Operational land and increasing the floor space ratio to enable Council to respond to new

opportunities and to implement planning strategies incorporated into the KLEP (Local Centres) 2012 and the Local Centres Development Control Plan, including development opportunities close to public transport.

Relevant strategic documents/reports, which directly or indirectly, provide the background for the LEP, and DCP, and the proposal include:

- **Council reports - 10 December 2013, 9 September 2014:**
These reports show Council's support for land use at the Lindfield Hub site, Council's agreement to engage consultants to undertake a Masterplan of the Hub site, and show Council's support for the relocation of the Lindfield library and community centre onto the Hub site;
- **Ku-ring-gai Community Facilities Strategy, March 2014 (Elton Consulting):**
This Strategy identifies a need for a larger, centrally located library and a multi-purpose community centre in Lindfield.
- **Lindfield Community Facilities Study, April 2014 (Elton Consulting):**
The Lindfield Community Facilities Study, dated 7 April 2014, was undertaken to determine the requirements for two new district level community facilities in Lindfield and to guide Council in the planning, design and delivery of these new facilities. The new facilities include a library and a multi-purpose centre to contain various activities and services. The Study considered the facility catchments, existing facility provision and gaps, population growth and rates of provision, summarised consultation undertaken, canvassed siting options and included a vision for the facility. The report identified the Lindfield Hub site as the preferred option for the location of the Lindfield library and community facilities.
- **Lindfield Library Precinct – Valuation Report (Landmark White P/L):** Confidential Attachment A1 to Report to Council 11 November 2014. Council commissioned the Lindfield Library Precinct – Valuation Report (Landmark White P/L). The Valuation Report formed a confidential attachment to the Officer Report to Council of 11 November 2014. The Council Officer Report included the following points from the Valuation report:
 - *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).*

- **Lindfield Library Site Plan of Management, December 2014.**

As outlined above, a significant amount of work has been undertaken to plan for the future of Lindfield. This planning proposal is the direct result of a report to Council based on the outcomes of strategic studies such as the Lindfield Community Facilities Study, the Ku-ring-gai Community Facilities Study and Valuation Report.

Relevant Technical Study Currently Underway – Urban Design (Concept Design)

Council have recently commenced an urban design project to undertake a technical study in relation to the Lindfield Library Precinct site. The study will support this Planning Proposal.

The study is being undertaken because Council is considering increasing the allowable FSR for the site. The officer's report to Council (11 November 2014) stated that:

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.

Resolution H from the meeting states:

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.

Council have engaged the services of SJB Architects, and their sub-consultant's GML Heritage and Jones Lang La Salle, to prepare a concept design for the Lindfield Library site. This includes:

1. *Preparation of (3) three built form options and recommendations for a preferred option;*
2. *A concept design representing the preferred built form option for presentation to Council and the community;*
3. *A retail and commercial demand study to determine the highest and best use for the ground floor and podium area;*
4. *Financial modelling and analysis to determine the present value of the (3) three built form options and the concept design; and*
5. *A report advising Council on the risks and advantages if it was to prepare a development application for the site.*

GML Heritage have been engaged to undertake archaeological investigations in relation to the well on the site to better understand the significance of the well and any effects on future development of the site.

The project is due for completion in early July 2015 and would be exhibited as a supporting document with the planning proposal.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The site is currently classified as Community land and therefore Council is not able to sell, exchange or dispose of Community land under the provisions of the Local Government Act 1993. Moreover, the current FSR applicable to the site unnecessarily curtails development potential on such a large site in proximity to the Lindfield Railway Station.

Section 27(1) of the Local Government Act 1993 requires that the reclassification of public land be made by a local environmental plan.

Amending the KLEP (Local Centres) 2012 would be the only means of achieving the objectives of the Planning Proposal.

A planning proposal for the site is therefore considered appropriate.

Section B - Relationship to the Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. A *Plan for Growing Sydney* (the Sydney metropolitan strategy) was released by the NSW Department of Planning and Environment in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

The Plan includes four goals for Sydney. The goals, and a comment on how the planning proposal supports each goal, is listed below:

- *Goal 1: A competitive economy with world-class services and transport*
Comment - The planning proposal will allow the redevelopment of a site which is very conveniently located near the Lindfield Railway Station. The planning proposal also assists Council to realise financial gains from increasing the utility of an underdeveloped site and rationalising Council services onto the Lindfield Hub site
- *Goal 2: A city of housing choice with homes that meet our needs and lifestyles*
Comment - Changes resulting from the planning proposal will allow the increase in supply of medium density housing in Lindfield. The location of the future housing will be in proximity to transport and the Lindfield town centre.
- *Goal 3: A great place to live with communities that are strong, healthy and well connected*
Comment - Adding density into an existing centre will facilitate the strengthening of that centre. Medium density housing on the Pacific Highway, Lindfield, in short walking distance from the station, will assist in supporting the goal for a well-connected place to live.
- *Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*
Comment - The planning proposal will allow the reasonable redevelopment of an existing, well-located site. Moreover, increasing densities near a railway station promotes sustainable transport. This is an efficient use of resources in a well-serviced locality.

There are three planning principles that will guide how Sydney grows. These principles, and a comment on how the planning proposal supports these principles, is included below.

- *Principle 1: Increasing housing choice around all centres through urban renewal in established areas*
Comment – The Planning Proposal will allow the site, currently underdeveloped, to be redeveloped for medium density housing in an established area.

- *Principle 2: Stronger economic development in strategic centres and transport gateways*

Comment – The Planning Proposal will allow redevelopment of the site potentially for a mixed use development including retail/business premises and medium density housing, thus allowing stronger economic development in the Lindfield town centre.

- *Principle 3: Connecting centres with a networked transport system*

Comment – The Lindfield town centre is already well connected to a networked transport system. However, allowing more people to live in the locality further connects people with the transport system.

A Plan for Growing Sydney aims to create more vibrant places and revitalised suburbs where people want to live. The State government recognises that as the population grows in existing suburbs, there is an opportunity to revitalise local communities by providing more social infrastructure.

Sydney is divided up into subregions, with Ku-ring-gai part of the northern subregion. At this point in time, subregional planning has not been finalised.

The Planning Proposal, in conjunction with the KLEP (Local Centres) 2012 will allow the site to be developed for residential and business development in an area that has excellent access to public transport. It will facilitate the provision of improved social infrastructure in conjunction with the revitalisation of the local centre.

As discussed above, the Planning Proposal is consistent with the goals and principles contained within the Plan for Growing Sydney.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes. The Planning Proposal is consistent with the Ku-ring-gai Council's Community Strategic Plan 2030, which includes references to implementing planning objectives for the local centres.

The Community Strategic Plan is based around the following six principle themes:

- Community, People and Culture
- Natural environment
- Places, Spaces and Infrastructure
- Access, Traffic and Transport
- Local Economy and Employment
- Leadership and Governance

The proposed reclassification of the subject Council land is consistent with Community Strategic Plan 2030 as outlined below.

Under the *Community, People and Culture* principle, the proposed reclassification and increase in FSR will assist in meeting the aim to make Council's community and cultural programs and services accessible, affordable and meet current and emerging needs.

Under the *Natural Environment* principle, the proposed reclassification will assist in the aim of respecting and actively participating in the care and management of the environment. The site is already developed for community facilities and the reclassification and potential future development of the site will not result in the loss of any identified elements of the natural environment.

Under the *Places, Spaces and Infrastructure* principle the proposed reclassification and increase in development potential will assist in the aim of achieving a well planned, quality neighbourhood and public space with a strong character. In particular, Issue P4 – Revitalisation of our Centres includes the following long-term objective:

P4.1 Our centres offer a broad range of shops and services and contain lively urban village spaces and places where people can live, work, shop, meet and spend leisure time.

The planning proposal supports this objective.

Under the *Access, Traffic and Transport* theme, the proposed reclassification will assist in the aim that access and connection in and around Ku-ring-gai is effective.

Under the *Local Economy and Employment* theme, the reclassification will assist in achieving Council's aims as it will promote the creation of employment opportunities by facilitating a vital and attractive Lindfield village centre.

Under the *Leadership and Governance theme*, the proposed reclassification will assist in meeting the aim that Council effectively manages its financial position to meet community expectations for projects and service delivery. The reclassification of the land to operational status will assist Council to consider the sale of the land. Council has an adopted 20 year long term financial model to assist in the financial planning and delivery of strategic projects.

Ku-ring-gai Sustainability Vision 2008-2033 report forms the foundation of Council's sustainability plan spanning 25 years from 2008-2033. One of the vision statements in the report is to create a "Creative and liveable" Ku-ring-gai. The Planning Proposal is consistent with the vision report in that the disposal of the underutilised land will enable the residential/shop top development of the site in an accessible area, creating a more liveable environment.

Ku-ring-gai Integrated Transport Strategy, July 2011 presents a vision for Ku-ring-gai's transport to 2020 and assigns plans and aims to short (5 years) and long term (10 years) time frames. The Strategy recognises that "*..strategies for transport need to be considered within a holistic context where transport is inherently linked to land use, the built form, air quality, health and energy emissions.*" p.1.

The Planning Proposal is not inconsistent with the objectives of the strategy.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are relevant to the Planning Proposal:

State Environmental Planning Policy	Consistency of Planning Proposal
SEPP No. 19 - Bushland in Urban Areas 1986	Consistent. The zoning is not proposed to be changed as a result of this Planning Proposal. The current LEP includes provisions for managing areas which contain urban bushland.
SEPP No. 32 - Urban Consolidation	Consistent. The Planning Proposal facilitates urban consolidation by increasing the amount of land available for redevelopment in an existing urban area.
SEPP No. 55 Remediation of Land 1998	Consistent. A Phase One Environmental Report has been carried out on the site the subject of this reclassification. The Report concluded that there was a medium risk of contamination and further assessment should be undertaken for the proposed use.
SEPP No. 65 - Design Quality of Residential Planning Development 2002	Consistent. In the event of a Development Application for a residential development (e.g., within shop top housing) on the subject site, compliance with this SEPP will be assessed.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Consistent. In the event of a DA for housing covered by this SEPP, compliance with the SEPP will be assessed.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. Compliance with BASIX is a requirement of all new development in Ku-ring-gai.
SEPP Infrastructure 2007	Consistent. The site is within an existing developed area. It is not anticipated that there will be a significant change in demand for infrastructure. The application of this SEPP in the delivery of the related infrastructure will be considered at the relevant time.
State Environmental Planning Policy (Affordable Rental Housing) 2009	Consistent. In the event of a Development Application for housing covered by this SEPP, on the subject site, compliance with this SEPP will be assessed.
Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005	Consistent. All Development is required to manage drainage and stormwater arising from the development at the time of the Development Application.

In summary, it is considered that the planning proposal for reclassification of the subject site is not inconsistent with any of the above SEPPS. The proposal's detailed compliance and further consistency with the above SEPPs would be determined during the assessment of any development application for the site.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies the proposal's consistency with the relevant Ministerial Directions.

Applicable s117 Direction	Consistency of the Planning Proposal and Comments
<p>1. Employment and Resources</p> <p>1.1 Business and Industrial Zones</p>	<p>Consistent. The Planning Proposal will allow the site to be redeveloped in a way that will encourage employment growth in the Lindfield Town Centre.</p> <p>The proposal is consistent with the KLEP (Local Centres) 2012, which zones the site B2 – Local Centre.</p> <p>The proposal does not reduce the floor space potential of the site.</p>
<p>2. Environment and Heritage</p> <p>2.1 Environmental Protection Zones</p>	<p>Consistent. The site does not include environmentally sensitive land.</p>
<p>2. Environment and Heritage</p> <p>2.3 Heritage Conservation</p>	<p>Consistent. The Planning Proposal will not reduce the existing Heritage Conservation standards that will apply to the land and is therefore consistent with the Local Planning Direction</p> <p>The site does not contain any items of local or State heritage significance.</p>
<p>3. Housing, Infrastructure and Housing Development</p> <p>3.1 Residential Zones</p>	<p>Consistent. The Planning Proposal is consistent with the objectives of this provision as it will encourage a variety of housing choice in the LGA, make efficient use of infrastructure, such as the nearby Lindfield train station and retail area, and is not likely to result in development that will unreasonably impact on the environment.</p>
<p>3. Housing, Infrastructure and Urban Development</p> <p>3.4 Integrating Land Use and Transport</p>	<p>Consistent. At this stage of the Planning Proposal, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation will need to be undertaken with public authorities including Transport for New South Wales.</p>

		However, the site is located within an established residential and retail area that has excellent access to existing public transport infrastructure, being Lindfield Train Station.
4. Hazard and Risk		
4.1 Acid Sulfate Soils		Consistent. The KLEP (Local Centres) 2012 does not include any acid sulfate soil maps indicating an absence of acid sulfate soils in the centres, and including the subject site.
4. Hazard and Risk		
4.3 Flood Prone Land		Consistent. The site is not flood prone land.
4. Hazard and Risk		
4.4 Planning for Bushfire Protection		Consistent. The site does not contain bush fire prone land.
6. Local Plan Making		
6.1 Approval and Referral Requirements		Consistent. The Planning Proposal does not include provisions that require the concurrence, consultation or referral of future DAs to a Minister or Public Authority.
6. Local Plan Making		
6.2 Reserving Land for Public Purposes		Consistent. Council is the relevant public authority.
6. Local Plan Making		
6.3 Site Specific Provisions		Consistent. The proposal does not contain any restrictive site specific planning controls.
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036		Consistent. The potential development of the site for mixed use (residential/retail) purposes will contribute to meeting the residential housing targets and local commercial/retail needs in the Metropolitan Plan.

Should the Planning Proposal be supported at the Gateway Determination, further details on consistency with Ministerial Directions will be provided following consultation with the relevant public and private authorities.

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The KLEP (Local Centres) 2012 has biodiversity and riparian overlays. The site is not identified as riparian land or as an area of biodiversity significance on these LEP maps. This planning proposal to reclassify the land and increase the FSR will not affect any environmental values of the site. The site is already developed and contains, buildings, roadway, car parking and tennis courts.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As noted above, the site has not been identified as having riparian or biodiversity significance. The planning proposal for the reclassification of the site will not result in any additional environmental effects.

In addition, a Stage 1 Preliminary Site Investigation has been undertaken by SLR Global Environmental Solutions, dated 20 February 2015. The conclusions and recommendations of the report are:

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- . *There is a medium likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities;*
- . *Further assessment would be required to assess the suitability of the site for future land uses. The further assessment would likely require intrusive soil sampling using a targeted sampling point approach to address the identified areas of environmental concern;*
- . *Likely future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered during those assessment works;*
- . *Further contamination assessment work should be undertaken by a suitably experienced environmental consultant.*

This report must be read in conjunction with the limitations set out in Section 10 of this report.

Further environmental work would be undertaken for the preparation of any development application over the site and any issues that arise would be properly addressed during the assessment of any development application/s on the land.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social Effects

Yes. Council has the responsibility to renew its assets as is appropriate. To assist in managing its assets, Council commissioned the *Lindfield Community Facilities Study (2014)*. The Study considered the current provision of library and community facilities in the Lindfield locality and identified issues such as inadequate size and poor design. The Study then goes

on to identify a preferred option for a new community hub in the western side of the Lindfield town centre, incorporating a library and community centre with other uses such as café and an outdoor space. Although current facilities such as the Lindfield Library, Lindfield Seniors Citizen Centre and the Ku-ring-gai Youth Development Service, would be removed from the existing site, the proposed hub will provide up to date facilities for these Council services in an integrated, vibrant, development. Overall, the social effects would be very positive for the local residents.

Social Effects – Heritage

The site does not contain a heritage item, is not within a heritage conservation area and is not listed on the State Heritage Register. There is evidence of a disused well on the site, the significance of which is to be investigated as part of Council's current project – “*Architectural Services – Concept Plan, Lindfield Library Precinct*”.

Economic Effects

If reclassification from Community to Operational land proceeds, this would facilitate the potential future sale of the land. On 10 December 2013, Council resolved to relocate the Lindfield Library and establish a new community facility on the western side of the Lindfield local centre, on Council owned land in Woodford Lane, Lindfield (Lindfield Hub Site). On 9 September 2014, Council resolved to progress planning of the Lindfield Hub site.

Subsequently, according to the Council report of 11 November 2014, the proceeds of the sales 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.

The increase in FSR sought in the planning proposal will allow Council to obtain maximum value for the site, within reasonable limits.

The Planning Proposal will enable a positive economic impact in facilitating the orderly and economic provision of Council facilities.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

The proposal could result in minor increase in demand for facilities in an existing urban area where all utility services are available.

Consultation with key agencies about the capacity to service the site was not undertaken prior to submitting this Planning Proposal to the Department of Planning and Infrastructure. Consultation will need to be undertaken with public authorities.

Consultation with State and Commonwealth agencies will be undertaken in accordance with Section 5 of this Planning Proposal.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

At this stage, the appropriate State and Commonwealth public authorities have not been identified or consulted, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation with the following Government authorities, agencies and other stakeholders in regard to this Planning Proposal are proposed to include:-

- Roads and Maritime Services (formerly the RTA) NSW;
- Energy Australia;
- Sydney Water;
- Transport for NSW;
- Rail Corp.

Council seeks confirmation of the above list through the Minister's Gateway Determination.

Part 4 – Mapping

Land the Subject of the Planning Proposal

Property Description Map for 259-271 Pacific Highway, Lindfield

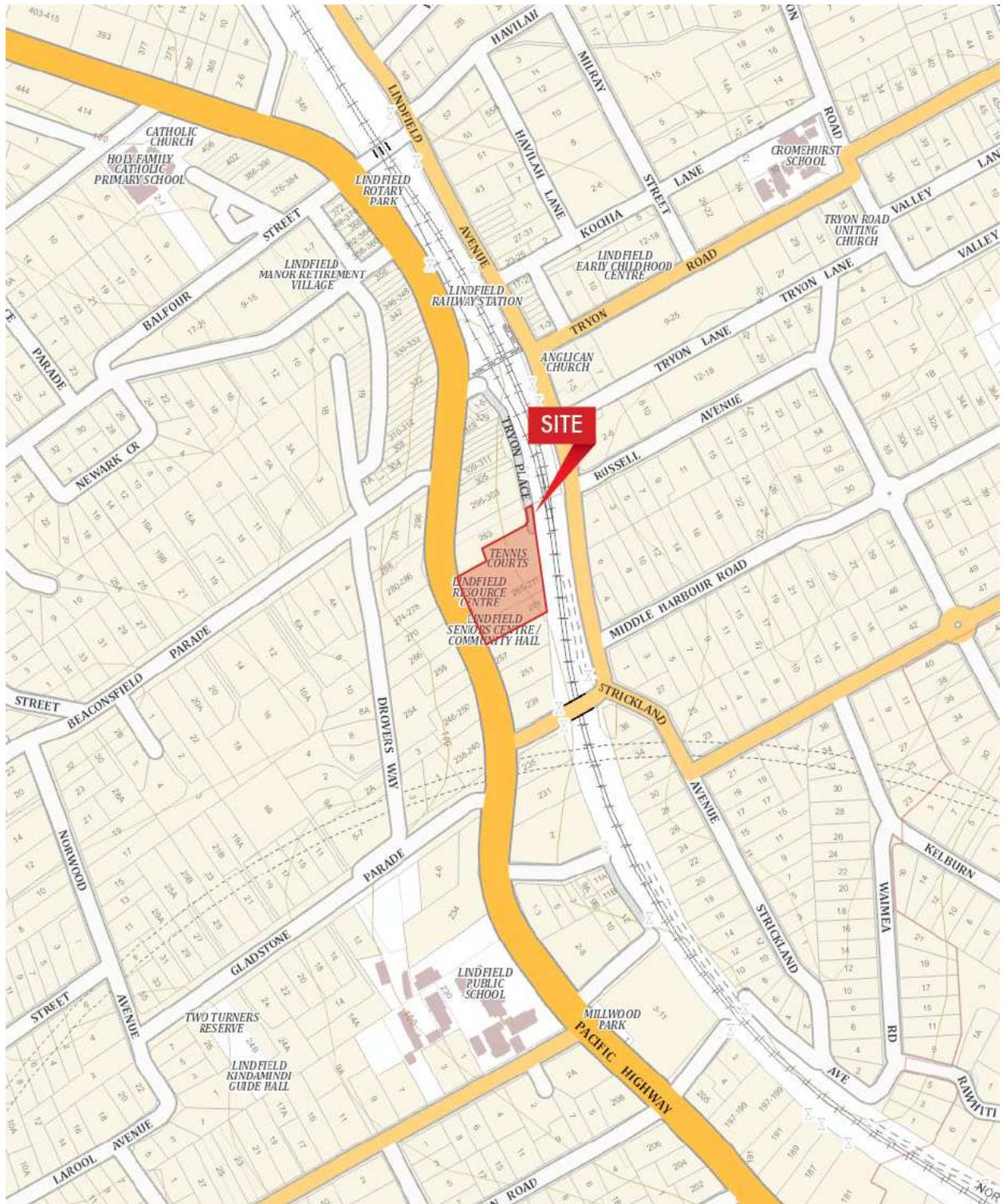


Figure: Location

Current Land Use Zone under Ku-ring-gai LEP (Local Centres) 2012

Current Land Use Zoning of 259-271 Pacific Highway, Lindfield under the KLEP (Local Centres) 2012

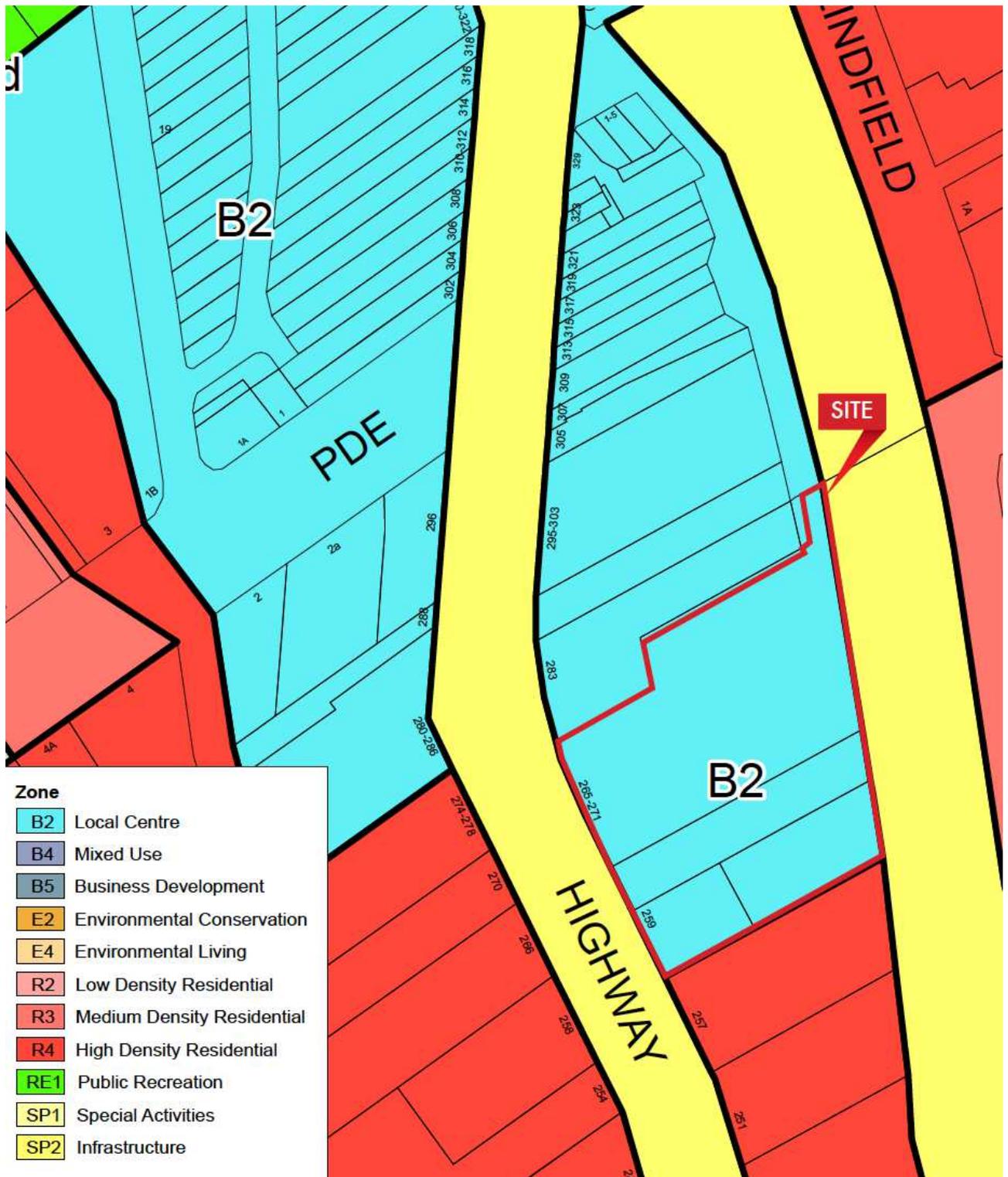


Figure: Zoning Map – Ku-ring-gai LEP (Local Centres) 2012

Current Development Standards relating to the land under KLEP (Local Centres) 2012

Current Land Use Zoning of 259-271 Pacific Highway, Lindfield under the KLEP (Local Centres) 2012

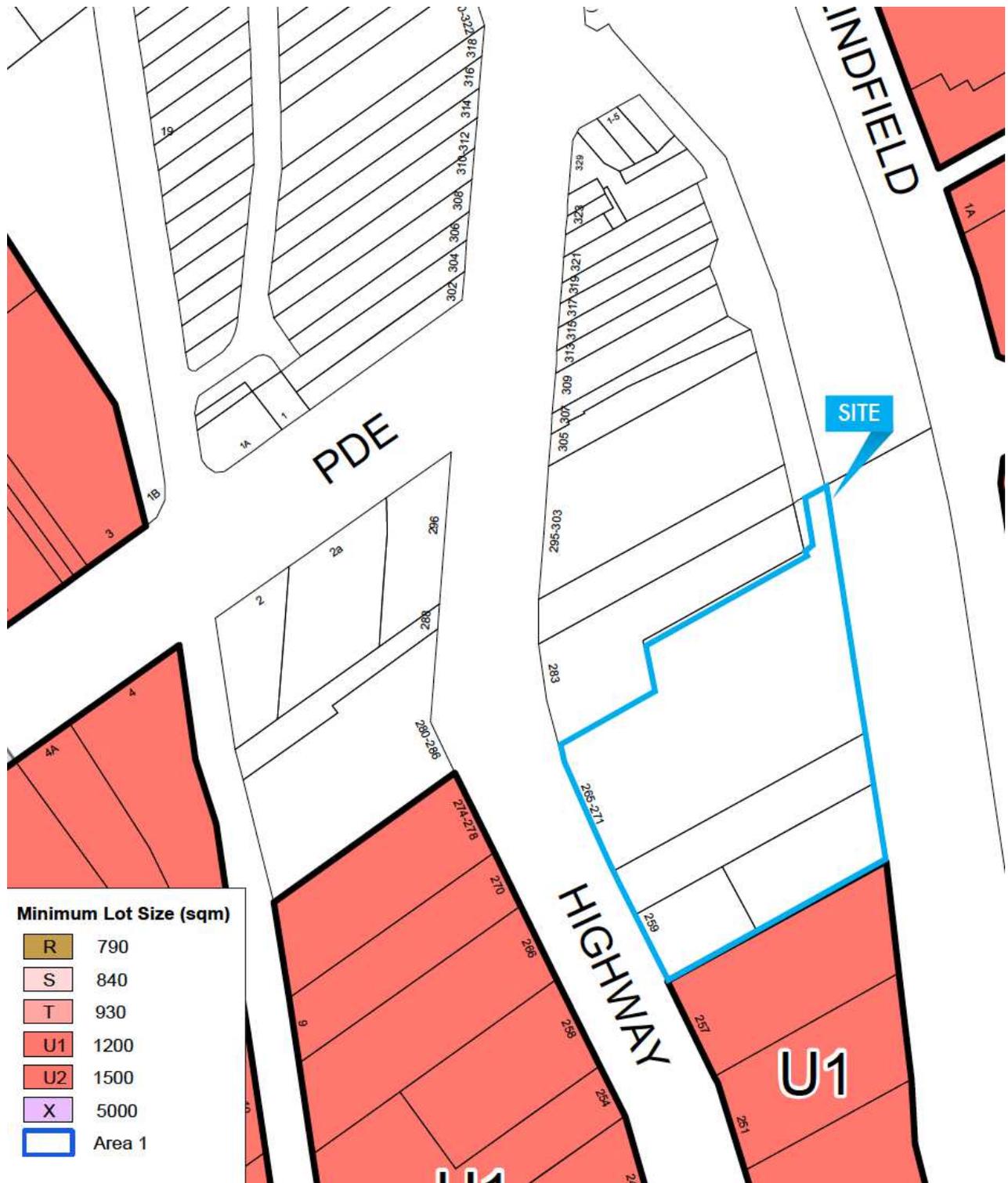


Figure: Lot Size Map – Ku-ring-gai LEP (Local Centres) 2012

Current Building Height of 259-271 Pacific Highway, Lindfield under the KLEP (Local Centres) 2012

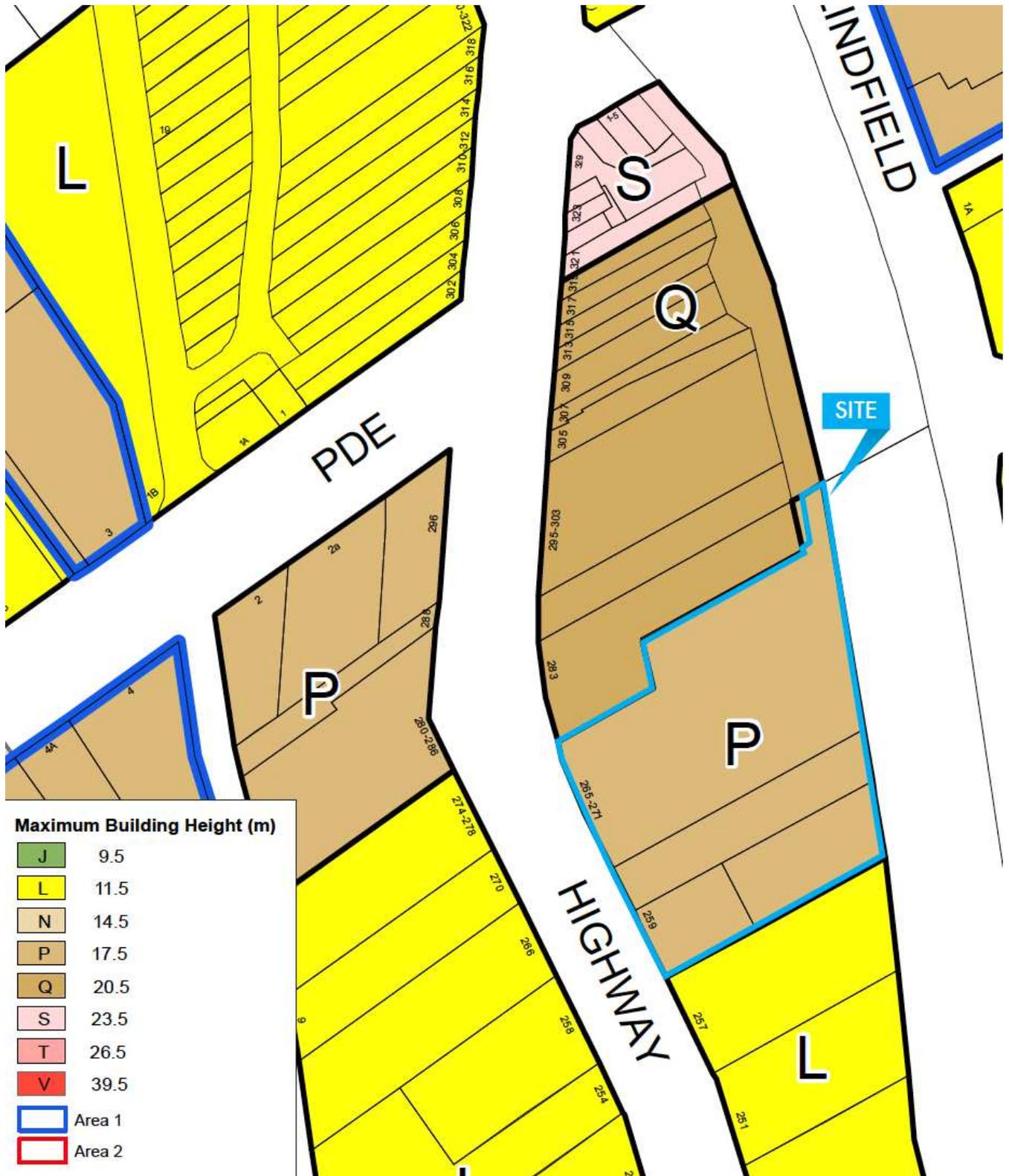


Figure: Height of Buildings Map - Ku-ring-gai LEP (Local Centres) 2012

Current FSR of 259-271 Pacific Highway, Lindfield under the KLEP (Local Centres) 2012

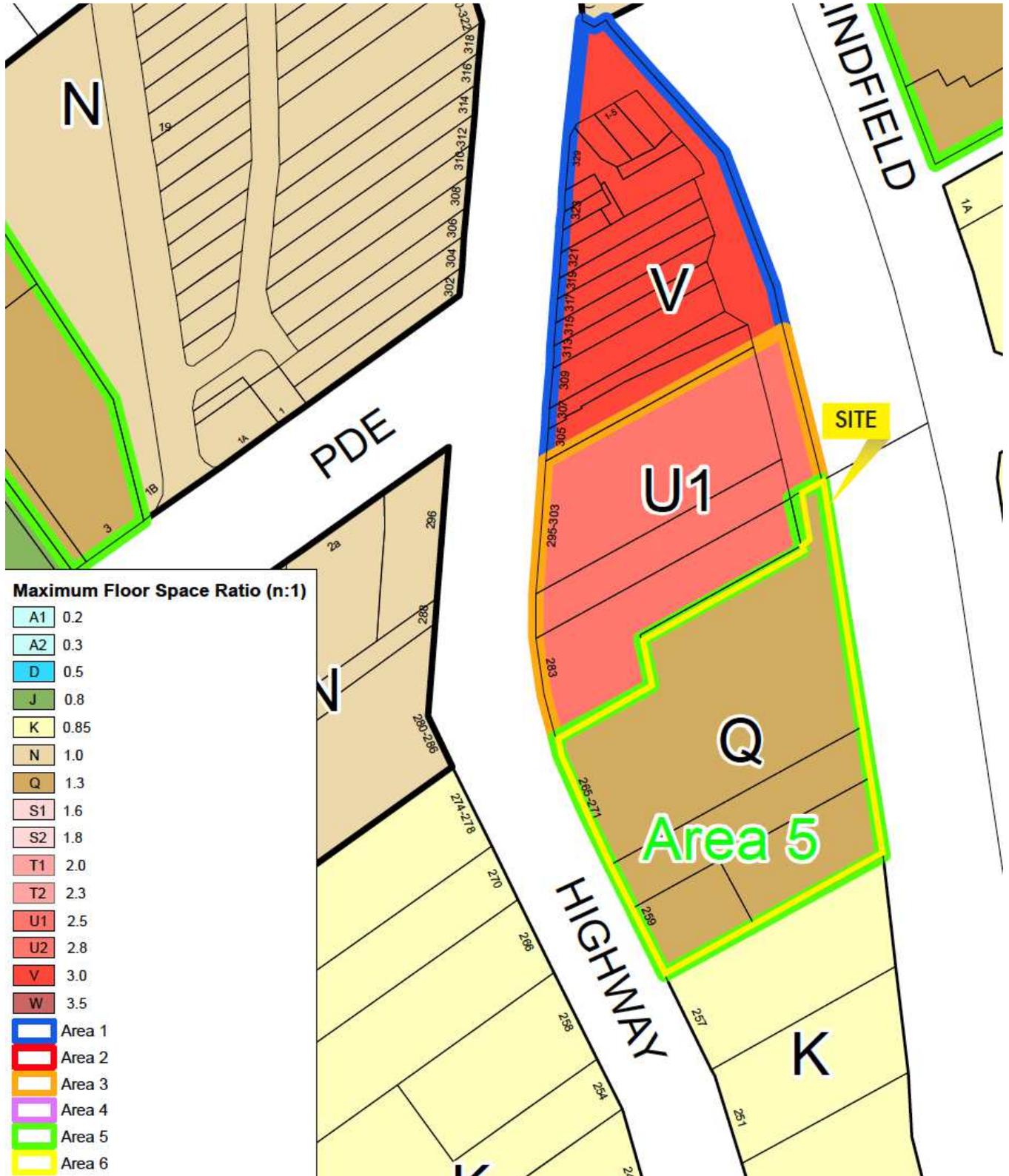


Figure: Floor Space Ratio Map - Ku-ring-gai LEP (Local Centres) 2012

Proposed development standard for this Planning Proposal KLEP (Local Centres) 2012

Proposed FSR of 259-271 Pacific Highway, Lindfield under this proposed amendment to the KLEP (Local Centres) 2012

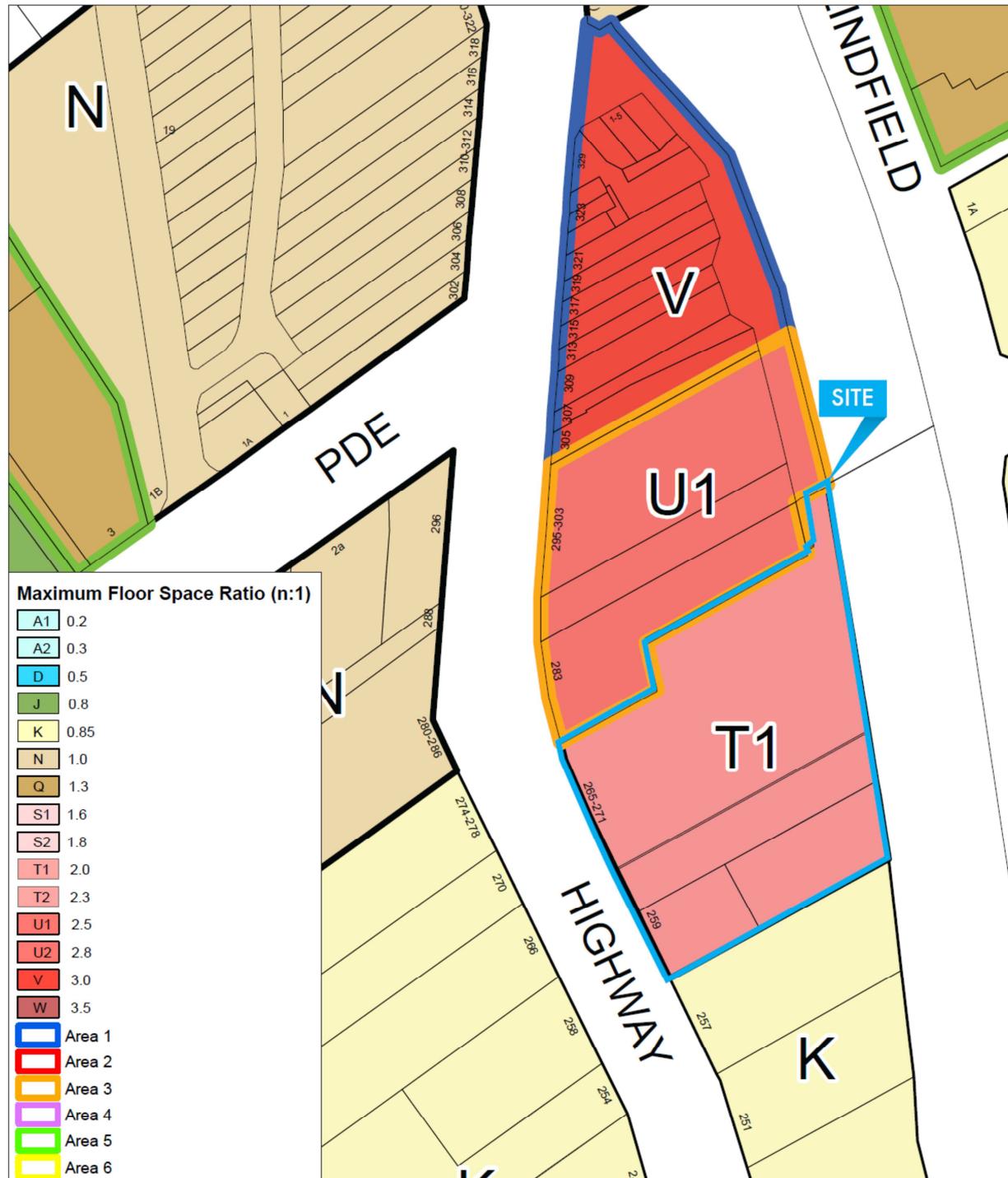


Figure: Proposed FSR Amendment - Ku-ring-gai LEP (Local Centres) 2012

Aerial photograph

Aerial Photo for 259-271 Pacific Highway, Lindfield



Figure: Aerial Photo - Location

Part 5 – Community Consultation

Proposed Community Consultation Strategy

Extensive community consultation on the Planning Proposal will be undertaken by Council (subject to receiving a determination to proceed at the gateway) in accordance with the publication “A Guide to Preparing Local Environmental Plans”, published by the Department of Planning. The community consultation will not be commenced prior to obtaining approval from the Minister or Director-General. The notification and consultation process will be initiated after the s.55 submission has been sent to the Department of Planning and Infrastructure.

Council’s consultation methodology will include, but not be limited to:

- forwarding a copy of the Planning Proposal, the gateway determination and any relevant supporting studies or additional information to State and Commonwealth Public Authorities identified in the gateway determination;
- giving notice of the public exhibition in the main local newspaper (the North Shore Times);
- exhibiting the Planning Proposal in accordance with the gateway determination. It is assumed this would require an exhibition period of at least 28 days duration;
- exhibiting the Planning Proposal pursuant to s.57 and all supporting documentation at Council’s Administration Centre and on Council’s website;
- notifying of the Planning Proposal’s exhibition on Council’s website, including providing copies of the Planning Proposal, all supporting studies and additional information and the gateway determination;
- notifying affected landowners and adjoining land owners where relevant;
- holding a Public Hearing; and
- any other consultation methods deemed appropriate for the proposal.

Reclassification of Public Land

Pursuant to Section 55(3) of the Act, the Director-General may issue requirements with respect to the preparation of a planning proposal. In this regard, the Department of Planning Guideline *A Guide to Preparing Local Environmental Plans* sets out the Director-General’s requirements regarding the matters that must be addressed in the justification of all planning proposals to reclassify public land.

These requirements are addressed below.

Is the planning proposal the result of any strategic study or report?

Yes. As outlined in the responses to Questions 1 and 4 above in this Planning Proposal, Council resolved at the Ordinary Meeting held on 11th November 2014, to prepare a Planning Proposal to reclassify and increase the FSR for the underutilised land from Community land to Operational land.

Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

Yes. Ku-ring-gai Council has adopted a number of 'strategic' plans, including the following:-

- Town Centres Public Domain Plan, 2010;
- Ku-ring-gai Council Community Strategic Plan 2030;
- Ku-ring-gai Sustainability Vision 2008-2033;
- Ku-ring-gai Integrated Transport Strategy – July 2011;
- Ku-ring-gai Community Facilities Strategy, March 2014;
- Lindfield Community Facilities Study, April 2014;
- Lindfield Library Site Plan of Management, December 2014.

These reports support the conclusions derived above and the Planning Proposal is considered to be consistent with the above plans/strategies.

If the provision of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished

Certificates of Title for each property indicate that there are no easements or restrictions on the land that would need to be extinguished or changed.

Whilst current title deeds for 259-271 Pacific Highway, Lindfield make reference to a number of expired leases existing on the site, Council has commenced proceedings to have these dealing numbers removed. Updated title deeds will accompany the planning proposal during the public exhibition.

Available Council records suggest that there are no unregistered interests in 259-271 Pacific Highway, Lindfield that would need to be extinguished.

At the Ordinary Meeting held on 11th November 2014, Council resolved to formally seek to discharge all interests in these properties.

The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Council is the landowner of the site and has endorsed the Preparation of the Planning Proposal.

Part 6 – Project Timeline

It is anticipated that the Planning Proposal will take effect at the end of 2015. The timeline for the progression of this Planning Proposal is indicated in the following table:

Stage	Timing
Anticipated commencement date (date of Gateway determination)	26 June 2015
Agency consultation	3 July 2015 28 days
Notification of Exhibition	Friday 31 July 2015
Commencement and completion dates for public exhibition period	Friday 31 July 2015 – Friday 28 August 2015 (28 days exhibition)
Target date for Advertising Public Hearing in the Local Press	Friday 4 September 2015 (Min 21 days in advance of hearing)
Prospective dates for public hearing	Week beginning Monday 11 September 2015
Timeframe for consideration of submissions	September
Timeframe for Chairperson's Report	September– October 2015
Preparation of Report to Council	October– November 2015
Targeted Dates for Ordinary Meeting of Council	December 2015
Legal drafting / Plan Making / Return to Department	January 2016 6 weeks
Anticipated date RPA will forward to the Department for notification.	January 2016

APPENDICES

APPENDIX 1

Report to Council Meeting

APPENDIX 2

Resolution of the Council Meeting

APPENDIX 3

NSW Planning Reclassification of public land through a Local Environmental Plan Checklist

NSW Department of Planning LEP Practice Note on Classification and Reclassification of public land through a Local Environmental Plan and Checklist

Classification and reclassification of public land through a Local Environmental Plan - Checklist

Planning Proposal to reclassify 259-271 Pacific Highway, Lindfield from Community Land to Operational Land

LEP Practice Note PN 09-003: Classification and reclassification of public land through a Local Environmental Plan

Why is the Draft LEP being prepared?

- This information is in the Council Report of 11 November 2014 and in the Planning Proposal.

The current and proposed classification of the land

- The current classification of the subject land is 'community land' under the *Local Government Act 1993* and the proposed classification of the subject land is 'operational land' under the *Local Government Act 1993*. Further information can be found in the Planning Proposal and the Council Report dated 11 November 2014.

The strategic reasons for the reclassification

- This information is found in the Council Report dated 11 November 2014 and in the Planning Proposal.

Council's ownership of the land

- This is confirmed in the Council Report dated 11 November 2014 and Certificates of Title.

The nature of Council's interest in the land

- As indicated, Council is the owner of the land. There are no current leases over the site. The land was resumed from the Coleman family "...for the purpose of the improvement and embellishment of the area." (Government Gazette of 28 November 1947). The purpose for resumption of the land is no longer valid as the uses are being transferred to the Lindfield Hub site on the western side of the Pacific Highway in Lindfield.

How and when and why Council's interest in the land was acquired

- The land was resumed from the Coleman family "...for the purpose of the improvement and embellishment of the area." (Government Gazette of 28 November 1947).

Any agreements over the land and the details thereof

- Any such information is included in the Planning Proposal. As noted in Section 2.2.2, interests over the land, now expired, include:
 - o J416864 - A lease to Ku-ring-gai Old Peoples Welfare Company Limited for the former Arrunga Aged Care Self-Contained Units (now vacated), on Lot 3 in DP 212617. This lease expired on 30 April 2012.
 - o AF532339 – Lots 2 and 3 in DP 212617 is used as a retirement village under the Retirement Villages Act 1999 known as KOPWA Retirement Village.

- Right of Carriageway (appurtenant to Lease J416864) over Lot 1 and Lot 2 in 212617, providing access to the former Arrunga units, which expired on 30 April 2012.
 - AD632829 - A lease to Ku-ring-gai Youth Development Service over Lot 8 in DP 660564 which expired on 31 December 2008.
- Whilst current title deeds for 259-271 Pacific Highway, Lindfield make reference to a number of expired leases existing on the site, Council has commenced proceedings to have these dealing numbers removed. Updated title deeds will accompany the planning proposal during the public exhibition.

Based on information provided by Council and certificates of title for the lots, there are no other notifications or restrictions over the land.

Prospective change in land valuation: 259-271 Pacific Highway, Lindfield

- The type of financial benefit that could arise would occur if the land were then sold to another party. An increase in allowable FSR could potentially increase the value of the site that would be realised if the site were sold.

In view of the current rate of inflation of residential properties on the North Shore of Sydney since the Landmark White (P/L) advice was prepared, Council will seek to attain a revised land valuation report closer to the public exhibition of the planning proposal. Prior to the submission of this planning proposal for gateway determination, Landmark White (P/L) has provided Council with an broad preliminary estimated range of the potential value increase of the site under an amended FSR of 2.0:1:

“The range of potential values in the context of the current market, without the benefit of development cash flow modelling would be between \$4500/m² - \$5500/m².

If the land is to be sold at a later date, Council have a policy, which clearly sets out the responsibilities and process of selling Council owned land. Council adopted the *Acquisition and Divestment of Land Policy* on 10 June 2014. The Policy states:

The acquisition and divestment of Land by Council requires a formal process that is underpinned by probity, due diligence, analysis of risk and other key issues. Land acquisitions and/or divestments undertaken by Council are crucial to the strategic provision of open space, operational and community benefits, and achieving planning objectives associated with the development, growth and revitalisation of the local centres.

Council commissioned the Lindfield Library Precinct – Valuation Report (Landmark White P/L). The Valuation Report formed a confidential attachment to the Officer Report to Council of 11 November 2014. The publicly available findings of this report are discussed on page 14.

As stated in the Council report of 11 November 2014, the proceeds of the sales 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 (LTFFP) guiding principles (LTFFP, page 4); or*
- *to fund Council’s co-contribution for projects identified in the Development Contributions Plan 2010. The LTFFP 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 (LTFFP, page 23).*

Any decisions to sell or lease all or part of the land will require a separate resolution of council.

Asset Management objectives

- This information is included in the Council Report dated 11 November 2014.

Is there any agreement to sell or lease the land?

- There is no agreement to sell or lease the land at this stage. However, as a part of the ongoing interim management of 259-271 Pacific Highway, Council is exploring short term lease options for the existing buildings on site. Any future decision to deal in the land following reclassification would require a further report and formal resolution of Council.

Other relevant matters

- Please refer to the Planning Proposal.

Attach a copy of Practice Note PN 09-003

- See next page overleaf.