

Reclassification of Woodford Lane carpark, Lindfield

Proposal Title : **Reclassification of Woodford Lane carpark, Lindfield**

Proposal Summary : **The Planning Proposal seeks to reclassify land known as Woodford Lane carpark at Lindfield from community land to operational land.**

PP Number : **PP_2012_KURIN_006_00** Dop File No : **001**

Proposal Details

Date Planning Proposal Received : **04-Dec-2012** LGA covered : **Ku-Ring-Gai**

Region : **Sydney Region West** RPA : **Ku-ring-gai Council**

State Electorate : **KU-RING-GAI** Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

Location Details

Street : **1b Beaconsfield Parade and 19 Drovers Way**

Suburb : **Lindfield** City : Postcode : **2070**

Land Parcel : **Pt Lot 1 DP929131 and Lots 1 to 16 DP1099330.**

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Kate Paterson**

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DoP Project Manager Contact Details

Contact Name : **Rachel Cumming**

Contact Number : **0298601556**

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Land Release Data

Growth Centre : **N/A** Release Area Name :

Regional / Sub Regional Strategy : **Metro North subregion** Consistent with Strategy : **Yes**

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MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment : **At this point in time, to the best knowledge of the regional team, this planning proposal is compliant with the Department of Planning and Infrastructure's Code of Practice in relation to communications and meetings with lobbyists.**

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The planning proposal will enable the existing Council carpark to be acquired in future by Transport for NSW for development as a commuter parking facility, as part of the NSW Government's infrastructure development program for the Ku-ring-gai area.**

The planning proposal seeks to amend the current Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012 by reclassifying part of lot 1 in DP929131 and lots 1 to 16 in DP1099330, from community land to operational land.

In the event the Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012 is not finalised, this planning proposal would revert to being an amendment to the Ku-ring-gai Planning Scheme Ordinance (1971). In either case the planning proposal does not seek to rezone the land which is currently zoned Special Uses A - Parking.

External Supporting Notes : **The reclassification of the Woodford Lane carpark to operational land will facilitate the delivery of the new commuter carpark in Lindfield, as identified by the NSW Premier and Minister for Transport. The reclassification will provide Council with the flexibility required to respond to new development opportunities and to provide a range of other facilities and services in concert with any works carried out in future by Transport for NSW.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The main objectives of the planning proposal are to facilitate the delivery of a new commuter carpark at Lindfield station as recently announced by the Minister for Transport, and to enable the reclassification and divestment of this site for the revitalisation of the Lindfield centre. It will also enable the planning and delivery of new and improved facilities and services consistent with Ku-ring-gai Contributions Plan 2010 and Ku-ring-gai Public domain Plan 2010.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

2.1 Environment Protection Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 19—Bushland in Urban Areas

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SREP (Sydney Harbour Catchment) 2005

SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Practice Note 09-003 'Classification and reclassification of public land through a local environmental plan' should be considered as it provides guidance on the reclassification of public land through the LEP process. In particular it sets out the information required to be provided at exhibition of the planning proposal.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is adequate for exhibition purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **A 28 day exhibition period has been proposed. Additionally a Public Hearing under the provisions of the Local Government Act 1993 will be held.**

Additional Director General's requirements

Are there any additional Director General's requirements? **N/A**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **A timeline for completion of the planning proposal has been provided by Council. This is attached as a separate document.**

Proposal Assessment

Principal LEP:

Due Date : February 2013

Comments in relation to Principal LEP : It is anticipated that the Principal LEP will be forwarded to the Department of Planning and Infrastructure after public exhibition which is expected to be held in early 2013.

Assessment Criteria

Need for planning proposal : The reclassification would facilitate the joint delivery of this public transport infrastructure and provide for the orderly and economic development of land. If the site retains its community land classification it would not be able to facilitate the joint delivery of the public transport infrastructure.

Consistency with strategic planning framework : In December 2010, the NSW Government released the Metropolitan Plan for Sydney 2036. Actions contained in the Plan focus on aligning subregional planning with the Metropolitan Plan and concentrating development around centres. The Metropolitan Plan contains a hierarchy for strategic and local centres. The planning proposal is not inconsistent with the objectives and actions contained in the Metropolitan Strategy or the Draft North Subregional Strategy.

Environmental social economic impacts : The site is identified as an area of biodiversity significance in the draft Local Centres LEP 2012. The proposed change of classification to operational land however will not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

Assessment Process

Proposal type : Minor Community Consultation Period : 28 Days

Timeframe to make LEP : 12 Month Delegation : DG

Public Authority Consultation - 56(2)(d) :

Is Public Hearing by the PAC required? No

(2)(a) Should the matter proceed ? Yes

If no, provide reasons :

Resubmission - s56(2)(b) : No

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons :

The site has been identified by Transport for NSW as a new commuter carpark recently announced under its public transport infrastructure initiative. The Minister for Transport recently announced this commuter carpark of 240 spaces costing \$34 million as part of the Government's public transport infrastructure upgrade for Ku-ring-gai.

Documents

Document File Name	DocumentType Name	Is Public
Cover letter.pdf	Proposal Covering Letter	No
Planning Proposal for Woodford Lane Car park.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

It is recommended that the planning proposal proceed, subject to the following conditions:

1. The planning proposal be publicly exhibited for 28 days;
3. Council is to amend the planning proposal so that it is clearly a Council document and not that of a third party, both in appearance and content.
4. Council consult with the following agencies:
State Transit Authority of NSW
Roads and Maritime Services NSW
Sydney Water Corporation
Energy Australia
Transport for NSW
Lifetime Care and Support Authority of NSW
NSW Department of Family and Community Services (Housing)
NSW Department of Education and Communities
NSW Health Department
Rail Corporation of NSW
3. A public hearing be conducted in accordance with section 59 of the Local Government Act 1993.
4. Council is to ensure that supporting information detailed in Appendix 2 of Practice Note 09-003 is placed on exhibition with the planning proposal
5. The timeframe formaking of the LEP is to be 12 months from the date of the Gateway Determination.

Supporting Reasons :

Development of a new commuter carparking facility at this site is a commitment by the NSW Premier and Minister for Transport in delivering improved infrastructure facility for train commuters in the Ku-ring-gai area. The planning proposal will assist in the implementation of the Premier's and Minister's undertaking.

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Signature: RJ Cumming

Printed Name: Rachel Cumming Date: 13/12/12