
LINDFIELD COMMUNITY HUB - PLANNING PROPOSAL AND SITE-SPECIFIC DCP

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To update Council on the requirement to prepare a planning proposal to amend Ku-ring-gai LEP (Local Centres) 2012 (KLEP 2012) and to prepare a site-specific DCP to reflect the adopted preferred master plan option for the Lindfield Community Hub site.

BACKGROUND:

At OMC of 6 October 2015, Council resolved the following:

- That Council adopts a variation of Option 2, with a maximum building height of 7 (seven) storeys, for the purposes of an Expression of Interest (EOI), which excludes Scouts and Ausgrid land;
- That Council advertises an EOI seeking proposals from development companies based on Option 2 (revised EOI version);
- That Council adopts certain mandatory elements as part of the scope of works of the EOI; and
- That Council adopt a program for the EOI process.

COMMENTS:

In order to implement the adopted preferred master plan option for the Lindfield Hub site, a Planning Proposal is required to amend the zoning of the site to B2 Local Centres with a maximum building height of 26.5m and an FSR of 1.3:1. A site-specific DCP is to be prepared and a Traffic Management Plan adopted to facilitate development of the site.

RECOMMENDATION:

- That Council resolve to submit a planning proposal to amend KLEP 2012 to amend the zoning, building height and FSR of the site; That Council resolve to prepare a site-specific DCP to reflect the adopted Preferred Master Plan Option for the site (revised EOI version);
- That Council adopts in principle Option 1C of the Transport Management Plan for the Lindfield Local Centre.

PURPOSE OF REPORT

To update Council on the requirement to prepare a planning proposal to amend Ku-ring-gai LEP (Local Centres) 2012 (KLEP 2012) and to prepare a site-specific DCP to reflect the adopted preferred master plan option for the Lindfield Community Hub site.

BACKGROUND

At OMC of 6 October 2015, GB.10, Lindfield Community Hub Update Report, Council resolved the following:

- A. *That Council adopts Option 2 (as exhibited) with a maximum building height of 7 (seven) storeys as the preferred option for the Lindfield Community Hub project;*
- B. *That Council adopts a variation of Option 2, with a maximum building height of 7 (seven) storeys, for the purposes of an Expression of Interest (EOI), which excludes Scouts Association land located at 1A Beaconsfield Parade, Lindfield (Lot 2 of DP184154; Lot C of DP 399995; and Lot A of 327729) and AUSGRID land located at 1 Beaconsfield Parade, Lindfield (Lot 1 of DP184042);*
- C. *That Council advertises an Expression of Interest (EOI) seeking proposals from development companies based on option 2 (revised EOI version) as described in resolution B;*
- D. *That in order to encourage innovation Council will accept non-conforming bids from the EOI process on the condition that a fully conforming bid is submitted. Where a non-conforming bid is submitted the proposal must describe in detail all the benefits and costs; the financial impacts; and potential impacts on the project risk profile*
- E. *That Council adopts the following community infrastructure elements as mandatory requirements for any bid arising from EOI to be considered as conforming:*

LINDFIELD COMMUNITY HUB – PROJECT SCOPE/MANDATORY ELEMENTS				
Category of works	Items of inclusion	Location and extent	Minimum requirements	Relevant guidelines and controls
General	Mix of residential, retail and commercial uses	–	–	–
Streetscape works	-New footpaths -Underground power lines -LED street lighting -Street trees and tree grates -Landscaping of verges -Installation of street furniture such as	Bent Lane Bent Street Woodford Lane Beaconsfield Parade	–	Ku-ring-gai Town Centres Public Domain Plan, 2010 Ku-ring-gai Contributions Plan, 2010 Council's

Item GB.11

S10749
28 September 2015

LINDFIELD COMMUNITY HUB – PROJECT SCOPE/MANDATORY ELEMENTS				
Category of works	Items of inclusion	Location and extent	Minimum requirements	Relevant guidelines and controls
	benches, litter bins and bike racks, on strategic locations			streetscape technical manual
Road and transport works	-Road realignment and resurfacing -Kerb and gutter realignment	Bent Lane Woodford Lane	–	Ku-ring-gai Town Centres Public Domain Plan , 2010 Ku-ring-gai Contributions Plan, 2010 Lindfield Local Centre Transport Network Model Study Report 2013-14
	-Construction of new public street (realignment and extension of Drovers Way) -Formal closure of existing Drovers Way road reserve	Between Bent Street and Beaconsfield Parade	–	Ku-ring-gai Town Centres Public Domain Plan, 2010 Ku-ring-gai Contributions Plan, 2010 Lindfield Local Centre Transport Network Model Study Report 2013-14
	-Construction of new kiss & ride zone - Construction of taxi rank with shelters and signage	Woodford Lane	–	Ku-ring-gai Contributions Plan, 2010
	-Modifications to traffic signals	Intersection of Pacific Highway and Balfour Street/Havilah Road	–	Lindfield Local Centre Transport Network Model Study Report 2013-14
	-Installation of new traffic signals	Intersection of Beaconsfield Parade and Pacific Highway	–	Lindfield Local Centre Transport Network Model Study Report 2013-14
Public Domain Works	-Construction of new public park -Construction of new urban plaza	Fronting Bent Street	Minimum size of consolidated green open space 3,000m ²	Ku-ring-gai Town Centres Public Domain Plan, 2010 Ku-ring-gai Contributions Plan, 2010 Design specifications as provided by Council
	-Construction of new	Within road		Design

Item GB.11

S10749
28 September 2015

LINDFIELD COMMUNITY HUB – PROJECT SCOPE/MANDATORY ELEMENTS				
Category of works	Items of inclusion	Location and extent	Minimum requirements	Relevant guidelines and controls
	pedestrian plaza on Bent Street	reserve between Bent Lane and Pacific Highway		specifications as provided by Council
Community building	-Construction of a community hub building comprising a café, new branch library, community centre and child care centre with roof garden	Corner of Bent Street and new street (realigned Drovers Way)	-Minimum size 2,950m ² -High design quality - Iconic	Lindfield Community Facilities Study, Elton consulting, 2013 Design specifications as provided by Council
	-Full internal fit-out of branch library (turn-key)	Level 1 of community hub building	Minimum size 1,250 m ²	Lindfield Community Facilities Study, Elton consulting, 2013 Design specifications as provided by Council
	-Full internal fit-out of community centre (turn-key)	Level 2 of community hub building	Minimum size 1,200 m ²	Lindfield Community Facilities Study, Elton consulting, 2013 Design specifications as provided by Council
	-Full internal fit-out of childcare centre (turn-key)	Level 3 of community hub building	Minimum size 500 m ² with external roof top garden area	Design specifications as provided by Council Council's DCP
Car parking	-Council car parking for community uses	Basement car park	Minimum of 55 spaces	Australian Standards and Building Code of Australia
	-Public parking (Commuter)	Basement car park	Minimum of 140 spaces	Australian Standards and Building Code of Australia
	-Council car parking (replacement of existing at-grade spaces)	Basement car park	Minimum of 112 spaces	Australian Standards and Building Code of Australia
	-Private parking (retail and commercial)	Basement car park	–	Local Centres DCP, 2012 Lindfield Community Hub - Site specific DCP
	-Private parking (residential)	Basement car park	–	Local Centres DCP, 2012 Lindfield Community Hub - Site specific DCP

Item GB.11

S10749
28 September 2015

LINDFIELD COMMUNITY HUB – PROJECT SCOPE/MANDATORY ELEMENTS				
Category of works	Items of inclusion	Location and extent	Minimum requirements	Relevant guidelines and controls
Retail & Commercial uses	-Supermarket	Basement and ground level	Minimum supermarket size 3,000 m ²	Local Centres DCP, 2012 Lindfield Community Hub - Site specific DCP
	-Commercial & Retail (including supermarket)		Maximum retail (including supermarket) + commercial floor space 5,000m ²	

F. That Council adopts the following general programme for the next phase of the Lindfield Community Hub project:

- *advertise EOI by end October 2015;*
- *EOI submissions close by December 2015;*
- *EOI evaluation period January 2016;*
- *selection of preferred development company by early 2016;*
- *negotiation with preferred development company completed by mid-2016;*
- and*
- *submission of development application by late 2016.*

G. That Council writes to the Office of Local Government advising them of the Lindfield Community Hub project and noting that Council intends to submit a report that responds to the requirements of the Office of Local Government Capital Expenditure Guidelines, 2010;

H. That Council staff report back to Council at the Ordinary Meeting of Council (OMC) on 27 October 2015 regarding a planning proposal and a site-specific DCP in support of the preferred option; and

I. That Council staff report back to Council on the findings of the Lindfield Local Centre Transport Network Model Study with a view to seeking concurrence from Roads and Maritime Services (RMS).

J. That all EOI submissions should wherever practicable incorporate the principles of low energy-use design, sustainability and environmental sensitivity and describe how they will deliver sustainable outcomes consistent Ku-ring-gai Council policies.

The full list of Council reports which pertain to the Lindfield Hub project have been set out below for reference:

1. OMC – 26 June 2012 – GB.9 - Council Car Park – Woodford Lane, Lindfield – Reclassification
2. OMC – 26 February 2013 – GB.16 - Woodford Lane, Lindfield Commuter Car Park
3. OMC – 28 May 2013 – GB.10 - Lindfield Community Hub and Commuter Car Park – Next Steps

Item GB.11

S10749

28 September 2015

4. OMC – 30 July 2013 – GB.5 – Proposed Reclassification of 1B Beaconsfield Parade and 19 Drovers Way, Lindfield (Woodford Lane Car Park) to Operational Land Following the Exhibition and Public Hearing Process
5. OMC – 12 November 2013 – C.1 - Potential Property Acquisition – Lindfield
6. OMC - 10 December 2013 - GB.19 - Lindfield Village Green - Tryon Road - Project Update
7. OMC – 24 June 2014 – C.1 - Property Acquisition - Lindfield
8. OMC – 9 September 2014 – GB.4 – Lindfield Community Hub – Woodford Lane – Report on Progress
9. OMC - 11 November 2014 – GB.7 – Lindfield Community Hub – Probity Matters
10. OMC – 25 November 2014 – GB.8 – Lindfield Community Hub – Probity Management Plan
11. OMC – 9 December 2014 – Tender No. RFT22/2014 – Lindfield Community Hub – Tender For Consultants to Prepare Illustrative Development Options and Master Plan
12. OMC – 21 April 2015 – GB.5 – Compulsory Acquisition of Roads – Lindfield
13. OMC – 8 September 2015 – GB.9 – Lindfield Community Hub Preferred Option
14. OMC – 6 October 2015 – GB 10 – Lindfield Community Hub Update Report

COMMENTS

1. Site Description & Identification

The site (as shown in map below) is currently a Council-owned car park, and is located west of the Pacific Highway, and is bound by Bent Street on the north, Beaconsfield Parade on the south, Woodford Lane on the east and residential properties on the west.

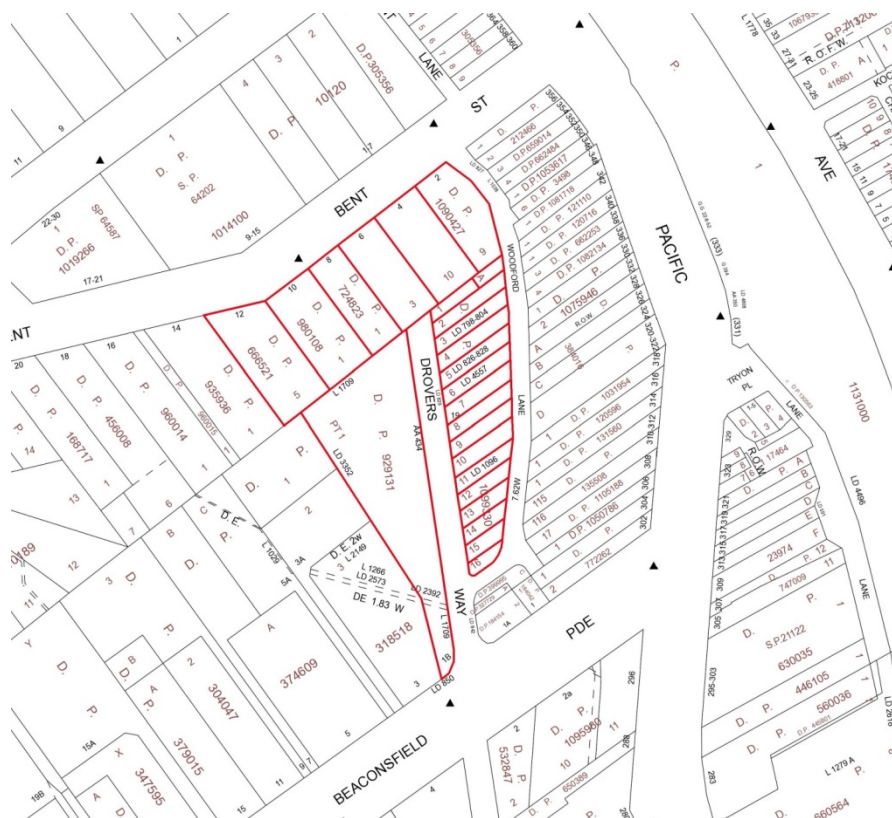


Figure 1: The Site

Item GB.11

S10749
28 September 2015

The legal description of the properties contained within the site is as per the table below:

Property No	Land No	Lot Number	Plan Type	Plan Number	Zoning
109520	46875	2	DP	1099330	B2 Local Centres
109520	46880	7	DP	1099330	B2 Local Centres
109520	46883	10	DP	1099330	B2 Local Centres
109520	46882	9	DP	1099330	B2 Local Centres
109520	46885	12	DP	1099330	B2 Local Centres
102951	2935	5	DP	666521	Part R4 High Density Residential - RE1 Public Recreation- SP2 Local Road
141194	34989	A	DP	445535	RE1 Public Recreation
102955	2939	10	DP	3498	RE1 Public Recreation
102956	46369	9	DP	1090427	RE1 Public Recreation
109520	46884	11	DP	1099330	B2 Local Centres
109520	46877	4	DP	1099330	B2 Local Centres
109520	46878	5	DP	1099330	B2 Local Centres
109520	46881	8	DP	1099330	B2 Local Centres
109520	46874	1	DP	1099330	B2 Local Centres
109520	46876	3	DP	1099330	B2 Local Centres
109520	46879	6	DP	1099330	B2 Local Centres
109520	46886	13	DP	1099330	B2 Local Centres
102953	2937	1	DP	724823	RE1 Public Recreation
102496	44207	1	DP	929131	B2 Local Centres
102952	2936	1	DP	980108	RE1 Public Recreation
109520	46887	14	DP	1099330	B2 Local Centres
109520	46889	16	DP	1099330	B2 Local Centres
109520	46888	15	DP	1099330	B2 Local Centres
102954	2938	3	DP	667420	RE1 Public Recreation

Table 1: Legal description of Properties within site area

2. Planning Context

The Lindfield Community Hub site is currently zoned part B2 Local Centres, part R4 Residential High Density, part RE1 Public Recreation and part SP2 Local Road under the Ku-ring-gai LEP. See figure 3 below. The site is located in the Lindfield Local Centre. The Ku-ring-gai (Local Centres) DCP - Volume B guides the qualitative design response to the site, both in relation to the particular characteristics of Lindfield as a centre and the building typologies considered appropriate. The site is subject to the relevant requirements of the Ku-ring-gai (Local Centres) DCP contained in Volume A, Part 7 – Residential Flat Buildings and Part 8 – Mixed Use Development.

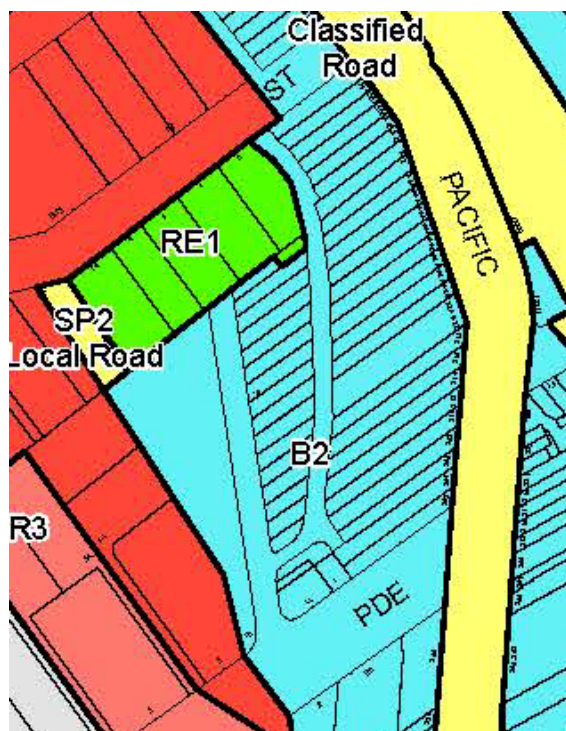


Figure 2: Current Zoning of the Lindfield Hub Site

3. Preferred Option

4 (four) illustrative master plan options were prepared and exhibited during the period between 21 March 2015 to 14 May 2015 during which the community and all key stakeholders were extensively consulted (refer details under Community Consultation in this report). Full details of these options can be viewed on Council's website at:

http://www.kmc.nsw.gov.au/Current_projects_priorities/Key_priorities/Activate_Lindfield/Lindfield_Community_Hub

A preferred option ie Option 2 (revised EOI version), was adopted by Council at OMC 6 October 2015. The preferred option consists of a mix of residential, commercial, retail and open space uses, at a maximum height of seven (7) storeys (26.5m) and a Floor Space Ratio (FSR) of 1.3:1. The maximum building height of 26.5m has been calculated using higher floor to floor heights for the first two floors of the buildings in order to accommodate potential retail/commercial uses and for improved solar access to the lower floors, in line with SEPP65, and to accommodate service over-runs on the top floors.

Please see images below which illustrate the preferred option. It is to be noted that the Ausgrid and Scouts properties on Beaconsfield Parade have been excluded from the revised Option 2 plans.

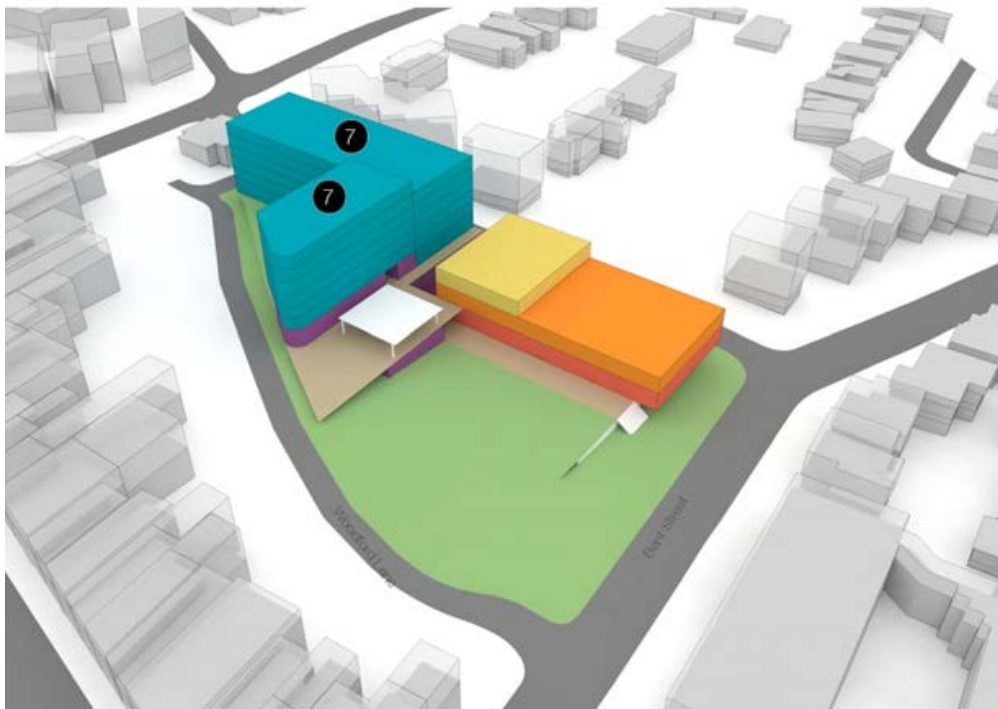


Figure 3: 3D View 1 of Preferred Option

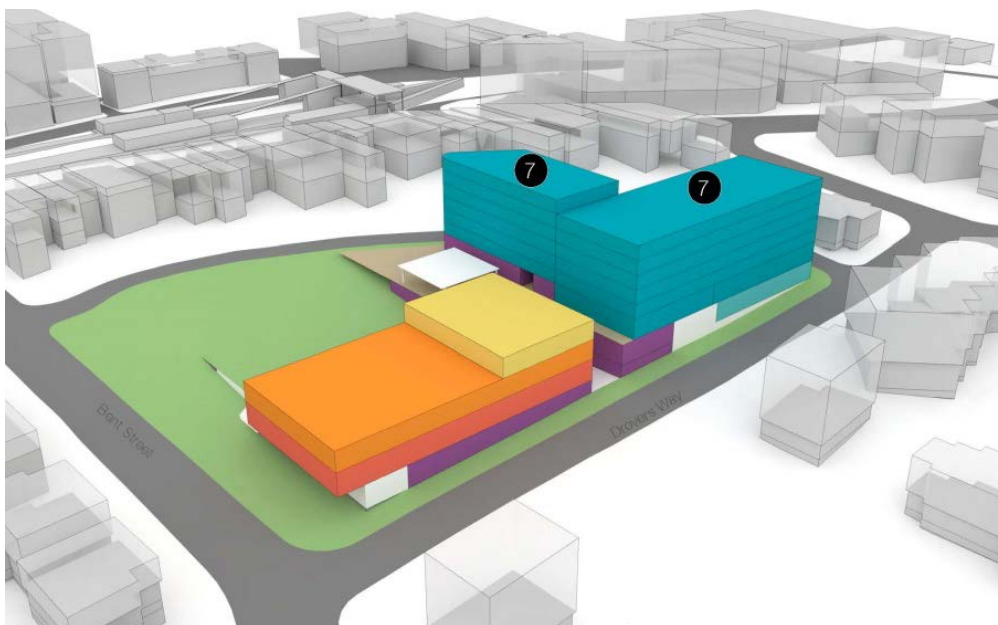


Figure 4: 3D View 2 of Preferred Option



Figure 5: Illustrative Master Plan (Preferred Option)

4. Planning Proposal

A Planning Proposal needs to be prepared to amend KLEP (Local Centres) 2012 to facilitate the development of the Lindfield Community Hub in accordance with the adopted Preferred Master Plan Option (Option 2 - EOI version) for the site.

Zoning

Current: The Lindfield Community Hub site is currently zoned part B2 Local Centres, part RE1 Public Recreation, part SP2 Local road and part R4 High Density Residential under the KLEP 2012.

The part of the site zoned R4 High Density Residential consist of a 490m² (approx.) portion of 12 Bent Street that is not required for the extension Drovers Way. The remainder of 12 Bent Street is currently zoned SP2 local road with a small slither (<50m²) RE1 Public Recreation. The R4 zoned portion of this site is not specifically required for the implementation of the master plan and will be surplus to the development of the new road and the Lindfield Community Hub. This provides an opportunity for Council to subdivide off that portion of 12 Bent Street and to divest the land so as to make it available to be incorporated into the future redevelopment of the adjoining R4 zoned land at 14 and 16 Bent Street. The funds from this divestment would be put back into the Development Contributions (S94) funds for local road network improvements, which is currently in deficit. The land at 2-10 Bent Street and currently zoned RE1 Public Recreation was acquired by Council using section 94 Development contributions for the of local open space. The Community Hub

Item GB.11

**S10749
28 September 2015**

master plan makes provision for the equivalent amount of open space throughout the site while identifying a portion of the land previously acquired for open space for retail and community uses. The retail and community uses would not be permitted on that portion of the site zoned RE1. By rezoning the whole hub site to B2 Local centre, it will facilitate the implementation of the master plan across the entire site.

Proposed: The entire site, excluding the R4 zoned portion of 12 Bent Street, be zoned to B2 Local Centres.

Building Height

Current: The maximum permissible height for that portion of the site zoned B2 Local Centre is currently 11.5m. That portion of the site zoned RE1 Public Recreation has not have an applicable height limit, while 12 Bent Street has a maximum height 17.5m.

Proposed: The maximum height of buildings for the entire site, excluding the R4 zoned portion of 12 Bent Street, be amended to 26.5m.

Floor Space Ratio (FSR)

Current: The maximum permissible FSR for that portion of the site zoned B2 Local Centre is currently 1:1. That portion of the site zoned RE1 Public Recreation has not have an applicable FSR, while 12 Bent Street has a maximum FSR of 1.3.

Proposed: The maximum FSR for the entire site be amended to 1.3:1.

Land Reservations

Current: The land at 2-10 Bent Street and currently identified on the Land Reservation Acquisition Map of the KLEP (Local Centres) 2012 as land reserved for Public Recreation, while 12 Bent Street is identified as land reserved for Local Road. As Council has now acquired these sites for the intended reserved purposes identified in the LEP there is no longer a requirement for the reservations to appear on the Land Reservation Acquisition Map.

Proposed: The Land Reservation Acquisition Map be amended to delete the reservations applying to 2-10 Bent Street and 12 Bent Street.

5. Site-Specific DCP

A site-specific DCP will be prepared for the site based on the preferred option for the site (revised EOI version). The site specific DCP provisions will take the form of an amendment to the Ku-ring-gai Local Centres DCP and will be incorporated into Volume B Part 1 of that DCP. This work is anticipated to be undertaken in early 2016.

6. Traffic Management Plan

Consultants Peopletrans were engaged to assess the traffic and transport impacts of the master planning options for the Lindfield Community Hub site, in conjunction with future anticipated land use development of the wider Lindfield local centre. This study analysed the transport implications associated with the various land use options, and their full report can be viewed at **Attachment A1: Lindfield Local Centre Transport Network Model Study** by Peopletrans, 2013/14.

The methodology for the study was as follows:

Item GB.11

S10749
28 September 2015

- understand the land use & transport characteristics of the Ku-ring-gai & Lindfield population;
- develop and audit a transport model for existing conditions;
- analyse the land use options for the site;
- determine the preferred land use & transport option through transport network testing; and
- prepare a study report with conclusions & recommendations.

During the study, it was found that the potential introduction of a right turn into Beaconsfield Parade from Pacific Highway would have significant impacts on northbound Pacific Highway traffic flows and would cause excessive queues and delays during the PM peak period, and was not likely to be acceptable to Roads and Maritime Services.

In summary, Traffic Management Option 1C (TMM1C) was determined to be the best transport management scheme to support the preferred land use option, as it offers the best operational road network performance. Key upgrades and new facilities as part of this scheme include:

- modification of traffic signals at intersection Pacific Highway and Balfour Street/Havilah Road, by the extension of the right turn bay on Pacific Highway and turning movement restrictions from Balfour Street/Havilah Road;
- new traffic signals at intersection Pacific Highway and Strickland Avenue, incorporating 2 right turn lanes onto Pacific Highway from Strickland Avenue and pedestrian facilities;
- modification/relocation of pedestrian signals on Pacific Highway near Tryon Place (station entrance) to incorporate vehicular movements at intersection of Pacific Highway and Tryon Place;
- new one-way link road from Pacific Highway (through Lindfield Library site) connecting to Tryon Place, incorporating commuter drop off and pick up;
- new traffic signals at intersection Pacific Highway and Beaconsfield Parade, incorporating pedestrian facilities. No right turn from Pacific Highway into Beaconsfield Parade;
- modification of Bent Lane and Woodford Lane to one-way southbound, incorporating commuter drop off and pick up in Woodford Lane;
- pedestrianisation of Bent Street between Pacific Highway and Bent Lane;
- potential for pedestrian bridge over Pacific Highway adjacent to railway station entrance (subject to funding and land requirements);
- relocation of pedestrian activated signals on Lindfield Avenue to the intersection of Lindfield Avenue and Tryon Road; and
- pedestrianisation of Kochia Lane between Lindfield Avenue and Chapman Lane.

INTEGRATED PLANNING AND REPORTING

Places, Spaces and Infrastructure - P4 Revitalisation of our centres

Community, People and Culture - C4 Healthy lifestyles

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
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Item GB.11

S10749
28 September 2015

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. P4.1.4 An improvement plan for Lindfield centre is being progressively implemented in collaboration with owners, businesses and state agencies.	Implement a place management approach for the local centre improvements to coordinate works and achieve quality outcomes. Engage with relevant stakeholders to establish timing, extent and partnership opportunities. Undertake due diligence and undertake project scope. Identify and engage with the key stakeholders.
A healthy, safe, and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning.	C4.1.2 New and enhanced open space and recreational facilities have been delivered to increase community use and enjoyment.	Undertake acquisitions for new parks. Undertake assessment and identify locations for new parks Complete the design for identified parks and include design principles which facilitate passive recreation activities. Construct parks at identified locations and include design principles which facilitate passive recreation activities

GOVERNANCE MATTERS

The following set of governance documents for the Lindfield Community Hub Project have been completed and reported to Council. These documents are intended to guide the day-to-day management of the project, including the EOI phase:

- Governance Structure;
- Probity Management Framework;
- Probity Plan & Market Sounding Probity Protocol; and
- Project Decision Making Framework.

RISK MANAGEMENT

1. Amendment of Expression of Interest (EOI) Program

The EOI release date, although originally planned and resolved to be in late October 2015, has been postponed to February 2016, for the following reasons:

- 1- further work required on the EOI document from a legal perspective;
- 2- lack of resources within Council to undertake the required volume of work required for the EOI within the tight pre-Christmas 2015 timeframe; and
- 3- the need to provide ample time for Council to respond to the NSW Government's planned update in December with respect to the 'Fit for Future' proposals.

The amended program for the project is as follows:

- EOI release date late February 2016;
- EOI submissions closure April 2016;
- Selection of preferred EOI respondent by end June 2016;
- Completion of negotiation with preferred development company by end August 2016;
- Submission of development application by December 2016;
- Development approval by late 2017; and
- Commencement of construction by early 2018.

2. Risk Management Plan

A Risk Management Plan for the Lindfield Community Hub Project was adopted by Council on 8 September 2015. A project-specific Risk Management Matrix is currently being prepared in conjunction with Council's risk officer. The details of this Plan will be reported to Council once finalised.

3. Due Diligence Checks

A comprehensive due diligence checklist has been prepared and staff are currently seeking information pertaining to the site. The list of items includes an updated topographic survey, geotechnical survey, environmental assessments (contamination) and an arboricultural assessment.

FINANCIAL CONSIDERATIONS

A total of \$851,000.00 has been spent during the financial years 2013/14 and 2014/15 on this project. It is noted that this represents a considerable amount of expenditure on staff salaries and consultants, although not uncommon for a project of this value of approximately \$120M. The funding sources have been from development contributions including the 2010 Plan as well as earlier Plans. During this time the work undertaken has included project scoping, preliminary project feasibility, master plan options, exhibition, community engagement and assessment of options. A possible result of any failure to progress the project could mean that Council will be required to repay the S94 funds spent to date because the community infrastructure will not be delivered.

Approximately \$14 million in funds (2014/2015 dollars) have been allocated to this project in Council's Long Term Financial Plan (LTFP). This represents Council's contribution to the costs of

Item GB.11

S10749

28 September 2015

streetscape works, road and transport works, public domain, community buildings and car parking identified in the project scope earlier in this report. Council's LTFP also includes financial contributions from 'development partners' where Council is unable to fund certain facilities such as community buildings and car parking due to apportionment rates within the development contributions plan or a lack of nexus. The funds are identified as expenditure for the years 2017 through to 2021. In order for Council to spend these funds in a timely manner, it will be necessary to meet the EOI programme as outlined earlier in this report.

SOCIAL CONSIDERATIONS

Council, as part of the Delivery Program 2013-2017 and Operational Plan 2013-2014, seeks to revitalise the Lindfield local centre to improve the vitality and liveability. The key objective of the project is to create a vibrant community hub for Lindfield incorporating a new branch library and community centre, town centre park, commuter and community parking with other uses such as retail and residential spaces. Council envisages this to be a rare opportunity to create a precinct which will be a valuable asset to the residents of Lindfield and the wider Ku-ring-gai community to gather in a quality urban environment.

The provision of additional community infrastructure providing both outdoor and indoor community spaces will continue to support this process and help Ku-ring-gai continue to be a vibrant and popular place to live for all ages.

ENVIRONMENTAL CONSIDERATIONS

The proposed planning proposal will not change the existing biodiversity provisions or mapping identified in the Ku-ring-gai (Local Centres) LEP, 2012.

COMMUNITY CONSULTATION**1. Stakeholder Consultation****1.1 Transport for NSW (TfNSW)**

In May 2012 the NSW Government announced by media release it will build a new commuter car park comprising 240 new spaces in Lindfield. Since that time, and in accordance with Council resolutions, staff have worked in close liaison with representatives from TfNSW to resolve the location and number of commuter car parking in Lindfield through the two Lindfield projects – the Village Green and the Community Hub.

Given the stage of planning for the two projects TfNSW has suggested that Council submit a formal proposal to the Assistant Deputy Secretary - Planning Division of Transport for NSW for the Minister's approval as the basis for commencing negotiations and completing an agreement between the parties for the delivery of 240 commuter car spaces in Lindfield local centre. The proposal will cover two key aspects:

- the proposed location or spatial arrangement of the commuter car parking; and
- the estimated cost of the car parking.

Item GB.11

S10749
28 September 2015

A proposal is currently under preparation and will be reported to Council in the near future. It is to be noted that both projects can proceed with or without commuter parking. If commuter parking is included, this will be at no additional cost to Council.

COMMUNITY CONSULTATION

Council started engaging with the local community on the opportunities and vision for the Lindfield Community Hub in early 2014 by creating the 'Activate Lindfield' initiative. Since that time, 692 residents, business owners and other interested stakeholders have signed-up to the Activate Lindfield e-newsletter. The public exhibition for the project spanned a period of eight (8) weeks, from Saturday, 21 March to Friday, 8 May 2015 with a further extension to Thursday, 14 May 2015. During this time, the community was invited to provide feedback on the four (4) master plan options. Details of the community engagement undertaken to date have been outlined in the 6 October 2015 Council report.

If the planning proposal is adopted it will proceed to a gateway determination. This will also involve a formal statutory exhibition period, with a call for submissions and a further report back to Council.

INTERNAL CONSULTATION

Internal consultation for this project is prescribed by the Governance Structure (decision-making framework/hierarchy) for the project which is as follows:

- Councillors;
- Executive Steering Committee (GMD);
- Project Sponsor - Director Strategy and Environment;
- Project Manager - Team Leader Urban Design;
- Project Control Group (PCG) (meetings are currently held bi-monthly);
- Project Working Group (PWG); and
- Tender Review Committee (various).

SUMMARY

In order to implement the preferred option (Option 2 - revised EOI version) for the Lindfield Hub site, it is necessary to proceed with the amendment of the Ku-ring-gai LEP (Local Centres) 2012. This includes amendments to the land zoning, height of buildings, Floor Space Ratio and Land Reservation Acquisition maps. A site-specific DCP that reflects the adopted preferred master plan (Option 2 - revised EOI version) is also required. The site specific DCP provisions would take the form of an amendment to the Ku-ring-gai Local Centres DCP and to be incorporated into Volume B Part 1 of that DCP.

A portion of the land at 12 Bent Street, currently zoned R4 High Density Residential, is surplus to the development of the new road and the Lindfield Community Hub site and provides an opportunity for future divestment by Council.

It is also necessary to adopt a Traffic Management Plan (Option 1C as discussed in this report) which will ensure that appropriate road and traffic improvements are made in the local area to facilitate the proposed development of the site.

In order to allow for ample time to render the EOI document legally watertight and adequately reviewed, it is in Council's best interest to alter the EOI release date from late October 2015 to February 2016, and to alter the overall EOI programme.

RECOMMENDATION:

- A. That a Planning Proposal be prepared, in accordance with section 55 of the Environmental Planning and Assessment Act, 1979, to amend the Ku-ring-gai LEP (Local Centres)2012 as it applies to the Lindfield Community Hub site as follows:
 - i. Rezone the site, excluding the R4 zoned portion of 12 Bent Street, from part Zone B2 Local Centres, part Zone RE1 Public Recreation and part Zone SP2 Local Road to Zone B2 Local Centre;
 - ii. Amend the Height of Buildings Map to increase the maximum height of buildings for the site, excluding the R4 zoned portion of 12 Bent Street, from 11.5 metres to 26.5 metres;
 - iii. Amend the Floor Space Ratio map to increase the maximum FSR for the site from 1:1 to 1.3:1
 - iv. Amend the Land Reservation Acquisition Map to delete the reservation for Public Recreation applying to the land at 2-10 Bent Street and reservation for Local Road applying to land at 12 Bent Street, Lindfield.
- B. 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.
- C. 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
- D. That a report be brought back to Council at the end of the exhibition processes.
- E. That a site-specific DCP be prepared for the site in accordance with the adopted preferred master plan (Option 2 - revised EOI version). The site specific DCP provisions are to take the form of an amendment to the Ku-ring-gai Local Centres DCP and to be incorporated into Volume B Part 1 of that DCP.
- F. That Council authorises the General Manager and/or his delegate to commence the process to subdivide the lot at 12 Bent Street Lindfield to excise that part of the lot zoned R4 High Density Residential with the view for future divestment.
- G. That Council resolve to amend the EOI program as follows:
 - EOI release date late February 2016;
 - EOI submissions closure April 2016;
 - Selection of preferred EOI respondent by end June 2016;
 - Completion of negotiation with preferred development company by end August 2016;

Item GB.11

S10749
28 September 2015

- Submission of development application by December 2016;
- Development approval by late 2017; and
- Commencement of construction by early 2018.

H. That Council adopt in principle the Traffic Management Option 1C of the Lindfield Local Centre Transport Network Model Study 2013/14 and submit it to Roads and Maritime Services for concurrence.

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Attachments: A1 Lindfield Community Hub Traffic Management Plan by PeopleTrans 2015/284655