

ITEM 8.7	INCLUSION OF ADDITIONAL LOT INTO PLANNING PROPOSAL TO REZONE PUBLIC CARPARK AT DARLEY STREET AND STARKEY STREET, FORESTVILLE
REPORTING MANAGER	GROUP MANAGER STRATEGIC PLANNING
TRIM FILE REF	2015/180070
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

To seek Council's approval to incorporate an additional lot (Lot 18 DP 30880) into a planning proposal to rezone the carpark at Darley Street and Starkey Street, Forestville from RE1 Public Recreation to B2 Local Centre and to reclassify the additional lot from 'community land' to 'operational land'.

SUMMARY

On 25 March 2014 Council resolved to prepare a planning proposals and reclassifications to several car parks within Warringah. Stage 1 of these rezonings involved three car parks and was completed in June 2015. Stage 2 involves rezoning five allotments attached to the Forestville Local Centre from RE1 Public Recreation to B2 Local Centre in order to resolve inconsistencies between the current zoning objectives and the current use of the lots as carparking (Figures 1 & 2).

A parcel of land adjoining the pedestrian mall which is a Public Reserve was not included in the resolution of 25 March 2014 as it was not a car park. It is proposed to incorporate this piece of land, Lot 18 DP 30880 in The Centre, Forestville, which is currently zoned RE1 Public Recreation into the rezoning and to reclassify the allotment from 'community land' to 'operational land'. This will provide effective management of The Centre as a whole, and ensure consistent and appropriate zoning for its current and intended future use.

Community engagement will be undertaken as part of the rezoning and re-classification process.

FINANCIAL IMPACT

Nil

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That Council:

- A. Approve the incorporation of Lot 18 DP 30880 into a planning proposal to rezone the carpark at Darley Street and Starkey Street, Forestville from RE1 Public Recreation to B2 Local Centre.
 - B. Undertake the reclassification of this lot (Lot 18 DP 30880) from 'community land' to 'operational land'.
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REPORT

BACKGROUND

Following a strategic review of public carparks across the Warringah Local Government Area in 2013, a number of carparks within local centres were identified as having landuse zoning inconsistent with their current use.

These carparks, located within local centre, are currently zoned RE1 Public Open Space but do not provide car parking in association with open space usage. For example, they do not support visitation to parks, playing fields or beaches. The review found that it would be more appropriate these carparks be zoned consistently with the land which it serves, in most cases, one of the business zonings.

Council subsequently resolved at its meeting of 25 March 2014 to prepare a planning proposal to amend WLEP 2011 to rezone Darley Street and Starkey Street carpark in Forestville (the subject site) from RE1 Public Recreation to B2 Local Centre. The resolution read as follows:

“That Council:

- A. *Prepare and seek Gateway Determination for planning proposals to rezone the following carparks from RE1 Public Recreation:*
 - a. *to B2 Local Centre - Collaroy Street Carpark, Collaroy*
 - b. *to B2 Local Centre - Lagoon Street Carpark, Narrabeen*
 - c. ***to B2 Local Centre - Darley Street and Starkey Street Carpark, Forestville***
 - d. *to B1 Neighbourhood Centre - McIntosh Road Carpark, Narrabeena (being Crown land and subject to Owners consent)*
- B. *Prepare a planning report to consult with the community in regards to the potential reclassification of the following carparks from community land to operational land; and rezoning the land so that the carparks reflect the surrounding land use:*
 - a. *Mooramba Road Carpark, Dee Why*
 - b. *Brookvale Carpark, Lot 10 / 9999 Winbourne Road, Brookvale*
 - c. *Oliver Street and Lawrence Street Carpark, Freshwater*
- C. *Prepare a planning report to consult with the community in regards to the potential reclassification or creation of a public road within the carpark adjacent to Dee Why Rockpool*
- D. *Seek delegation from the NSW Department of Planning and Infrastructure to liaise directly with Parliamentary Counsel’s Office in the making of amending local environmental plans.”*

This planning proposal forms part of the above resolution (highlighted), and applies to the following five allotments in Table 1 (and identified by red crosshatching on Figures 1 & 2 below).

Table 1: Lots included in planning proposal as Council resolved on 25 March 2014 (no. 406/14)

Property Description	Common Address
Lot 7084/ DP 93831	Darley Street, Forestville
Lot 15/ DP 401139	Darley Street, Forestville
N/A	Pedestrianised Road Reserve for “The Centre”, Forestville

Lot X/ DP 26598	Darley Street, Forestville
Lot Y/ DP 26598	The Centre, Forestville

In preparing this planning proposal, an additional allotment, namely Lot 18 DP30880 'Public Reserve' at Lot 18/The Centre, Forestville (Table 2), was identified as being suitable for inclusion into the 'subject site' for rezoning and for reclassification. The additional allotment, which is currently zoned RE1 Public Recreation and classified 'community land', was not initially identified in the strategic carpark review in 2013 as it is not a carpark, and therefore fell outside the scope of investigation.

Table 2: Proposed additional allotment

Property Description	Common Address
Lot 18 DP 30880	'Public Reserve' at Lot 18/ The Centre, Forestville



Figure 1: Annotated aerial map of Forestville Local Centre. Allotments with a current resolution from Council to be rezoned (red hatching); Additional proposed allotment for inclusion in the planning proposal: Lot 18 DP 03880 – Lot 18/The Centre, Forestville (blue outline).



Figure 2: Annotated land zoning map. Allotments with a current resolution from Council to be rezoned (red hatching); Additional proposed allotment for inclusion (red outline).

WHY INCLUDE AND RECLASSIFY THE ADDITIONAL ALLOTMENT?

As with the allotments included in the Council resolution from 25 March 2014, the established use of Lot 18 DP 30880 is inconsistent with the zoning and classification which currently applies.

Lot 18 DP 30880 'Public Reserve' at Lot 18/The Centre, Forestville, is a small paved square, the use of which is ancillary to the local centre. The land is used as an access way to the carpark, library, and public amenities that lie behind it, as well as passive resting area for people who shop and visit the area. The surrounding land is primarily zoned B2 Local Centre.

The additional allotment is currently classified community land and was dedicated for the purposes of recreation, however has not been identified in any generic plans of management. For ease of management and to reflect the land use principles of the adjoining road reserve, Lot Y/ DP 26598, it is recommended that the additional allotment is reclassified as operational.

It is proposed to rezone Lot 18 DP 30880 from RE1 Public Recreation to B2 Local Centre and to reclassify the allotment from 'community land' to 'operational land' to better reflect the established

land use and to create consistency of zoning and land management principles across the Forestville Local Centre.

CONCLUSION

It is appropriate to incorporate an additional allotment (Lot 18 DP 30880) into the planning proposal to rezone Darley Street and Starkey Street carpark, Forestville from RE1 Public recreation to B2 Local Centre and reclassify the allotment from 'community land' to 'operational land'.

FINANCIAL IMPACT

Nil

POLICY IMPACT

Nil