



Memo

Strategic Planning

To: Sabina Miller
A/ Senior Planner

From: Janelle Brooks
Strategic Planner

Date: 27 July 2012

Subject: Planning proposal to reclassify part of the Collaroy Beach reserve carpark from "community" to "operational" land

Link: TRIM 2012/0003

Land zoning map

The planning proposal is for the reclassification of the western portion of the Collaroy Beach reserve carpark located at No.1054 Pittwater Road (Lot 1, DP346265) (subject land) from community land to operational land. The subject land is currently zoned RE1 Public recreation (Please see Attachment 1). The planning proposal does not propose to re-zone the subject land.

Acid sulfate soils

The subject land contains Acid Sulfate Soils Class 4 and Asset Sulfate Soils Class 5 (See Attachment 2). Therefore, Section 117 Direction 4.1 Acid Sulfate Soils applies. The planning proposal is consistent with this direction, as it does not propose to introduce provisions to regulate works in acid sulfate soils or intensify the use of the subject land.

Figure 4 – Director-General's requirements regarding the matters that must be addressed in the justification of all planning proposals to reclassify public land

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

Please refer to Item 7 – Part 3 Justification, of the planning proposal.

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

Please refer to Item 7 – Part 3 Justification, of the planning proposal.

C. If the provisions 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.

No property interests will be extinguished as a result of this planning proposal (See Attachment 3).

The purpose of the planning proposal is to reclassify the subject land from community land to operational land. This will enable Council to maintain the use of the subject land as a public car park and formalise a vehicular access arrangement with the adjoining landowner. Such an arrangement will improve the operation of the car park and pedestrian access and safety within the car park area.

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

The subject land is wholly owned by Warringah Council.

