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 proposal to rezone five (5) 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). It is proposed to incorporate an additional allotment into the planning proposal, namely Lot 18 DP 30880 ‘Public Reserve’ at Lot 18/ The Centre, Forestville, which is also currently zoned RE1 Public Recreation and to reclassify the allotment from ‘community land’ to ‘operational land’. This will guarantee effective land use management for Forestville Local Centre as a whole, and ensure consistent and appropriate zoning for its current and intended future use.

FINANCIAL IMPACT
Nil

POLICY IMPACT
Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT
That Council 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, and undertake the reclassification of this lot (Lot 18 DP 30880) from ‘community land’ to ‘operational land’.
BACKGROUND

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

These car parks, 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 car parks 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 car parks 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, Narraweena (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 car parks from community land to operational land; and rezoning the land so that the car parks 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 car park 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 (5) 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)**

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Common Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 7084/ DP 93831</td>
<td>Darley Street, Forestville</td>
</tr>
<tr>
<td>Lot 15/ DP 401139</td>
<td>Darley Street, Forestville</td>
</tr>
<tr>
<td>N/A</td>
<td>Pedestrianised Road Reserve for “The Centre”, Forestville</td>
</tr>
<tr>
<td>Lot X/ DP 26598</td>
<td>Darley Street, Forestville</td>
</tr>
<tr>
<td>Lot Y/ DP 26598</td>
<td>The Centre, Forestville</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Common Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 18 DP 30880</td>
<td>‘Public Reserve’ at Lot 18/ The Centre, Forestville</td>
</tr>
</tbody>
</table>

**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