

RECLASSIFICATION OF LAND

As part of the attached planning proposal to rezone six allotments from RE1 Public Recreation to B2 Local Centre, Council are also seeking to reclassify one of these allotments (Lot 18 DP30880) from community to operational land.



Figure 1: Aerial photograph showing Lot 18 DP30880 at Forestville local centre (crosshatched)

Under the requirements set out in the NSW Department of Planning & Environment's Practice Note PN09-003, Council must provide a written statement explaining the reasons for reclassifying public land. This is outlined below:

1. Why has the planning proposal been prepared?

At its meeting of 25 March 2014 Council resolved to prepare and seek Gateway Determination for a planning proposal to rezone Darley Street and Starkey Street Carpark, Forestville to B2 Local Centre.

A subsequent Council resolution on 27 October 2015 added an additional allotment to the planning proposal, being, Lot 18 DP30880. Council also resolved to undertake the reclassification of this lot from 'community land' to 'operational land'.

The objective of the planning proposal is to amend the WLEP 2011 to rezone six allotments within the Forestville Local Centre, from RE1 Public Recreation to B2 Local Centre, and to reclassify one of these allotments, Lot 18 DP30880, from community land to operational land.

This amendment is required in order to provide consistent land management principles that reflect the established land use of the allotment and the land that it serves.

The reclassification of the land to "operational" will enable Council to support the existing and continued use of Forestville business and retail precinct.

2. What is the current classification of the Lot 18 DP30880?

In accordance with clause 26 of the Local Government Act 1993, public land must be classified as Community Land or Operational Land. Lot 18 DP30880 is currently zoned RE1 Public Open Space and is classified Community Land.

3. What is the proposed classification of the Lot 18 DP30880?

The proposal is to re-classify the allotment to Operational Land.

4. Why is Council proposing to re-classify the Lot 18 DP30880 to Operational Land?

The proposal to reclassify the Lot 18 DP30880, which serves as a pedestrian access way to the carpark, library, and public amenities that lie behind it, ensures ease of management for the local centre given that the operational classification better reflects the land use principles of the adjoining road reserve.

5. Who owns the land?

The land is owned by Warringah Council.

6. How and when did Council acquire an interest in the land?

The land was dedicated to Council from subdivision in 1962.

7. Why did Council acquire an interest in the land?

Council records suggest that the land was dedicated for the provision of a public garden and recreation space.

8. Are there any agreements over the land?

There are no agreements over Lot 18 DP90880.

9. What is the financial gain to Council in re-classifying the land?

It is estimated that the re-classification of the Lot 18 DP30880 will increase the value of the land. However there is no intention to develop or change the principal function of the reclassified land, which is essentially used as a pedestrian access way, as well as passive resting area for people who shop.

10. What are the asset management objectives being pursued? How will these be achieved?

It is Council's intention that all Council assets will be managed in accordance with Council's Asset management Strategy & relevant Asset Management Plans.

The planning proposal seeks to rezone the Lot 18 DP30880, and five other allotments, from RE1 Public Recreation to B2 Local Centre zone. It is considered this will unite the zoning of the Forestville local centre and ensure consistency between the land use (carpark and access ways) and zoning objectives of the B2 Local Centre zone.

Reclassifying the Lot 18 DP30880 will also allow for a more consistent management approach to the Forestville local centre as an Operational classification more closely aligns to the management principles governing the adjoining road reserve.

11. Has there been an agreement for the sale or lease of the land; the basic details of any such agreement and, if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time?

The planning proposal does not contain an intention to dispose of the land.

RECLASSIFICATION OF LAND

As part of the attached planning proposal to rezone six allotments from RE1 Public Recreation to B2 Local Centre, Council are also seeking to reclassify one of these allotments (Lot 18 DP30880) from community to operational land.

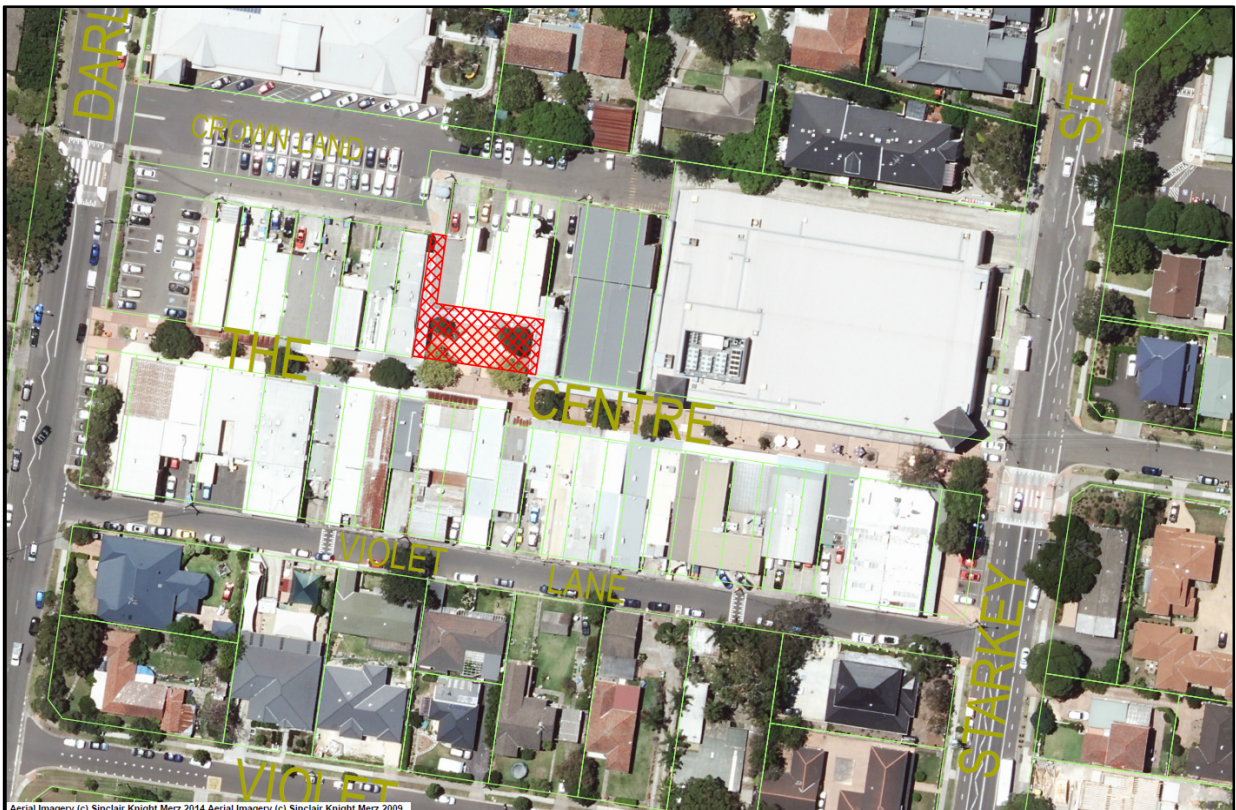


Figure 1: Aerial photograph showing Lot 18 DP30880 at Forestville local centre (crosshatched)

Under the requirements set out in the NSW Department of Planning & Environment's Practice Note PN09-003, Council must provide a written statement explaining the reasons for reclassifying public land. This is outlined below:

1. Why has the planning proposal been prepared?

At its meeting of 25 March 2014 Council resolved to prepare and seek Gateway Determination for a planning proposal to rezone Darley Street and Starkey Street Carpark, Forestville to B2 Local Centre.

A subsequent Council resolution on 27 October 2015 added an additional allotment to the planning proposal, being, Lot 18 DP30880. Council also resolved to undertake the reclassification of this lot from 'community land' to 'operational land'.

The objective of the planning proposal is to amend the WLEP 2011 to rezone six allotments within the Forestville Local Centre, from RE1 Public Recreation to B2 Local Centre, and to reclassify one of these allotments, Lot 18 DP30880, from community land to operational land.

This amendment is required in order to provide consistent land management principles that reflect the established land use of the allotment and the land that it serves.

The reclassification of the land to "operational" will enable Council to support the existing and continued use of Forestville business and retail precinct.

2. What is the current classification of the Lot 18 DP30880?

In accordance with clause 26 of the Local Government Act 1993, public land must be classified as Community Land or Operational Land. Lot 18 DP30880 is currently zoned RE1 Public Open Space and is classified Community Land.

3. What is the proposed classification of the Lot 18 DP30880?

The proposal is to re-classify the allotment to Operational Land.

4. Why is Council proposing to re-classify the Lot 18 DP30880 to Operational Land?

The proposal to reclassify the Lot 18 DP30880, which serves as a pedestrian access way to the carpark, library, and public amenities that lie behind it, ensures ease of management for the local centre given that the operational classification better reflects the land use principles of the adjoining road reserve.

5. Who owns the land?

The land is owned by Warringah Council.

6. How and when did Council acquire an interest in the land?

The land was dedicated to Council from subdivision in 1962.

7. Why did Council acquire an interest in the land?

Council records suggest that the land was dedicated for the provision of a public garden and recreation space.

8. Are there any agreements over the land?

There are no agreements over Lot 18 DP90880.

9. What is the financial gain to Council in re-classifying the land?

It is estimated that the re-classification of the Lot 18 DP30880 will increase the value of the land. However there is no intention to develop or change the principal function of the reclassified land, which is essentially used as a pedestrian access way, as well as passive resting area for people who shop.

10. What are the asset management objectives being pursued? How will these be achieved?

It is Council's intention that all Council assets will be managed in accordance with Council's Asset management Strategy & relevant Asset Management Plans.

The planning proposal seeks to rezone the Lot 18 DP30880, and five other allotments, from RE1 Public Recreation to B2 Local Centre zone. It is considered this will unite the zoning of the Forestville local centre and ensure consistency between the land use (carpark and access ways) and zoning objectives of the B2 Local Centre zone.

Reclassifying the Lot 18 DP30880 will also allow for a more consistent management approach to the Forestville local centre as an Operational classification more closely aligns to the management principles governing the adjoining road reserve.

11. Has there been an agreement for the sale or lease of the land; the basic details of any such agreement and, if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time?

The planning proposal does not contain an intention to dispose of the land.