
CONSIDERATION OF SUBMISSIONS TO THE EXHIBITION AND PUBLIC HEARING OF PLANNING PROPOSAL TO REZONE AND RECLASSIFY LAND AT 259-271 PACIFIC HIGHWAY LINDFIELD

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the feedback following the exhibition and public hearing for the Planning Proposal to amend KLEP (Local Centres) 2012 to rezone Council land at 259-271 Pacific Highway, Lindfield and reclassify the land from Community Land to Operational Land.

BACKGROUND:

The Planning Proposal and supporting documents, including the urban design study and masterplan, were placed on public exhibition from 24 March 2016 to 2 May 2016. A Public Hearing on the reclassification of the site was held on 6 June in accordance with Section 57(6) of the EP&A Act.

COMMENTS:

A total of 6 submissions were received as a result of the Public Exhibition.

The Public Hearing Report recommends that it is appropriate for the land at 259-271 Pacific Highway, Lindfield, to be reclassified as "operational land" under the terms of the LG Act 1993. However, Council should retain ownership of the land and continue to operate the community facilities on it until suitable alternative facilities are available for use by the local community.

RECOMMENDATION:

That Council adopts the Planning Proposal to amend KLEP (Local Centres) 2012 to rezone Council land at 259-271 Pacific Highway, Lindfield and reclassify the land from Community Land to Operational Land

That Council continues to operate the community facilities currently provided in the at 259-271 Pacific Highway, Lindfield until suitable alternative facilities are available

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BACKGROUND

At the Ordinary Meeting of Council on 11 November 2014 Council resolved to commence the reclassification process for Council land at 259-271 Pacific Highway, Lindfield, also known as the 'Lindfield library precinct', from Community to Operational land and increase the maximum FSR from 1.3:1 to 2.0:1. At the same meeting Council resolved to prepare built form options for their approval prior to placing it on public exhibition.

Consultants were engaged to prepare a number of studies to further the planning for the site, including:

- urban design / architectural consultants to prepare built form options;
- heritage consultants to undertake an Historical Archaeological Assessment (HAA);
- land economists to advise on market demand and financial feasibility; and
- geo-technical and land contamination specialists to advise on any potential sub-surface limitations of the site.

At its Ordinary meeting of Council on 28 July 2015 Council considered a further report on various built form options for the future redevelopment of the site. Council resolved to adopt a particular built form option for the site and to prepare an illustrated concept design of that option for public exhibition in conjunction with the reclassification process. Council also resolved to vary the existing planning proposal to incorporate the necessary planning provisions into the KLEP (Local Centres) 2012 to facilitate the redevelopment of the site in accordance with the adopted concept design. The Council resolution was as follows:

- A. *That Council adopts for the site at 259-271 Pacific Highway, Lindfield:*
 - b) *Built Form Option 3 with an FSR of 2.0:1 and a building height of between 4-7 storeys*
- B. *That Council proceed to prepare an illustrated concept design of the selected option for public exhibition in conjunction with the reclassification exhibition.*
- C. *That the existing Planning Proposal applying to the site be varied in accordance with section 58 of the EP&A Act as follows:*
 - b) *To facilitate built form Option 3 by:*
 - *Zoning of the site changed from Zone B2 Local Centre to Zone R4 high Density Residential*
 - *Maximum building height increased from 17.5metres to 23.5 metres*

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- *Office and business premises included as addition permitted uses under Schedule 1 of KLEP (Local Centres) 2012*

A Gateway Determination for the Planning Proposal was issued by the Department of Planning and Environment on 5 February 2016. Conditions included 28 day exhibition period and to be completed within 9 months i.e. October 2016. A copy of the Gateway Determination is included as **Attachment A1**.

The Planning Proposal and supporting documents, including the urban design study and masterplan, were placed on public exhibition from 24 March 2016 to 2 May 2016. A copy of the exhibited Planning Proposal is included as **Attachment A2**. The Appendices to the Planning Proposal are **Attachment A3** (circulated separately).

A Public Hearing on the reclassification of the site was held on 6 June 2016 in accordance with Section 57(6) of the *Environmental Planning & Assessment Act 1979* and Section 29(1) of the *Local Government Act 1993*.

What is Community classified land?

Community classified land is a land classification that essentially holds land in a restrictive trust. Community classification *prohibits* a Council from selling, exchanging or granting an interest to another party other than in accordance with the provisions of the *Local Government Act 1993*.

What is Operational classified land?

Operational classified land is a land classification that facilitates active management of land for a variety of purposes. An operational classification *permits* Council to sell, exchange, or grant an interest – including a longer term lease – to another party other than in accordance with the provisions of the *Local Government Act 1993*.

COMMENTS

Exhibition of the Planning Proposal

The Planning Proposal and supporting documents, including the urban design study and masterplan, were placed on public exhibition from 24 March 2016 to 2 May 2016. A total of 6 submissions were received as a result of the exhibition of the Planning Proposal. A summary of the submissions and responses to the issues raised are included as **Attachment A4**.

The main issues raised with the Planning Proposal covered the following areas:

- urban design;
- provisions of community facilities in Lindfield;
- increased dwelling provision; and
- traffic
- Impact of Council Amalgamation

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Urban Design

Issue

Concerns were raised with the proposed increase in height to 7 storeys and the impact that this would have on adjoining development on the interface.

Response

The site is located on a block that incorporates a range of heights which respond to the local centre location and character. At the northern end of the block, closest to the station, the maximum height under the KLEP (Local Centres) 2012 is 23.5 metres (7 storeys), which forms a key gateway site. This height is proposed to extend through to the subject site.

To the south of the site, the height control is 11.5 metres (3 storeys). Therefore the site has a role to play in providing transition from the local centre to the residential areas to the south.

The master plan provides for a mix of building heights ranging from 4-7 storeys. The proposed heights on the site have been organised in a way to take advantage of the topography and ensure impacts to the residential dwellings to the south are mitigated. This includes a 6 storey built form along the Pacific Highway frontage, consistent with the building height on the adjoining site to the north, and 7 storeys along the lower rear portion of the site along the railway line.

The master plan details have now been included in the Local Centres DCP which provides greater certainty regarding the layout of the built form on the site and permissible building heights. The master plan provides for deep soil setbacks along the Pacific Highway and to the southern and rear boundaries of 6 – 10 metres. These setbacks are consistent with the setbacks required on other R4 zoned land adjacent to the centres.

Provisions of community facilities in Lindfield

Issue

Concern was expressed that the existing community facilities provided in the Lindfield library precinct would not be replaced within the proposed Lindfield Community Hub. It was claimed that the facilities to be included in the Community Hub are still under review and are dependent on the EOI, which is still underway and that the community has not been assured the proposed Hub will provide further facilities other than a library.

A number of submissions recommended that the site should not be sold until replacement facilities are operational.

It was also noted that given the future population growth approved in Lindfield there is an increasing need for community facilities, provided by the current Library site and that the existing buildings and public facilities be renovated, adapted and improved at a lesser cost, and be leased to the community.

Response

A significant amount of work has been undertaken to plan for the future of Lindfield. This includes a Ku-ring-gai wide Community Facilities Study and a Lindfield Community Facilities Study (Elton Consulting 2014). The study considered the facility catchments, existing facility provision and gaps, population growth and rates of provision. The study recommends that the existing library and Seniors' Centre facilities be replaced with new facilities co-located in a community hub situated on the western side of Lindfield with a total area of over 2,455sqm. This recommendation is based on the fact that the current Lindfield Library and associated facilities are old, outdated, no longer fit-for-purpose and not suitable for long term adaptation and re-use due to their condition.

The planning process for the Lindfield Community Hub on the western side of Lindfield local centre is well advanced and will significantly increase the space available for community facilities including new contemporary spaces to relocate the former seniors' centre, former seniors' resource centre, library and KYDS. The Lindfield Community Hub development will provide a 1265sqm district library and 1200sqm community centre. Council's strategic approach is to co-locate these facilities into one building. Council and the community will have a high level of control over the finished product as Council is the land owner and undertaking the project as a Public Private Partnership.

The concern regarding the matter of not selling the site or ceasing operation of the existing community facilities on the site until the new facilities are operational is a valid one. This issue was also acknowledged by the Chairperson of the Public Hearing into the reclassification of the site. The Public Hearing report recommends that Council should retain ownership of the land and continue to operate the community facilities on it until suitable alternative facilities are available for use by the local community.

The reclassification of the land to "operational land" does not require Council to sell the land. Council can continue with the provision of community facilities on operational land and only proceed to sale of the land at some stage in the future once replacement facilities have been provided.

In regard to the continued operation of the facilities on the Library site it has already been established that the existing buildings are not appropriate or capable of meeting the needs of the future population.

As identified in previous reports to Council, discontinuing the use of the site for the provision of community facilities is considered warranted as the existing facilities on the site are either at the end of their useful life and/or inadequate for contemporary needs:

- the tennis courts have very low usage levels and there is more than adequate supply of the facilities within close proximity;
- the Arrunga Aged Care Self-Contained Units were vacated by KOPWA and handed back to Council in late March 2014 and are currently fully tenanted at full market rent;
- the former Seniors' facilities no longer have senior specific functions and are now used as general purpose rooms that can be booked by residents through Council; and
- the Lindfield library precinct has not been identified as a strategically important site for the delivery of future public community infrastructure and is surplus to requirements.

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It is recommended that Council continue to operate the community facilities currently provided on the site until suitable alternative facilities are available.

Increased dwelling provision

Issue

The proposed residential development on the site will significantly expand the 10,000 new dwellings target which was set for Ku-ring-gai. The NSW Government has not requested to expand the target of the 10,000 new dwellings to 2031.

Response

The 10,000 new dwellings target was set for Ku-ring-gai under the previous Government's 2005 Metropolitan Strategy.

A Plan for Growing Sydney was released by the current NSW Department of Planning and Environment in December 2014 and is the current NSW Government's 20-year plan for the Sydney Metropolitan Area and supersedes the previous Metropolitan Strategy. One of the three planning principles guiding *A Plan for Growing Sydney* is: Principal 1 - "Increasing housing choice around all centres through urban renewal in established areas" The Planning Proposal is consistent with this principal as it will provide for additional housing on an underdeveloped site within the Lindfield centre and in close proximity to the Lindfield Railway Station.

Traffic

Issue

Concern was raised regarding the proposed traffic movements through the site as shown in the master plan implying the issues of traffic congestion and pedestrian safety require further evaluation.

It was also pointed out that the additional residential units will intensify existing traffic congestion and increase parking difficulty, which has been caused by the rapid increase of R4 high density unit development within 800m of the rail line.

Response

The master plan incorporates a new one-way road system with ingress from the Pacific Highway and egress from a new signalised intersection at Tryon Place adjacent to the Lindfield Station. Roads and Maritime Services have expressed support for the proposed extension of Tryon Place and new connecting road to the Pacific Highway on the basis the road is one-way only and is left-in only from the Pacific Highway. The master plan is consistent with this position.

A microsimulation transport assessment of the road network in the Lindfield local centre has been undertaken, taking into account the cumulative impacts of expected development in the Lindfield local centre including the proposals for the Library, Community Hub and Village Green sites, as well as background growth.

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Council has assessed a considerable range of traffic options for the Lindfield centres as a whole in the Lindfield Local Centre Transport Network Model Study prepared by People Trans. The preferred option offers the best Pacific Highway performance whilst also supporting and complementing the proposed redevelopment sites in the Lindfield local centre. Council and RMS are in ongoing discussions regarding the proposed new traffic signals and modifications to traffic signals proposed on Pacific Highway.

Council Amalgamations

Issue

Concerns were raised that with the potential amalgamation of Council, it is unrealistic to expect the proposed Lindfield Community Hub facilities or alternative community facilities will be funded under a merged council and that Council not move assets during this period of uncertainty.

Response

The proposed amalgamation of Ku-ring-gai Council with Hornsby is not considered to be a barrier to the provision of new community facilities in Lindfield. The NSW Government's Merger Proposal involving Ku-ring-gai and Hornsby states that examples of local infrastructure priorities that could be funded by merger-generated savings include projects such as the revitalisation of Lindfield town centre to transform it into a cultural and civic hub, together with the opportunity to incorporate activities for teenagers, senior citizens and more commuter car parking. Further, the project has been designed to be self-funding or funded from specifically hypothecated development contributions.

Submissions from Public Agencies

The Gateway Determination for the Proposal issued by the DPE on 5 February 2016 required Council to consult with the following public authorities under the terms of Section 56(2)(d) of the EP&A Act:

- Aboriginal Land Council of NSW;
- Transport for NSW;
- Transport for NSW - Roads & Maritime Services;
- Transport for NSW - Sydney Trains;
- Ausgrid; and
- Sydney Water.

Responses were received from:

- Transport for NSW (TfNSW);
- Transport for NSW - Roads & Maritime Services (RMS); and
- Sydney Water.

Copies of these submissions are included as **Attachment A5**.

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Transport for NSW

TfNSW raised no objection to the planning proposal. However it commented that access roadways and traffic management measures required to support future developments on the site as outlined in the Lindfield Network Study (PeopleTrans 2014) requires approval of Roads and Maritime Service and Council through the Local Traffic Committee. Council should ensure appropriate planning and funding mechanisms are in place to provide timely delivery of traffic and transport measures.

RMS have been a key stakeholder in the development of the proposed traffic and transport scheme outlined in the Lindfield Local Centre Transport Network Model Study. The proposed traffic and transport scheme for the Lindfield local centre has been formally submitted to RMS, for in-principle concurrence. Ku-ring-gai Council and RMS are in ongoing discussions regarding the proposed new traffic signals and modifications to traffic signals proposed on Pacific Highway. RMS will continue to be involved in the proposed transport scheme, particularly in relation to design and construction of new or modified traffic signal control sites.

Some of the proposed traffic signal sites, modifications to existing signals, and traffic management measures would be part funded by developer contributions and part funded by Council. The proposed traffic signals at the intersection of Pacific Highway and Beaconsfield Parade, and modifications to existing signals at intersection Pacific Highway and Tryon Place, and various traffic management measures would be project funded.

Roads & Maritime Services (RMS)

RMS raised no objection to the planning proposal, however, provided comments in relation to the Lindfield Local Centre Transport Network Model Study Report and access matters for Council's consideration.

Sydney Water

Sydney Water raised no objection to the Planning Proposal, noting that there is sufficient water and waste water trunk capacity to accommodate the proposed increase in density.

Public Hearing

A Public Hearing was held on 6 June 2016 in relation to the proposal to reclassify the land at 259-271 Pacific Highway, Lindfield, from "community land" to "operational land" under the terms of the *Local Government Act 1993* [LGA 1993].

The Gateway Determination indicated that a public hearing was not required to be held under Section 56(2)(e) of the EP&A Act, i.e. in relation to the zoning and development standards included in the Proposal, but that this did not discharge Council from any obligation it may otherwise have to conduct a hearing in relation to the proposed reclassification of the land. Consequently, the hearing was conducted in accordance with Section 29(1) of LGA 1993 and related solely to the proposed reclassification and not to any issues relating to the land's zoning or the development standards to be applied to any future development that may be proposed on it.

A copy of the Chairpersons report from the public hearing is included as **Attachment A6**.

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The report acknowledges that the concerns expressed by the community in relation to the certainty associated with the establishment of the new facilities proposed in the Hub are understandable. However, it notes that Council has taken a detailed and diligent approach to identifying and quantifying the need for community facilities in the Lindfield area and their most appropriate location and that the essential elements of the community facilities on 259-271 Pacific Highway are to be relocated to the Hub in an enhanced and enlarged form. The report states that:

The Proposal indicates that the reclassification is intended to provide the flexibility required to respond to new development opportunities as facilities on the land are relocated to the Hub.

In these circumstances, I believe that:

- *the land will not be required for community use and it would be appropriate for it to be reclassified as "operational land"; and*
- *despite its classification, Council should retain ownership of the land and continue to operate the facilities on it until suitable alternative community facilities are available.*

In regard to the potential sale of land once it has been reclassified the report states:

While reclassification to "operational land" is likely to lead to the eventual sale of the land, it does not require the land to be sold.

This is exemplified by the Woodford Lane car park which Council resolved to reclassify from "community land" to "operational land" on 30 July 2013 and which is still owned by Council and used as a public car park.

The land can be retained in Council's ownership as "operational land" and can continue to be used and managed by Council for the community purposes for which it is currently used until alternative facilities are developed.

The reclassification would provide flexibility and a level of certainty which would enable Council to plan the future use of this land.

In regard to the proceeds of any future sale of the land, the report notes:

The manner in which Council uses any proceeds, should the land be sold, is not relevant to its need to be retained for community purposes or its classification.

The recommendations of the Public Hearing Report are as follows:

It is appropriate for the land at 259-271 Pacific Highway, Lindfield, to be reclassified as "operational land" under the terms of the Local Government Act 1993.

However, despite its reclassification, Council should retain ownership of the land and continue to operate the community facilities on it until suitable alternative facilities are available for use by the local community.

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A copy of this report should be made available for public inspection as required by Section 47G of the Local Government Act 1993.

People who made submissions concerning the proposed reclassifications should be advised accordingly.

The Public Hearing report was received by Council in 27 June 2016 and made available on Council's website on 29 June 2016.

INTEGRATED PLANNING AND REPORTING

Theme 3 - Places, Spaces and Infrastructure

Theme 6 - Leadership and Governance

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.	- Implement a place management approach for the local centre improvements to coordinate works and achieve quality outcomes.
	P4.1.4 An improvement plan for Lindfield centre is being progressively implemented in collaboration with owners, businesses and state agencies.	- Engage with relevant stakeholders to establish timing, extent and partnership opportunities. - Develop and finalise project scope. - Maintain engagement with the key stakeholders.
Ku-ring-gai is well led, managed and supported by ethical organisations which deliver projects and services to the community by listening, advocating and responding to their needs.	L2.1.1 Council maintains and improves its long term financial position and performance.	- Review Long Term Financial Plan (LTFP) each year based on 10 year forecasts - Undertake quarterly reporting to Council on the financial performance of the organisation. - Assets are identified for disposal to discharge the Services Relocation Loan by 2016 - 2017. - Review opportunities for sustainable and Assets equitable increases to Council's income supported

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
		by the community. - Continue to analyse opportunities to expand the revenue base of Council. - Ensure the commercial property portfolio provides market returns. Manager Integrated Planning, Property
	L2.1.4 Council has increased its commitment to infrastructure asset management priorities.	- Identify available funding sources in the LTFP and allocate to priority projects. - Funding strategies are developed and implemented in line with Council's Assets adopted Asset Management Strategy. - Regularly revise Council's strategic asset management plans and integrate with financial planning processes. - Continually improve the integrity of asset data and asset registers. - Implement asset management plans and progress improvement plans for each asset class. - Implement an integrated corporate asset management system for all asset classes.

GOVERNANCE MATTERS

Section 45 of the *Local Government Act, 1993* prevents Council from selling; exchanging, or otherwise disposing of Community classified land. This report deals with the feedback on the proposal to reclassify the site from Community Land to Operational Land in accordance with Section 27 of the Act.

The Planning Proposal and supporting documents, including the urban design study and masterplan, were placed on public exhibition from 24 March 2016 to 2 May 2016 under the provisions of the Environmental planning and Assessment Act & Regulations.

A separate Public Hearing on the reclassification of the site was held on 6 June in accordance with Section 57(6) of the Environmental Planning & Assessment Act.

RISK MANAGEMENT

The main risk for Council of undertaking the reclassification process is community concern about the loss of community assets. This can impact on Council's reputation. The case of the library precinct is different to other sites Council has put forward for reclassification because:

- Council has clearly articulated its intention to create a new community hub on the western side of Lindfield local centre which will replace the existing facilities with new, larger purpose-built facilities.

The submissions to the public hearing have reiterated the above concerns and the Chairperson's recommendation includes the following-

It is appropriate for the land at 259-271 Pacific Highway, Lindfield, to be reclassified as "operational land" under the terms of the Local Government Act 1993.

However, despite its reclassification, Council should retain ownership of the land and continue to operate the community facilities on it until suitable alternative facilities are available for use by the local community.

There are significant risks for Council in relation to any decisions it makes regarding zoning, reclassification, planning controls, and/or divestment for any of its town centre sites or "hub" projects. These risks are potential loss of revenue in the event a site is sold with lesser development yield than might reasonably be expected under a new regime of dwelling targets and where a purchaser subsequently comes back to Council with a planning proposal for an uplift in controls, and/or that the "opportunity" for greater dwelling production on key town centre sites is simply lost by development at lesser height and density.

FINANCIAL CONSIDERATIONS

There are no direct financial impacts to Council as a result of this report.

If reclassification was to proceed and Council resolved to reclassify the site from Community Land to Operational Land this would facilitate potential future sale of the Lindfield library precinct.

The proceeds of the sale of the site could be used in two ways:

- to address the asset renewal gap (funding shortfall) by returning the funds to reserves for expenditure on new assets or major asset refurbishment in accordance with the Long Term Financial Plan guiding principles; or
- to fund Council's co-contribution for projects identified in the Development Contributions Plan 2010. The Long Term Financial Plan proposes that asset sales from rationalisation of property assets commence in 2015/16 and continue over a 10 year period as Contribution Plan projects proceed. (LTFP, page 23).

SOCIAL CONSIDERATIONS

It is noted the Library and community meeting spaces have provided an important social functions since the 1950's. These activities will be relocated to the Lindfield Community Hub in new contemporary designed community spaces.

ENVIRONMENTAL CONSIDERATIONS

The planning proposal for the reclassification will not result in any additional environmental effects to those considered during the preparing of the draft Local Centres LEP. The Planning proposal variation to the zone, building height and FSR have been assessed and addressed through the detailed master planning process. Due-diligence studies have been also completed in relation to geo-technical site conditions and any potential land contamination issues.

COMMUNITY CONSULTATION

The Planning Proposal was exhibited in accordance with the requirements the Gateway Determination, the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals* as well as the Planning Practice Note PN09-003 *Classification and reclassification of public land through a local environmental plan*.

- Notification letters were sent to landowners within the precinct advising of the exhibition of the planning proposal.
- An advertisement regarding the Planning Proposal exhibition was placed in the local press on 25 March 2016.
- The Planning Proposal was placed on public exhibition from 24 March 2016 to 2 May 2016 on Council's website and at the Council's customer service centre Gordon and the Lindfield Branch Library. Both exhibition sites included large A0 sized display panels providing information and graphics on the proposed master plan and the rationale behind it.
- The state agency consultation was carried out in accordance with the requirements of the gateway determination.

Public Hearing

- Notification was placed in the local press on 13 May 2016 advising of the public hearing for the proposed reclassification of the site.
- A Public Hearing on the reclassification from Community land to Operational land status for the site was held at Council on Monday 6 June 2016.
- In accordance with the NSW Local Government Act 47G (3) the public hearing report was made available to the public on 29 June 2016.

All persons who made a submission on the Planning Proposal or to the Public Hearing were notified of this matter coming back to Council.

INTERNAL CONSULTATION

This report was prepared by the Strategy & Environment Department in consultation with staff from other Departments where relevant.

SUMMARY

The Planning Proposal and supporting documents, including the urban design study and masterplan, were placed on public exhibition from 24 March 2016 to 2 May 2016. A total of 6 submissions were received as a result of the exhibition of the Planning Proposal.

The main issues raised with the Planning Proposal covered the following areas:

- urban design;
- provision of community facilities in Lindfield;
- increase dwelling provision; and
- traffic.

A Public Hearing on the reclassification of the site was held on 6 June in accordance with Section 57(6) of the Environmental Planning & Assessment Act and Section 29(1) of the *Local Government Act 1993*.

The Public Hearing Report recommends that it is appropriate for the land at 259-271 Pacific Highway, Lindfield, to be reclassified as "operational land" under the terms of the Local Government Act 1993. However, despite its reclassification, Council should retain ownership of the land and continue to operate the community facilities on it until suitable alternative facilities are available for use by the local community.

RECOMMENDATION:

- A. That Council adopts the Planning Proposal to amend *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* to rezone Council land at 259-271 Pacific Highway, Lindfield and reclassify the land from Community Land to Operational Land.
- B. That Planning Proposal be submitted to the Department of Planning and Environment in accordance with Section 59 of the *Environmental Planning and Assessment Act 1979*, and that the Greater Sydney Commission be requested to make the plan.
- C. That Council continue to operate the community facilities currently provided in the Lindfield Library Precinct until suitable alternative facilities are available.
- D. That those who made submissions be notified of Council's decision.

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Antony Fabbro
Manager Urban & Heritage Planning

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Andrew Watson

Director Strategy & Environment

Attachments:	A1	Gateway Determination		2016/070307
	A2	Exhibited Planning Proposal		2016/068768
	A3	Appendices 1-8 to Exhibited Planning Proposal	Excluded	2016/237197
	A4	Summary of Public Submissions		2016/235211
	A5	State Agency Submissions		2016/235182
	A6	Public Hearing - Chairperson's Report		2016/171419