

**Rezoning of land at 26 Campbell Avenue, Cromer for low density residential and public recreation.**

Proposal Title : Rezoning of land at 26 Campbell Avenue, Cromer for low density residential and public recreation.

Proposal Summary : The planning proposal seeks to rezone land (known as the Evergreen Tennis Centre) at 26 Campbell Avenue, Cromer (Lot 61 DP 611195) from RE2 Private Recreation to part R2 Low Density Residential and part RE1 Public Recreation under Warringah Local Environmental Plan (LEP) 2011.

PP Number : PP\_2012\_WARRI\_001\_00      Dop File No : 12/04010-1

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :      3.1 Residential Zones  
                                  3.4 Integrating Land Use and Transport  
                                  4.1 Acid Sulfate Soils  
                                  4.3 Flood Prone Land  
                                  6.2 Reserving Land for Public Purposes  
                                  7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :      It is recommended the planning proposal proceed subject to the following conditions:

- a) The planning proposal be exhibited for at least 28 days.
- b) The planning proposal be completed within nine months of the Gateway Determination.
- c) The planning proposal be amended to delete reference to Warringah LEP 2000 because it is not relevant.
- d) The planning proposal be amended to make the Statement of the objectives clearer by noting that the Lot Size Map and Height of Buildings Map will be amended.
- e) The planning proposal is considered to be consistent with the Section 117 Directions and a Director General's approval to proceed under Direction 6.2 Reserving Land for Public Purposes is granted.
- f) Consult with Government agencies: NSW Police Force, NSW Rural Fire Service, Transport for NSW, Sydney Water and Energy Australia.
- g) No further studies are required to be carried out for the planning proposal.

Supporting Reasons :      It is noted that there was no objection from Government agencies consulted in Council's initial, non-statutory public exhibition.

Furthermore, the planning proposal is consistent with the objectives of the draft North East Subregional Strategy and Metropolitan Plan as it provides for additional housing in an existing urban area with access to services, shops and transport. The planning proposal provides for public open space which expands the Dee Why Creek corridor, enhancing its capabilities to act as a movement corridor for flora and fauna.

**Panel Recommendation**

**Rezoning of land at 26 Campbell Avenue, Cromer for low density residential and public recreation.**

Recommendation Date : **08-Mar-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to remove references to the Warringah LEP 2000 in the planning proposal, including mapping under the former provisions, as this plan no longer applies to the subject land.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

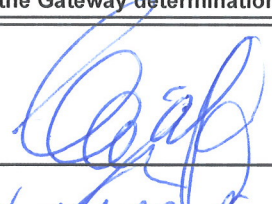
- NSW Police Force
- NSW Rural Fire Service
- Transport for NSW
- Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

  
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Printed Name:

Neil McGowan

Date:

8.3.12