

Attachment 2: Council Report 18 April 2013

OFFICERS REPORTS**6 PLANNING PROPOSAL: 430 CANTERBURY ROAD, CAMPSIE****FILE NO:** T-29-150**REPORT BY:** DIRECTOR CITY PLANNING**Summary:**

- A mapping error on the land use zoning map of the Canterbury LEP 2012 has been identified.
- The error relates to the land being inadvertently zoned as SP2 Infrastructure instead of B5 Business Development.
- Historically the land has always been zoned as Specialised Business 3(f).
- The land is a very small island at the junction of Canterbury Road and Bexley Road at Campsie.
- The error has come to light as the current owners are about to sell the property.
- It is recommended that this error be corrected by preparing a planning proposal to zone the land as B5 Business Development. A corresponding correction to the Height of Buildings map will also be required.

Council Delivery Program and Budget Implications:

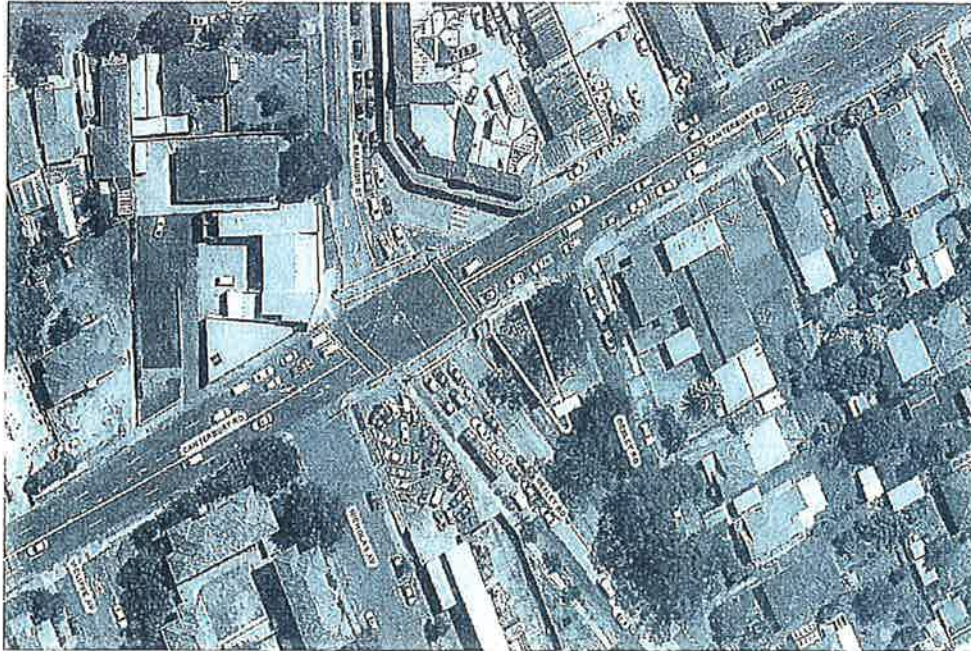
This report has no implications for the Budget and supports our Community Strategic Plan long term goal of Balanced Urban Development.

Report:

A mapping error on the land use zoning map of the Canterbury LEP 2012 has been identified. The error relates to land at 430 Canterbury Road, Campsie. This is a particularly small parcel of land at the junction of Canterbury Road, Bexley Road and Beamish Street, Campsie. The land is a small island site within the road reserve and has an area of only approximately 165 square metres.

The error relates to the land being inadvertently zoned as SP2 Infrastructure instead of B5 Business Development. Historically the land has always been zoned as Specialised Business 3(f) and in the translation across to the new LEP should have been zoned as B5 Business Development.

The diagram below shows this land.



It is understood the current owners of the land are trying to sell it and the SP2 Infrastructure zone significantly compromises their ability to do so. Accordingly there is a degree of urgency in getting this error rectified.

An amendment to the Height of Buildings map will also be required to bring it into line with the 18 metre height limit identified on other land zoned as B5.

RECOMMENDATION:

THAT Council initiate a planning proposal to rezone land at 430 Canterbury Road, Campsie from SP2 Infrastructure to B5 Business Development and make a corresponding amendment to the Height of Buildings map to show the land with a maximum 18 metre height limit in order to correct the mapping errors in the Canterbury LEP 2012 for this land.

COUNCIL MEETING

RESOLUTION - 18 APRIL 2013

6 PLANNING PROPOSAL: 430 CANTERBURY ROAD, CAMPSIE
FILE NO: T-29-150

Min. No. 112 RESOLVED (Councillors Hawatt/Vasiliades)

THAT Council initiate a planning proposal to rezone land at 430 Canterbury Road, Campsie from SP2 Infrastructure to B5 Business Development and make a corresponding amendment to the Height of Buildings map to show the land with a maximum 18 metre height limit in order to correct the mapping errors in the Canterbury LEP 2012 for this land.

PLANNING PROPOSAL: 430 CANTERBURY ROAD, CAMPSIE (CONT.)

FOR	AGAINST
The Mayor, Councillor Robson	
Deputy Mayor, Councillor Saleh	
Councillor Adler	
Councillor Azzi	
Councillor Eisler	
Councillor Hawatt	
Councillor Kebbe	
Councillor Nam	
Councillor Paschalidis-Chilas	
Councillor Vasiliades	

Dep
Parcelo Occhiuzzu
for your information & action
V. C.
22/04/2013