

Proposed Rezoning of 5 Pine Avenue, Earlwood

Proposal Title : **Proposed Rezoning of 5 Pine Avenue, Earlwood**

Proposal Summary : **The planning proposal seeks:**
1.To rezone 5 Pine Avenue, Earlwood, from RE1 Public Recreation (Regional Open Space) to R2 Low Density Residential under Canterbury Local Environmental Plan (CLEP) 2012.
2.To amend four maps in the Canterbury LEP 2012 - Land Zoning map, Height of Buildings map, Lot Size map and Land Reservation Acquisition map.

PP Number : **PP_2013_CANTE_003_00** Dop File No : **13/11721**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **3.1 Residential Zones**
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
6.2 Reserving Land for Public Purposes

Additional Information : **It is recommended that the planning proposal not proceed.**

Should this planning proposal proceed, it is recommended that the plan making functions be delegated to Council.

Supporting Reasons : **The subject land is flood prone and its proposed rezoning for residential purposes is inconsistent with s117 direction 4.3 Flood Prone Land.**
The current zoning of the land for open space is appropriate, given the flood prone nature of the land and its location near the Gough Whitlam Reserve and the Cooks River open space corridor.
The Department's Office of Strategic Lands has indicated it is willing to continue negotiations to acquire the land.

Panel Recommendation

Recommendation Date : **08-Aug-2013**

Gateway Recommendation : **Rejected**

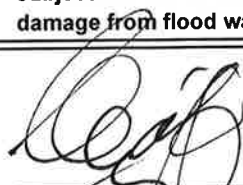
Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

1. The planning proposal to rezone land at Earlwood from RE1 Public Recreation for residential purposes removes opportunities for the subject land to be added to the adjoining riverside parkland, which provides a number of recreational opportunities to the local community as well as providing an important regional cycling and walking link along the Cooks River. Furthermore, the proposal's inconsistency with S117 Direction 6.2 Reserving Land for Public Purposes has not been adequately justified.

2. The planning proposal is inconsistent with S117 Direction 4.3 Flood Prone Land as the subject land is flood prone and affected by 1 in 100 year flooding and the rezoning of the subject land for residential purposes would increase exposure of life and property to risk of damage from flood waters.

Signature:

Printed Name:


Neil McGavin Date: **13.8.13**