


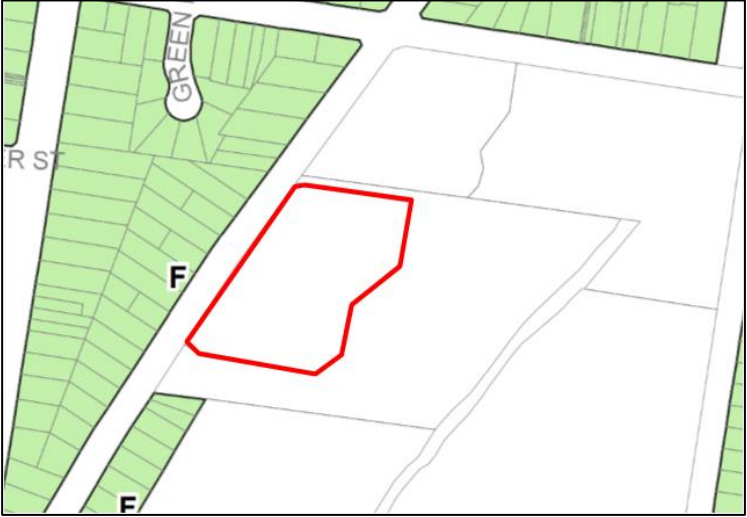

## Appendix 5: No 821 Forest Road Peakhurst

The planning proposal involves applying new development standards to No 821 Forest Road, Peakhurst. The land is used for the purpose of a bowling club, 'Club Grandviews'. Although the planning proposal states that rezoning to Zone RE2 Private Recreation will occur, the site is already within Zone RE2 under HLEP 2012.



Figure 1: Site context (Source: Nearmap)

Existing	Proposed	Council justification
 <p data-bbox="203 791 831 820">Zone RE2 Private Recreation under HLEP 2012</p>	 <p data-bbox="994 783 1570 812">The planning proposal retains the RE2 zone</p>	<ul data-bbox="1767 252 2051 616" style="list-style-type: none"> <li>• The planning proposal states that the site is to be rezoned to RE2, however the site is already within this zone under HLEP 2012. Council have been advised to correct this error prior to community consultation.</li> </ul>
 <p data-bbox="203 1297 853 1326">No height is shown for the land under HLEP 2012</p>	 <p data-bbox="994 1294 1240 1323">12m height control</p>	<ul data-bbox="1767 847 2051 995" style="list-style-type: none"> <li>• To ensure development on this site is compatible with the surrounding area.</li> </ul>

Existing	Proposed	Council justification
 <p data-bbox="208 786 831 815">No FSR is shown for the land under HLEP 2012</p>	 <p data-bbox="996 786 1200 815">1:1 FSR control</p>	<ul data-bbox="1771 248 2045 403" style="list-style-type: none"> <li>• To ensure development on this site is compatible with the surrounding area.</li> </ul>

The proposed development standards are considered appropriate given the large size of the site and its location adjacent to Gannons Park. Since no residential dwellings adjoin the subject site, it is considered that development facilitated by the controls would not significantly affect the amenity of surrounding residential land. As such, the proposal is considered acceptable.