



MINUTE ITEM

C11.3 **Application R0002/10 - Draft Planning Proposal for 39 Cabbage Tree Road, Mona Vale**

Meeting: Planning an Integrated Built Environment **Date:** 20 December 2010
Committee

COMMITTEE RECOMMENDATION

That Council **refuse** application No R0002/10 – Planning Proposal for 39 Cabbage Tree Road, Mona Vale to initiate the process to amend Pittwater Local Environmental Plan 1993 for the reasons outlined below:

1. Cabbage Tree Road provides the ideal separation (buffer) between conflicting land uses (residential and private recreation uses) and therefore it is not appropriate to change the zone.
2. The most appropriate zone for this site with regards to the position of 39 Cabbage Tree Road and the adjacent uses is the current zone 6B 'Private Recreation' as such not appropriate to change the zone.
3. Council should not progress the Proposal as it creates a residential zoned lot that is subject to Category 1 high hazard flooding. This goes against fundamental planning principles of zoning land to ensure risk to life and property are minimised.
4. Rezoning the land could establish a precedent.
5. Rezoning the land would not be consistent with the *Coastal Planning Guideline* and would introduce the expectation of development potential that is unlikely to be able to address the risk to property or life into the future.
6. The subject site is not required for Council to achieve housing target.
7. It is not a zoning anomaly. The Proposal does not address that the site was ever intended to have a zone other than 6(b) Private Open Space.
8. The Proposal does not provide any net community benefit and could potentially become a liability given the level of flood hazard.

(Cr Giles / Cr White)

Note:

Division

A division was duly taken resulting in the following voting:

Aye (For)	No (Against)
Cr Rose	Nil
Cr Townsend	
Cr Dunbar	
Cr Giles	
Cr Grace	
Cr Hegarty	
Cr Hock	
Cr White	