

29 January 2020

Ms Amanda Harvey
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

c/- sung.pak@planning.nsw.gov.au

Dear Ms Harvey

**Request to amend the Canada Bay Local Environmental Plan (LEP)
2013 under Section 3.22 (1)**

The City of Canada Bay Council recently submitted Planning Proposal - Canada Bay (Amendment 20) - PP_2020_CANAD_001_00 – for Gateway determination.

As a consequence of the plan making process, it has come to our attention that a mapping error has occurred whereby an incorrect Maximum Building Height has been applied to a parcel of land.

The land parcel in question is 3 Melbourne Street CONCORD (Lot 60, DP 1219960).

Map sheet HOB_003 of Canada Bay LEP 2013 currently incorrectly identifies the land as having a Maximum Building Height of 8.5m.

The error appears to have occurred during the making of CB LEP 2013 (Amendment 1) and was not picked up at the time.

The sequence of the error was:

- Under the CB LEP 2008, the land had a Maximum Building Height control of 8.5m.
- It was then increased to 12.0m when CB LEP 2013 was made.
- The HOB then seems to have accidentally changed to 8.5m during the making of CB LEP 2013 (Amendment 1), when a large number of HOB changes were made to land in the Strathfield Triangle. The error was not picked up at the time.

Map sheet HOB_003 (1520_COM_HOB_003_010_20200117), which was submitted with the Planning Proposal, shows the correct Building Height of M 12.0m.

Council would like to request that map sheet HOB_003 be amended under section 3.22 (1) of the Environmental Planning and Assessment Act 1979 to reflect the correct zoning of M 12.0m.

Should you have any questions in relation to this matter or require further information, please contact Helen Wilkins, Senior Planner – LEP Projects, on 02 9911 6292.

Yours sincerely,



Paul Dewar
Manager, Strategic Planning