



Appendix 3


Proposed housekeeping amendments, current and proposed planning controls and Council comments.

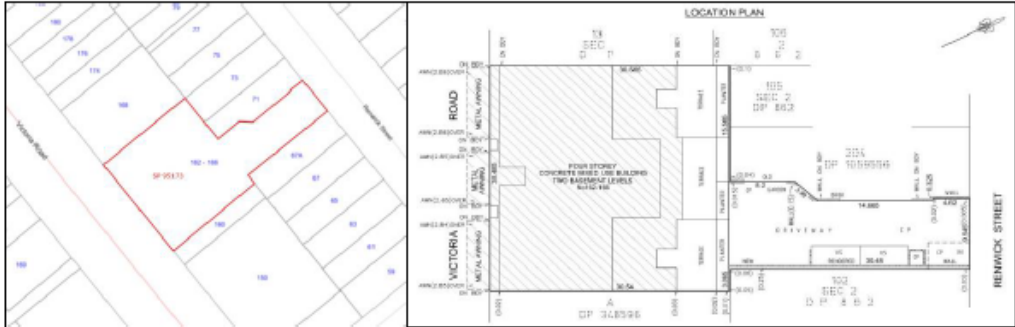
| No. | Housekeeping Amendments | | | | | | |
|-----------------|--|---|---------------------------------|-------------------------|----------------------|--------------|---------|
| 1 | Heritage items under Schedule 5 Environmental Heritage & current planning controls | Item I23 | | | | | |
| | | AWI office building at 54a Blackwall Point Road, Chiswick | | | | | |
| | | Property description: Part Lots 100 and 101, DP 1158696 | | | | | |
| | | Item I545 | | | | | |
| | | AGL Plumbers Workshop (former) at 19-21 Tennyson Road, Breakfast Point | | | | | |
| | | Property description: Lot 91, DP 270347 | | | | | |
| | | Item I353 | | | | | |
| | | House at 40 Moore Street, Drummoyne | | | | | |
| | | Property description: Lots 52 and 53, DP 980 | | | | | |
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| Amendment | | The proposal seeks to amend CBLEP 2013 to correct a number of heritage listings due to recent land subdivision and development. | | | | | |
| | | Update and change references and mapping for items to: | | | | | |
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| | | Suburb | Item name | Address | Property description | Significance | Item no |
| | | Chiswick | AWI office building | 54 Blackwall Point Road | SP 91803 | Local | I23 |
| | | Breakfast Point | AGL Plumbers' Workshop (former) | 15 Woodlands Avenue | Lot 6, DP 280052 | Local | I545 |
| | | Drummoyne | House | 40 Moore Street | Lot 53, DP 980 | Local | I353 |
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| Council comment | | Heritage Item I23 – This item currently includes 54 and 54a Blackwall Point Road, Chiswick (Part Lots 100 and 101, DP 1158696). The land has been recently subdivided and the heritage listing needs to be amended to reflect only 54 Blackwall Point Road, as 54a Blackwall Point Road, Chiswick, has no heritage significance. The Lot and DP also needs to be amended to SP 91803. | | | | | |
| | | Heritage Item I545 – This item currently includes 2, 11, 15, 17, 50, 58 Woodlands Avenue, Breakfast Point. The land has been recently subdivided and the heritage listing needs to be amended to include only 15 Woodlands Avenue, Breakfast Point, as 2, 11, 17, 50, 58 Woodlands Avenue, Breakfast Point have no heritage significance. Also, the address and Lot / DP number is incorrectly cited as 19-21 Tennyson Road (Lot 91, DP 270347) and needs to be amended to 15 Woodlands Avenue, Breakfast Point (Lot 6, DP 280052). | | | | | |

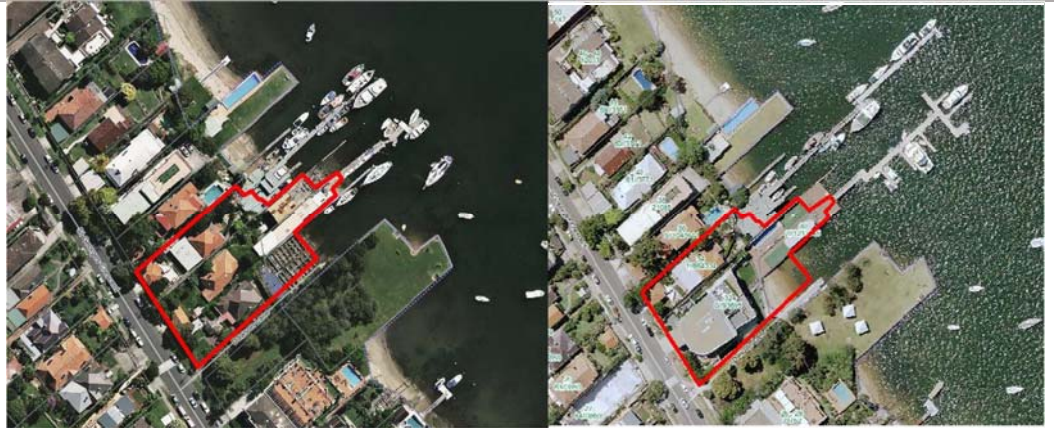
| | Heritage Item I353 – This item currently includes 40 Moore Street, Drummoyne (Lot 52 and 53 in DP 980). The heritage significance applies to the original house on Lot 53. The heritage listing needs to be amended to include only Lot 53, as a new dwelling has been recently approved for Lot 52, which has no heritage significance. | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------|----------------|-----------------|----------------|-----------------|--------------|-----------------|---|----|-------|-------|----|-----|-----|----------------------------|--------|---------------|------|-----|-----|-----|
| Department comment | The proposed amendment to Schedule 5 is supported. | | | | | | | | | | | | | | | | | | | | | |
| 2 Roads and laneways and redundant lots | <p>The proposed amendment is to remove planning controls for a number of roads, laneways and redundant lots.</p> <p>The height or FSR controls be deleted for the following sites:</p> <ul style="list-style-type: none">• Laneway behind 70-92 Majors Bay Road, Concord• Roads and properties removed by M4 on-ramp/off-ramp, North Strathfield | | | | | | | | | | | | | | | | | | | | | |
| Amendment | <p>Update and amend controls as follows:</p> <table><tr><th>Site</th><th>Current zoning</th><th>Current FSR</th><th>Current Height</th><th>Proposed zoning</th><th>Proposed FSR</th><th>Proposed Height</th></tr><tr><td>Laneway, 70-92 Majors Bay Road, Concord</td><td>B4</td><td>1.8:1</td><td>11.0m</td><td>B4</td><td>Nil</td><td>Nil</td></tr><tr><td>M4 ramp, North Strathfield</td><td>R2, R3</td><td>0.5:1, Area 1</td><td>8.5m</td><td>SP2</td><td>Nil</td><td>Nil</td></tr></table> | Site | Current zoning | Current FSR | Current Height | Proposed zoning | Proposed FSR | Proposed Height | Laneway, 70-92 Majors Bay Road, Concord | B4 | 1.8:1 | 11.0m | B4 | Nil | Nil | M4 ramp, North Strathfield | R2, R3 | 0.5:1, Area 1 | 8.5m | SP2 | Nil | Nil |
| Site | Current zoning | Current FSR | Current Height | Proposed zoning | Proposed FSR | Proposed Height | | | | | | | | | | | | | | | | |
| Laneway, 70-92 Majors Bay Road, Concord | B4 | 1.8:1 | 11.0m | B4 | Nil | Nil | | | | | | | | | | | | | | | | |
| M4 ramp, North Strathfield | R2, R3 | 0.5:1, Area 1 | 8.5m | SP2 | Nil | Nil | | | | | | | | | | | | | | | | |
| Council comment | <p>Council seeks to remove height and FSR controls for roads, laneways and redundant lots as they are inconsistent with Council's approach.</p>  <p>M4 ramp, North Strathfield where height and FSR controls to be removed</p> | | | | | | | | | | | | | | | | | | | | | |
| Department comment | The amendment is to align with Council's consistent approach with controls on roads and laneways. The proposed amendment is supported. | | | | | | | | | | | | | | | | | | | | | |

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| <p>3</p> <p>Schedule 1 – Additional Permitted Uses</p> | <p>The proposal is to amend the CBLEP 2013 to correct errors in Schedule 1 Additional Permitted Uses that relate to recent land subdivisions and changes made under translation to the Standard Instrument LEP.</p> |
| <p>3.1</p> <p>Current Planning Control & Proposal</p> | <p>2 Use of land at Breakfast Point</p> <p><i>(1) This clause applies to land at Breakfast Point, being Lots 46 and 87, DP 270347.</i></p> <p><i>(2) Development for the following purposes is permitted with development consent:</i></p> <p style="padding-left: 40px;"><i>(a) retail premises,</i></p> <p style="padding-left: 40px;"><i>(b) business premises.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Remove reference to Lot 87, DP 270347 from the clause as it no longer exists and has been development for residential purposes; • Change text in clause heading to include reference to 123 Peninsula Drive. • Change text in clause description to include reference to 123 Peninsula Drive. |
| <p>Amendment</p> | <p>2 Use of land at 123 Peninsular Drive, Breakfast Point</p> <p><i>(1) This clause applies to land at Breakfast Point, being Lot 46, DP 270347.</i></p> <p><i>(2) Development for the following purposes is permitted with development consent:</i></p> <p style="padding-left: 40px;"><i>(a) retail premises,</i></p> <p style="padding-left: 40px;"><i>(b) business premises.</i></p> |
| <p>Council comment</p> | <p>Lot 46 remains and is known as 123 Peninsula Drive. It is a local heritage item (I382 known as Former AGL Blacksmiths' Shop).</p> <p>Lot 87 was subject to a development application approval in 2013 for the construction of 6 two storey dwellings. In 2016, this lot was subdivided and is now known as Lot 1-7 in DP 286514, 97-99 Peninsula Drive, Breakfast Point.</p> |

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| |  <p>Subject lots and current land titles (source: planning proposal)</p> |
| <p>3.2</p> <p>Current Planning Control & Proposal</p> | <p>4 Use of certain land at Concord Oval, Concord</p> <p>(1) <i>This clause applies to land at Concord Oval, Concord, being Part Lot 7077, DP 1123003, Lots 8 and 9, DP 719520, Lot 10, DP 7199520.</i></p> <p>(2) <i>Development for the purposes of advertising structures, but only for the purposes of sponsorship advertising, is permitted with development consent.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> Remove reference to all land parcels in this clause and replace with Lots 10-17, DP 1226181. Change text in clause heading to include reference to 8 Gipps Street, Concord. Change text in clause description to include reference to 8 Gipps Street, Concord. |
| <p>Amendment</p> | <p>4 Use of certain land at Concord Oval, 8 Gipps Street, Concord</p> <p>(1) <i>This clause applies to land at Concord Oval, 8 Gipps Street, Concord, being Lots 10-17 in DP 1226181.</i></p> <p>(2) <i>Development for the purposes of advertising structures, but only for the purposes of sponsorship advertising, is permitted with development consent.</i></p> |
| <p>Council comment</p> | <p>The four lots Part Lot 7077, DP 1123003, Lots 8 and 9, DP 719520, and Lot 10, DP 7199520 previously comprised both Concord Oval and the Cintra Park hockey field. On 1 December 2010, a Crown Land conversion resulted in the subdivision of Part Lot 7077 and created Lot 7301 and 7302 in DP 1159824.</p> |

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| | <p>On 31 July 2015, for the purposes of acquisition under the Roads Act, Roads and Maritime Services (RMS) subdivided Lot 7301 in DP 1159824 into Lot 1 and 2 in DP 1210747.</p> <p>On 22 November 2016, for the purposes of acquisition under the Roads Act, RMS further subdivided Lot 1 in DP 1210747 into Lots 10-17 in DP 1226181.</p> <p>Lots 10-17 in DP 1226181 and Lot 13 in DP are now the lots that are occupied by Concord Oval.</p>  <p>Subject lots and titles, 8 Gipps Street, Concord</p> |
| <p>3.3</p> <p>Current Planning Control & Proposal</p> | <p>8 Use of certain land at 1, Drummoyne</p> <p>(1) <i>This clause applies to land at 69 Renwick Street, Drummoyne, being Lot 203, DP 059556.</i></p> <p>(2) <i>Development for the purpose of a car park in association with the adjoining development at 162-166 Victoria Road, Drummoyne, is permitted with development consent.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> Remove reference to 203 in DP 059556 and replace with Lot 0 I SP 95173. Change text in clause heading to remove reference to 69 Renwick Street and replace with 162-166 Victoria Road. Change text in clause description remove reference to 69 Renwick Street and replace with 162-166 Victoria Road. Change text to remove references to carpark and adjoining development and insert vehicular access. |
| <p>Amendment</p> | <p>8 Use of certain land at 162-166 Victoria Road, Drummoyne</p> <p>(1) <i>This clause applies to land at 162-166 Victoria Road, Drummoyne, being Lot 0, SP 95173.</i></p> <p>(2) <i>Development for the purpose vehicular access is permitted with development consent.</i></p> |
| <p>Council comment</p> | <p>A vehicular access to the development at 162-166 Victoria Road (former Drummoyne RSL) was from Renwick Street, through Lot 203.</p> |

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| | <p>The Lot 203 has been recently developed and amalgamated with the adjacent lots at 162-166 Victoria Road, Drummoyne and is not known as SP95173. The original Lot 203 is now a common property known as Lot 0, SP 95173 as shown below.</p>  <p>Figure: subject addresses and land titles</p> |
| <p>3.4</p> <p>Current Planning Control & Proposal</p> | <p>9 Use of certain land at 30-34 St Georges Crescent, Drummoyne</p> <p>(1) <i>This clause applies to land at 30-34 St Georges Crescent, Drummoyne, being Lot 66, DP 3859, Lot 1, DP 869786, Lot 1 DP 864334 and Lot 1, DP 1018805.</i></p> <p>(2) <i>Development for the purpose of marinas is permitted with development consent.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> Remove reference to Lot 66, DP 3859, Lot 1, DP 869786, and Lot 1, DP 1018805 and replace with SP 93695, Lot 2 DP 1213145, Lot 1 DP 938005, Lot 1 DP 1220625 and Lot 2 DP 1220625. Change text in clause heading to remove reference to 30-34 St Georges Crescent and replace with 32-34 St Georges Crescent. Change text in clause description remove reference to 30-34 St Georges Crescent and replace with 32-34 St Georges Crescent. |
| <p>Amendment</p> | <p>9 Use of certain land at 32-34 St Georges Crescent, Drummoyne</p> <p>(1) <i>This clause applies to land at 32-34 St Georges Crescent, Drummoyne, being Lot 1, DP 864334, SP 93695, Lot 2 DP 1213145, Lot 1 DP 938005, Lot 1 DP 1220625 and Lot 2 DP 1220625.</i></p> <p>(2) <i>Development for the purpose of marinas is permitted with development consent.</i></p> |
| <p>Council comment</p> | <p>There were detached dwellings towards the St Georges Crescent frontage, and a marina to the rear.</p> <p>The land has been subdivided and recently redeveloped and alterations to the marina. The land now comprises of the parcels Lot 1 DP 938005, Lot 1 DP 1220625, Lot 2 DP 1220625, and Lot 2 DP 1213145, SP 93695.</p> |



Aerial view of original residential development (left) and redevelopment (right)



Subject lots and land titles

3.5



Current Planning Control & Proposal

11 Use of certain land at Bevin Avenue, Five Dock

- (1) *This clause applies to land at Beven Avenue, Five Dock, being Lot 1 in DP 1204491.*
- (2) *Development for the following purposes is permitted with development consent if the use is associated with the adjacent Canada Bay Club:*
 - (a) *Car parks.*
 - (b) *Serviced apartments.*

The proposal seeks to:

- Remove reference to Lot 1, DP 860469 and replace with Lot 1 in DP 1204491.
- Change text in clause description to insert street number of 13 Bevin Avenue.
- Change text in clause heading to insert street number of 13 Bevin Avenue.

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| <p>Amendment</p> | <p>11 Use of certain land at 13 Bevin Avenue, Five Dock</p> <p>(1) <i>This clause applies to land at 13 Bevin Avenue, Five Dock, being Lot 1 in DP 1204491.</i></p> <p>(2) <i>Development for the following purposes is permitted with development consent if the use is associated with the adjacent Canada Bay Club:</i></p> <p>(a) <i>Car parks.</i></p> <p>(b) <i>Serviced apartments.</i></p> |
| <p>Council comment</p> | <p>Council stated that prior to 2015, the lot comprised a carpark associated with the Canada Bay Club and in 2013, a DA was issued to demolish two dwellings and consolidation of lots. In 2015 Lot 1, DP 120004491 was registered known as 13 Bevin Avenue, Five Dock</p>  <p>Aerial view: Previous (left) and current (right)</p>  <p>Subject lot and the land title</p> |
| <p>3.6</p> <p>Current Planning Control & Proposal</p> | <p>13 Use of certain land at 104 William Street, Five Dock</p> <p>(1) <i>This clause applies to land at 1045 William Street, Five Dock, being SP 73162 and SP 73163.</i></p> <p>(2) <i>Development for the following purposes is permitted with development consent:</i></p> |

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| | <p>(a) <i>Commercial premises,</i></p> <p>(b) <i>Light industries.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Change text in clause heading to include reference to 104A. • Change text in clause description to include reference to 104A. |
| Amendment | <p>13 Use of certain land at 104 and 104A William Street, Five Dock</p> <p>(1) <i>This clause applies to land at 104 and 104A William Street, Five Dock, being SP 73162 and SP 73163.</i></p> <p>(2) <i>Development for the following purposes is permitted with development consent:</i></p> <p>(a) <i>Commercial premises,</i></p> <p>(b) <i>Light industries.</i></p> |
| Council comment | <p>The property is currently known as 104 William Street (SP73162) and 104A William Street (SP 73163)</p> |
| 3.7 Current Planning Control & Proposal | <p>14 Use of certain land at 49-51 Queens Road, Five Dock</p> <p>(1) <i>This clause applies to land at 49-51 Queens Road, Five Dock, being Lot 1, DP 607226 and Lot 1, DP 738950.</i></p> <p>(2) <i>Development for the purpose of office premises is permitted with development consent.</i></p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Remove reference to Lot 1, DP 607226 and Lot 1, DP 738950 and replace with SP 83068. • Add Medical centre as an additional permitted use. |
| Amendment | <p>14 Use of certain land at 49-51 Queens Road, Five Dock</p> <p>(1) <i>This clause applies to land at 49-51 Queens Road, Five Dock, being SP 83068.</i></p> <p>(2) <i>Development for the purpose of office premises or a medical centre is permitted with development consent.</i></p> <p>Medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision or other health services.</p> |
| Council comment | <p>The site originally known as Lot 1, DP 607226 and Lot 1, DP 738950 which contained a commercial building. In 2007, a DA consent was issued to construct a new commercial building. In 2010 a strata subdivision was registered and titled as SP 83068.</p> <p>In 2007, the site was zoned 4b Industrial Local under the Drummoyne LEP 1986. The zoning was later changed to IN1 General Industrial with a new Canada Bay LEP which</p> |

was equivalent zone to 4b Industrial Local. Medical Centre was also permissible with consent in the industrial zone under the Canada Bay LEP 2008.

When Canada Bay LEP was reviewed and redefined as CBLEP 2013, medical centre became prohibited within the IN1 zone. Medical centre is a type of health services facility and health services facilities are prohibited in IN1 General Industrial zone.

This is to make pre-existing medical practices a permissible use in the zone as it was permissible under the DLRP 1986 and CBLEP 2008 but not under LEP 2013. This is in accordance with Action 9.3.5 of the LSPS.



Aerial view: Original commercial building (left) and current (right)



The subject site and land titles

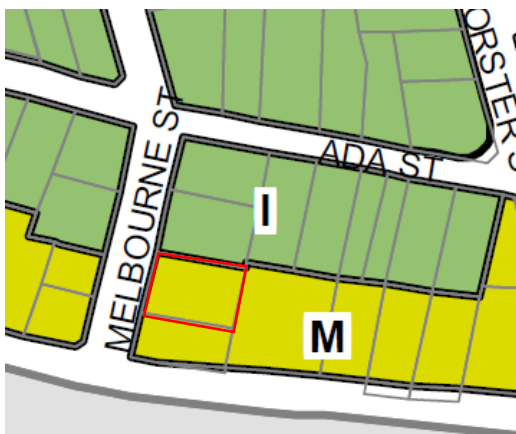
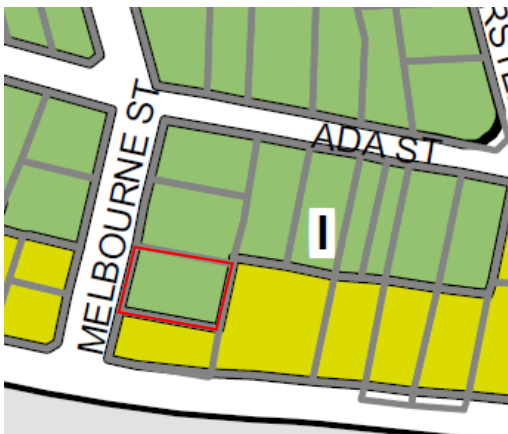
**Department
comment**

The proposed amendments to Schedule 1 – Additional permitted uses are supported.

**4 Housekeeping
change to
Schedule 2**

The proposal seeks to amend the CBLEP 2013 by making changes to Schedule 2 Exempt development of the LEP to delete exempt provisions where they are also contained within SEPP (Exempt and Complying) 2008 as follows:

- Signage – business identification signs, Clause (2), which is similar to Subdivision 4 Fascia signs and Subdivision 5 under awning signs in the SEPP.

| Exempt Development - Proposal | <ul style="list-style-type: none">• Signage – public notices, which is similar to Subdivision 12 Temporary event signs in the SEPP.• Signage – real estate signs, which is similar to Subdivision 12 Real estate signs in the SEPP. | | | | | | |
|--|---|----------------------------------|--|----------------------------------|--|------|-------|
| Amendment | <p>Signage – business identification signs</p> <p>(1) <i>In residential zones –</i></p> <p>(a) <i>Maximum area – 0.75m2, and</i></p> <p>(b) <i>Must only identify the approved use of the premises to which the sign is affixed and not promote products; and</i></p> <p>(c) <i>Must not be illuminated or exhibit changing light and colour effects, and</i></p> <p>(d) <i>Must not be erected on a heritage item or land within the curtilage of a heritage item.</i></p> | | | | | | |
| Council comment | Council states that the proposal intends to remove duplication of controls for temporary signage and real estate signs. It will also clarify this type of development is exempt development under the SEPP. It is noted that public exhibition is required for the proposed amendment. | | | | | | |
| Department comment | The Department supports the proposed amendment to Schedule 2 Exempt Development. | | | | | | |
| 5 Housekeeping change to HOB Map | The proposal seeks to amend Height of Buildings Map HOB_003 to reflect the maximum building height for 3 Melbourne Street, Concord (Lot 60, DP 1219960) from 8.5m to 12.0m under the Canada Bay LEP 2013 | | | | | | |
| Amendment | <table><tr><th>The Site</th><th>Current Maximum Building Height on HOB Map</th><th>Proposed Maximum Building Height</th></tr><tr><td>3 Melbourne Street, Concord (Lot 60, DP 1219960)</td><td>8.5m</td><td>12.0m</td></tr></table> <div></div> <p>Current HOB indicating 8.5m for the subject site (left) and proposed changes to reflect 12m (right)</p> | The Site | Current Maximum Building Height on HOB Map | Proposed Maximum Building Height | 3 Melbourne Street, Concord (Lot 60, DP 1219960) | 8.5m | 12.0m |
| The Site | Current Maximum Building Height on HOB Map | Proposed Maximum Building Height | | | | | |
| 3 Melbourne Street, Concord (Lot 60, DP 1219960) | 8.5m | 12.0m | | | | | |

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| Council comment | <p>The Height of Buildings Map HOB_003 of Canada Bay LEP 2013 incorrectly identifies the maximum height applies to the subject land as 8.5m. This was identified as an error which was not picked up during the plan making process of CBLEP 2013 when there was a large number of HOB changes made to land in the Strathfield Triangle. The Height of Buildings Map should reflect the correct building height of M 12.0m.</p> |
| Department comment | <p>The proposed amendment is supported.</p> |