



15, Merrimall Avenue
PO Box 12
Merrylands NSW 2160

T (02) 9840 9640
F (02) 9840 9734
E info@holroyd.nsw.gov.au
www.holroyd.nsw.gov.au

DX 25408 Merrylands
NY 02 9840 9988
A301 30 650 725 866

Environmental & Planning Services Department

Our Reference:
Contact:
Telephone:

HC-23-02-37
Heidi Bischof
(02) 9840 9661

16 February 2015

Ms Rachel Cumming
Director Metropolitan Delivery (Parramatta)
Growth Planning and Delivery
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



Dear Ms Cumming

REQUEST FOR LEP AMENDMENT UNDER S73A OF EP&A ACT TO CORRECT ERROR TO FLOOR SPACE RATIO MAP

As discussed with Department staff last week, the current Floor Space Ratio (FSR) map (map FSR_009) for the Merrylands Town Centre that was included in the gazettal of the Medium Density Zoning Proposal unintentionally removed 'Area A' and 'Area B' relating to clause 4.4 of Holroyd LEP 2013. Removal of these areas did not form part of the planning proposal and the maps showing Areas A and B were not included in the proposal placed on public exhibition. These areas were inadvertently omitted when the maps were submitted for finalisation of the instrument. The provisions relating to Areas A and B provide for variations to the FSR based on the area of a site to achieve better development outcomes, and therefore comprise an important provision of the LEP.

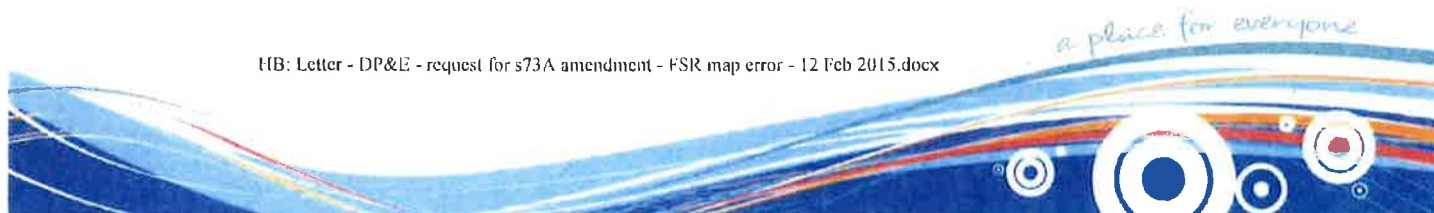
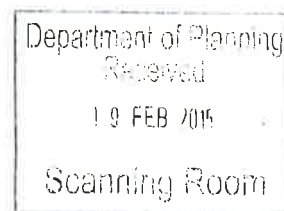
As such, Council is requesting that the Minister amend the LEP in accordance with s73A of the EP&A Act to include the correct FSR map as a matter of urgency. A copy of the revised map and map cover sheet are enclosed and will also be emailed to the relevant staff.

Should you require any further information to assist in expediting this matter, please contact Council's Coordinator Strategic Planning, Michael Rogers, on (02) 9840 9656.

Yours faithfully

Merv Ismay
GENERAL MANAGER

Per: Adan Davis
MANAGER STRATEGIC PLANNING



Tai Ta

From: Heidi Bischof <heidi.bischof@holroyd.nsw.gov.au>
Sent: Friday, 20 February 2015 12:47 PM
To: Terry Doran
Cc: Tai Ta; Michael Rogers
Subject: Holroyd LEP Am. 2 FSR map error

Hi Terry,

We noticed a few additional (fairly minor) errors on the FSR map that were not mentioned in the letter we sent you the other day. I mentioned them to Tai when speaking to him earlier and he suggested that I send you an email to bring it to your attention. The errors are outlined as follows:

- There are labels on the map, V1 and W1, which are not in the legend. These labels should be V and W.
- Road text is too large – it should be 2.5 pt
- Some road names outside the LGA are shown on the map

These corrections have all been made on the map that was sent to you.

The other maps that were part of the amendment also have the issue with the road text size and road names appearing outside of our LGA, however you may not consider this significant enough to warrant changing?

We did however check the other maps for any incorrect labelling and noticed there is another V1 label on Map FSR_005 (which should also be V). Can you please advise if we should address this error through this process or if you think this can be addressed as part of a future amendment?

Hopefully this doesn't complicate things too much – let me know if any questions.

Thanks,
Heidi

Heidi Bischof | Senior Strategic Planner | Holroyd City Council |
PO Box 42 | 16 Memorial Avenue Merrylands NSW 2160 |
T: (02) 9840 9661 | F: |
E: heidi.bischof@holroyd.nsw.gov.au | W: <http://www.holroyd.nsw.gov.au> |



This message is intended only for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of Holroyd City Council, unless otherwise stated. For the purposes of the Copyright Act, the permission of the author/holder of copyright in this communication may not be taken to have been granted, unless otherwise stated, for the copying or forwarding of this message. This email is for the intended recipient only.

Copying or forwarding the email or its attachments is a breach of the Copyright Act.

Tai Ta

From: Tai Ta
Sent: Wednesday, 25 February 2015 3:45 PM
To: 'heidi.bischof@holroyd.nsw.gov.au'
Cc: 'amberley.moore@holroyd.nsw.gov.au'; 'michael.moore@holroyd.nsw.gov.au'; Terry Doran; Shane Nugent
Subject: Holroyd LEP 2013 (Amendment No.2) FSR_009 and FSR_005 maps, MCS

Hi Heidi

Reference is made to your email (and PDF attachments) of Friday 20/2/15 re the above mapping errors.

I advise that we consider that the error on Map FSR_005 can be fixed as part of the same process. Can you please revise Map FSR_005 and the Map Cover Sheet.

Please email the corrected map in PDF format, and an updated MCS in Word format to me as a matter of urgency.

I note that the correct map labels are included in the version of FSR_009 sent to the Department on 18/2/15. However there is a problem with the identification of this map. While the Map ID number on the map sheet and the Map Cover Sheet refer to the date 20150218, the pdf file name refers to the date 20150217 (in your email to Terry, Shane and Rachel). Can you please also revise sheet FSR_009 (and send over) so that the three map ID numbers (on the map sheet, the map cover sheet and the pdf file name) are identical, using a new date. While this may seem pedantic, it is very important for version control.

Correction of font size for the other remaining maps can be effected as part of a separate housekeeping planning proposal at a later stage.

Regards,

Tai Ta
Planning Officer
Metropolitan Delivery Office (Parramatta)
Level 5, 10 Valentine Avenue, Parramatta NSW 2124.
Ph: 02 9860 1567