



City of Canterbury

City of Cultural Diversity

Our Reference: T-29-152



Enquiries: Warren Farleigh
Direct Phone: 9789 9608
Direct Fax: 9789 1542

Ms Juliet Grant
Regional Director
Sydney Region East
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2000



Dear Ms Grant,

Planning Proposal for 430 Canterbury Road, Campsie

I am writing to you to advise that on 18 April 2013, Council resolved to initiate the preparation of a planning proposal as an amendment to the CLEP 2012.

The planning proposal relates to land at 430 Canterbury Road, Campsie.

The amendment is intended specifically to correct a zoning error which occurred during the preparation of the land use zoning maps for Canterbury LEP 2012. The amendment will rezone the land from SP2 Infrastructure to B5 Business Development. The amendment will also amend the Height of Buildings map to show the land with an 18 metre height limit.

Prior to gazettal of LEP 2012 this land had been zoned as Specialised Business 3(f).

While this land is shown on the land use zoning map as SP 2, it is not shown as being earmarked for acquisition on the Land Acquisition map.

RMS are now aware of this mistake however they have indicated a desire to retain the SP 2 zone. Our view is that this is an unreasonable approach to take when it is clear that this is a mistake on the land use zoning map and the owners of the land have not had an opportunity to comment on this. The land in question is an island parcel of land within the intersection of Canterbury Road and Bexley Road and has an area of approximately 160 m2.

Council has now prepared a planning proposal for this amendment and is submitting this for a gateway determination as set out in Sections 55 and 56 of the *Environmental Planning and Assessment Act 1979*.

Attached to this letter is the planning proposal and attachments which include Council reports and mapping

If you require any further assistance please do not hesitate to contact me on 9789-9608.

Yours sincerely



Warren Farleigh

A/MANAGER ENVIRONMENTAL POLICY

24 May 2013

Enclosure: Planning Proposal