

## Glenn Hornal - RE: FW: FSR Map Amendments

**From:** "Heintz, Kathryn" <KLHeintz@wyong.nsw.gov.au>  
**To:** Glenn Hornal <Glenn.Hornal@planning.nsw.gov.au>  
**Date:** 13/12/2014 1:27 PM  
**Subject:** RE: FW: FSR Map Amendments  
**Attachments:** Planning Proposal - Wyong LEP 2013 - Major Amendment 1.doc;  
 8550\_COM\_FSR\_007A\_020\_20140512.pdf;  
 8550\_COM\_FSR\_007B\_020\_20140512.pdf;  
 8550\_COM\_FSR\_013\_020\_20140414.pdf

Hi Glenn,

Please find new (and hopefully final) PP attached to this email.

New wording as follows:

| Floor Space Ratio |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                 | <b>Legend</b> | <p>A number of drafting errors have been identified on the Floor Space Ratio (FSR) Maps of Wyong LEP 2013. These errors relate to the legends supporting the maps. Specifically:</p> <ol style="list-style-type: none"> <li>Legend reference 'X' (FSR of 4.1:1) was included in error, legend reference 'W' was altered in error (FSR changed from 4.0:1 to 3.9:1) and legend 'J' (FSR of 0.8:1) was omitted in error from the following map when Wyong LEP 2013 (Amendment No. 2) was made (20 June 2014):               <ul style="list-style-type: none"> <li>8550_COM_FSR_013_020_20140414</li> </ul> </li> <li>Legend reference 'X' (FSR of 4.1:1) was included in error, legend reference 'W' was altered in error (FSR changed from 4.0:1 to 3.9:1) and legend 'J' (FSR of 0.8:1) was omitted in error from the following maps when Wyong LEP 2013 (Amendment No. 3) was made (11 July 2014):               <ul style="list-style-type: none"> <li>8550_COM_FSR_007A_020_20140512</li> <li>8550_COM_FSR_007B_020_20140512</li> </ul> </li> </ol> | <p>Amend the following maps to reflect the respective errors:</p> <ol style="list-style-type: none"> <li>Delete legend reference 'X' (FSR 4.1:1); amend legend reference 'W' (from FSR 3.9:1 back to 4.0:1) and reinstate legend reference 'J' (FSR 0.80:1) on the following maps:               <ul style="list-style-type: none"> <li>8550_COM_FSR_007A_020_20140512</li> <li>8550_COM_FSR_007B_020_20140512</li> <li>8550_COM_FSR_013_020_20140414.</li> </ul> </li> </ol> |

I have also attached updated mapping for 007A, 007B and 013.

Cheers,

Kathryn

**Kathryn Heintz**  
 Senior Strategic Planner  
 Strategic Development

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**From:** Glenn Horal [<mailto:Glenn.Horal@planning.nsw.gov.au>]

**Sent:** Thursday, 11 December 2014 4:02 PM

**To:** Heintz, Kathryn

**Subject:** RE: FW: FSR Map Amendments

Hi Kathryn,

If its not too much of a pain could you update the PP with this one. I think generally the less matters I need to condition the better as they become must do matters in the GD and this is a minor fix up.

I have reviewed everything else so don't have any more issues.

thanks

Glenn

>>> "Heintz, Kathryn" <[KLHeintz@wyong.nsw.gov.au](mailto:KLHeintz@wyong.nsw.gov.au)> 11/12/2014 3:52 pm >>>

Hi Glenn,

Gosh I hope no more changes! If there are more errors discovered from here, perhaps they can be conditioned but whichever is easier for you – I don't mind updating the PP it doesn't take much time.

Cheers,

Kathryn

### **Kathryn Heintz**

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**From:** Glenn Horal [<mailto:Glenn.Horal@planning.nsw.gov.au>]

**Sent:** Thursday, 11 December 2014 3:47 PM

**To:** Heintz, Kathryn

**Subject:** RE: FW: FSR Map Amendments

Hi Kathryn,

Ok thanks. I can condition the GD to amend the PP to accommodate this matter.

Just to confirm you are not proposing to send anymore updated planning proposals for the Major Amendment 1.

regards

Glenn

**Glenn Hornal**

Planning Officer, Hunter & Central Coast Region  
 Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250  
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>>> "Heintz, Kathryn" <[KLHeintz@wyong.nsw.gov.au](mailto:KLHeintz@wyong.nsw.gov.au)> 11/12/2014 3:36 pm >>>  
 Hi Glenn,

1. Wyong LEP Amendment No 2 made on 20 June 2014 introduced FSR Legend X = 4.1:1, altered Legend W from 4.0:1 to 3.9:1 and omitted Legend J 0.8:1 on Map 8550\_COM\_FSR\_013\_020\_20140414 in error.

Correct – See attached email: FW: Notification of Amendment to Wyong LEP 2013 – Amendment 2

2. Wyong LEP Amendment No 3 made on 11 July 2014 introduced FSR Legend X = 4.1:1, altered Legend W from 4.0:1 to 3.9:1 and omitted Legend J 0.8:1 on Maps 8550\_COM\_FSR\_007A\_020\_20140512 and 8550\_COM\_FSR\_007B\_020\_20140512 in error.

It looks like this amendment just perpetuated the problem that started with Amendment No. 2.

Let me know if you need more information.

Cheers,

Kathryn

**Kathryn Heintz**

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**From:** Glenn Hornal [<mailto:Glenn.Hornal@planning.nsw.gov.au>]

**Sent:** Thursday, 11 December 2014 11:38 AM

**To:** Heintz, Kathryn

**Subject:** RE: FW: FSR Map Amendments

Hi Kathryn,

I don't think the issue is quite right in terms of the chronology of the errors that were introduced. I have reviewed all the FSR SI maps and amending maps on the legislation website and it appears the errors were introduced as follows:

1. Wyong LEP Amendment No 2 made on 20 June 2014 introduced FSR Legend X = 4.1:1, altered Legend W from 4.0:1 to 3.9:1 and omitted Legend J 0.8:1 on Map 8550\_COM\_FSR\_013\_020\_20140414 in error.

2. Wyong LEP Amendment No 3 made on 11 July 2014 introduced FSR Legend X = 4.1:1, altered Legend W from 4.0:1 to 3.9:1 and omitted Legend J 0.8:1 on Maps 8550\_COM\_FSR\_007A\_020\_20140512 and 8550\_COM\_FSR\_007B\_020\_20140512 in error.

Can you confirm this is correct. I agree that the amendments proposed to the FSR maps to fix these errors

are correct.

regards

Glenn

## Glenn Hornal

Planning Officer, Hunter & Central Coast Region

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>>> "Heintz, Kathryn" <[KLHeintz@wyong.nsw.gov.au](mailto:KLHeintz@wyong.nsw.gov.au)> 11/12/2014 9:09 am >>>

Hi Glenn,

Sorry to do this to you – I have made a mistake and looked at the old FSR maps for 007A, 007B and 013, and incorrectly determined that there is no 4.1:1 FSR on the legend to these maps.

I then removed this from the Planning Proposal!

I have attached a new PP with the request to remove these maps reinstated – but happy to just have a gateway determination condition this if it is easier for you.

FYI the request now looks like this:

| Floor Space Ratio |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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Cheers,

Kathryn

## Kathryn Heintz

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**From:** Glenn Hornal [<mailto:Glenn.Hornal@planning.nsw.gov.au>]

**Sent:** Wednesday, 3 December 2014 11:07 AM

**To:** Heintz, Kathryn

**Subject:** Re: FW: FSR Map Amendments

Hi Kathryn

I have some questions on this one. See below preceded by DP&E.

## Glenn Hornal

Planning Officer, Hunter & Central Coast Region

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>>> "Heintz, Kathryn" <[KLHeintz@wyong.nsw.gov.au](mailto:KLHeintz@wyong.nsw.gov.au)> 26/11/2014 8:49 am >>>

Hi Glenn,

As discussed in relation to an additional amendment to Wyong LEP 2013 – Major Amendment 1, the following relates to the errors on the FSR maps:

A number of drafting errors have been identified on the Floor Space Ratio (FSR) Maps of Wyong Local Environmental Plan 2013. These errors relate to the legends supporting the maps. Specifically:

1. Legend reference 'X' (FSR of 4.1:1) was not included on the following maps when Wyong LEP 2013 (Amendment No. 3) was made (11 July 2014):
  - 8550\_COM\_FSR\_015\_020\_20131125
  - 8550\_COM\_FSR\_016\_020\_20131125
  - 8550\_COM\_FSR\_019\_020\_20131219
  - 8550\_COM\_FSR\_020\_020\_20131125

DP&E- I can't see where the legend FSR X 4.1:1 came from. It was not on any of the final gazetted maps when Wyong LEP 2013 was made and appears to have been introduced in the legend in Wyong LEP 2013 Amendment No 2 (Craigie Ave Precinct) and was included in the legend in Amendment 3 however neither of these amendments contain a floor space ratio of 4.1:1 on the map. I think this is potentially an error that was

introduced in the legend of Amendment 2 that also ended up in the legend of Amendment 3 and including it in other maps would be unnecessary given there is no actual FSR on 4.1:1 in any of the Floor Space Ratio Maps in Wyong LEP 2013. Can you clarify this as I think it may be better to remove the necessary legend X from the maps which currently have it. i.e these maps:

[8550\\_COM\\_FSR\\_007A\\_020\\_20140512](#)

[8550\\_COM\\_FSR\\_007B\\_020\\_20140512](#)

[8550\\_COM\\_FSR\\_013\\_020\\_20140414](#)

2. Legend reference 'J' (FSR 0.80:1) was omitted from the following maps when Wyong LEP 2013 (Amendment No. 3) was made (11 July 2014):

- [8550\\_COM\\_FSR\\_007A\\_020\\_20140512](#)
- [8550\\_COM\\_FSR\\_007B\\_020\\_20140512](#)
- [8550\\_COM\\_FSR\\_013\\_020\\_20140414](#)

DP&E - Agree the J FSR be reinstated.

It is requested that the above maps are amended to reflect the respective errors, as part of Major Amendment 1.

Regards,

Kathryn

### **Kathryn Heintz**

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