

PLANNING
PROPOSAL

HOUSEKEEPING AMENDMENTS: PP2017/0006

August 2017

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Introduction

The Planning Proposal recommends an amendment to the Canada Bay Local Environmental Plan (LEP) 2013.

The Planning Proposal seeks to address twelve (12) miscellaneous drafting anomalies related to Clause 3.3 and Clause 6.3, additional permitted uses, incorrect heritage listings, and mapping errors related to height of buildings, floor space ratio and zoning.

To achieve these outcomes, the following key changes are proposed to the Canada Bay LEP 2013:

- a) A Floor Space Ratio (FSR) of 1.0:1 will be applied to 282, 290 – 294 and 294 Lyons Road Russell Lea to reflect the intended FSR of these sites.
- b) The correct height of building label “L” will be applied to 64 – 92 Majors Bay Road, Concord to reflect the current height of these sites.
- c) Schedule 1, 10 “Use of certain land at 380 Victoria Place, Drummoyne” be amended to include Lot 1 DP 430123.
- d) Replace references to “Terrestrial Biodiversity” in Clause 3.3 (2) (jb), Clause 6.3 2(b) and the Dictionary to “Environmentally Sensitive Land” and make subsequent changes to the associated maps.
- e) The correct height of building label “I” will be applied to certain land located at Bevin Avenue and Harris Road, Five Dock to illustrate the correct height of building permitted on the land.
- f) The B1 Neighbourhood Centre zone will be applied to 545 – 551 Great North Road, Five Dock to appropriately reflect the existing use of the land as shop top housing.
- g) Remove “residential flat building” from the B4 Mixed Use zone.
- h) Rezone 355 – 359 Lyons Road, Five Dock from B4 Mixed Use to B1 Neighbourhood Centre and amend Schedule 1, Use of certain land at 355 – 359 Lyons Road, Five Dock to permit residential flat buildings.
- i) Amend the LEP to omit (Lot 27 DP 2855) 6 Rodd Road, Five Dock (item I408) from Schedule 5 Environmental Heritage and make subsequent changes to the associated maps.
- j) Amend the LEP to omit (Lot 101 DP 1002884), Concord West Railway Station and Railway Station Park (item I394 and I395) from Schedule 5 Environmental Heritage and make subsequent changes to the associated maps.
- k) Amend the LEP to omit (Lot 14 Sec 3 DP 6949) St Ambrose School (item I392) from Schedule 5 Environmental Heritage and make subsequent changes to the associated maps.
- l) Amend the Canada Bay LEP to omit (Lot 95 DP 6743) 32 Wymston Parade, Wareemba from Schedule 5 Environmental Heritage and make subsequent changes to the associated maps.

Discussion

a) Floor Space Ratio – 282, 290 – 294 and 296 Lyons Road, Russell Lea

The site comprises 5 properties, 296, 290 – 294 and 282 Lyons Road, Russell Lea and is located on the corner of Lyons Road and Russell Street (Figure 1). The sites are part of a small cluster of shops that are surrounded predominantly by residential uses.

The properties are legally identified as:

- 282 Lyons Road, Russell Lea (SP 15263)
- 290 – 294 Lyons Road, Russell Lea (Lot 7 DP 10516) & (Lot 8 DP 10516)
- 296 Lyons Road, Russell Lea (Lot 6 DP 10516)



Figure 1: Subject site 296, 290 – 294 & 282 Lyons Road, Russell Lea

The site comprises 3 commercial tenancies used for the retail sale of paint, a food and drink premises and a veterinary clinic.

The Canada Bay LEP 2008 allocated a Floor Space Ratio (FSR) of 1.0:1 to these properties, however, maps associated with the Canada Bay LEP 2013 did not include an FSR for the land (Figure 2). The absence of an FSR on this site is a mapping error and is inconsistent with the prevailing FSR applied to the B1 Neighbourhood centres zones on Lyons Road.



Figure 2: Floor Space Ratio Map - 296, 290 – 294 & 282 Lyons Road, Russell Lea

It is recommended that an FSR of 1.0:1 be applied to these properties to reflect the intended Floor Space Ratio standards for these sites. The Floor Space Ratio Map is provided as *Attachment 1*.

b) Height of Building – 64- 92 Majors Bay Road, Concord

The land comprises one to two storey shop top housing developments along 64 – 92 Majors Bay Road (Figure 3). The Canada Bay LEP 2013 allocated an 11m building height to these properties. The colour on the Height of building is correct, however an incorrect label was shown on the LEP map (“I” instead of “L”) (Figure 4).

The properties are legally identified as:

- 64 Majors Bay Road, Concord (Lot 26 Section B DP 6538)
- 68 Majors Bay Road, Concord (Lot 25 Section B DP 6538)
- 70 Majors Bay Road, Concord (Lot 117 DP 630843)
- 78 Majors Bay Road, Concord (Lot 114 DP 628450)
- 80 Majors Bay Road, Concord (Lot 113 DP 628450)
- 82 Majors Bay Road, Concord (Lot 111 DP 628452)
- 84 Majors Bay Road, Concord (Lot 109 DP 628451)
- 86 Majors Bay Road, Concord (Lot 107 DP 630406)
- 88 Majors Bay Road, Concord (Lot 105 DP 628449)
- 90 Majors Bay Road, Concord (Lot 103 DP 628564)
- 92 Majors Bay Road, Concord (Lot 100 DP 1170357)



Figure 3: Subject site 64 – 92 Majors Bay Road, Concord



Figure 4: Height of Building Map - 64 – 92 Majors Bay Road, Concord

It is recommended that the correct height of building label “L” be applied to illustrate the correct height of building permitted on the land. The Height of Building map is provided as *Attachment 2*.

c) Additional permitted use – 380 Victoria Place, Drummoyne

The following provision currently applies to land located at 380 Victoria Place, Drummoyne under Schedule 1 – Additional Permitted Uses of the Canada Bay LEP 2013:

Clause 10 - Use of certain land at 380 Victoria Place, Drummoyne

- (1) This clause applies to land at 380 Victoria Place, Drummoyne, being Lot B, DP 401843 and Lot 1, DP 549352.
- (2) Development for the purpose of marinas is permitted with development consent.

The land at 380 Victoria Place, Drummoyne is legally identified as:

- Lot B DP 401843
- Lot 1 DP 549352
- Lot 1 DP 430123.

Lot 1 DP 430123, identified in Figure 5 is currently omitted from Clause 10 above.

All land at 380 Victoria Place, Drummoyne is currently zoned R3 Medium Density Residential which prohibits Marinas, although Marinas are made permissible under Schedule 1 Additional Permitted Uses and the land is currently used for the purpose of a Marina.

As part of the preparation of the Canada Bay LEP 2013, *Clause 10 - Use of certain land at 380 Victoria Place, Drummoyne* only included 2 of the abovementioned 3 lots. One lot known as Lot 1 DP 430123 was not included within Clause 10, despite the fact that this land is used for a Marina. The omission of this lot from Schedule 1 is considered to be an anomaly.

It is recommended that Lot 1 DP 430123 be added to Schedule 1 (Additional permitted use) of the LEP to ensure the use of the site is permissible in the LEP.



Figure 5: Subject site – 380 Victoria Place, Drummoyne

d) Terrestrial Biodiversity

State Environmental Planning Policy (Exempt and Complying Development) identifies specific land-based exclusions under Clause 1.19 – Land on which complying development may not be carried out, that restrict complying development being carried out on that land.

In particular, clause 1.19 states that development must not be carried out on land under the General Housing Code, Rural Housing Code, Commercial & Industrial (New Buildings and Additions) Code if the land is identified by an Environmental Planning Instrument (Canada Bay LEP 2013) as being 'Environmentally Sensitive Land'.

Within the Canada Bay LEP 2013, properties considered to be *Environmentally Sensitive Land* are currently labelled on a map titled 'Terrestrial Biodiversity Map', being land containing (or within the vicinity of land containing) threatened species or endangered ecological communities. There is a reference to "Terrestrial Biodiversity" and the "Terrestrial Biodiversity Map" in Clause 3.3 of the Canada Bay LEP and there is a requirement to address Clause 6.3 "Terrestrial Biodiversity" within the Canada Bay LEP.

As both the wording for the map and the clause within the LEP refers to *Terrestrial Biodiversity* rather than *Environmentally Sensitive Land*, confusion is created with respect to whether the SEPP (Exempt and Complying) 2008 is a land based exclusion.

In this regard, there is a discrepancy between the wording used in the LEP and the wording used in the SEPP.

It is recommended that Clause 6.3 and the map be amended to replace the term "Terrestrial Biodiversity" with the term "Environmentally Sensitive Land" to maintain consistency with the SEPP. The Biodiversity Maps are provided as Attachments 3-9.

e) Height of Building – Certain land located at Bevin Avenue and Harris Road, Five Dock

The Canada Bay LEP 2013 has allocated an 8.5m building height to the properties located on the corner of Bevin Avenue and Harris Road, Five Dock (Figure 6). The colour on the Height of Building Map is correct, however no label is shown (Figure 7).

The properties are legally identified as:

- 7 Bevin Avenue, Five Dock (Lot 14 & 15 DP 4846)
- 5 Bevin Avenue, Five Dock (Lot 13 DP 4846)
- 3 Bevin Avenue, Five Dock (Lot 11 & 12 DP 4846)
- 1 Bevin Avenue, Five Dock (Lot 9 & 10 DP 4846)
- 43 Harris Road, Five Dock (Lot 7 & 8 DP 456939)
- 41 Harris Road, Five Dock (Lot 1 DP 214060)
- 39 Harris Road, Five Dock (Lot 2 DP 214060)
- 37 Harris Road, Five Dock (Lot 3 & 4 DP 136163)

- 35 Harris Road, Five Dock (Lot 1 & 2 DP 455676)



Figure 6: Subject site – Bevin Avenue, Five Dock



Figure 7: Height of building Map – Bevin Avenue, Five Dock

It is recommended that a height of building label “I” be applied to illustrate the correct height of building permitted on the land. The Height of Building Map is provided as Attachment 10.

f) Zoning – 545 – 551 Great North Road, Five Dock

The site comprises 4 properties, 551, 549, 547 and 545 Great North Road, Five Dock (Figure 8) and is located on the corner of Altona Street and Great North Road. The sites form a small cluster of shops, surrounded by residential uses.

The properties are legally identified as:

- 545 Great North Road, Five Dock (Lot A DP 329317)
- 547 Great North Road, Five Dock (Lot 3 DP 217926)
- 549 Great North Road, Five Dock (Lot 2 DP 217926)
- 551 Great North Road, Five Dock (Lot 1 DP 217926)



Figure 8: Subject site – 545 – 551 Great North Road, Five Dock

The sites are zoned as R3 Medium Density Residential under the Canada Bay LEP 2013 (Figure 9). However, the sites comprise 1 and 2 storey “shop top” housing and to the north, along Great North Road are properties zoned B1 Neighbourhood Centre with commercial tenancies.

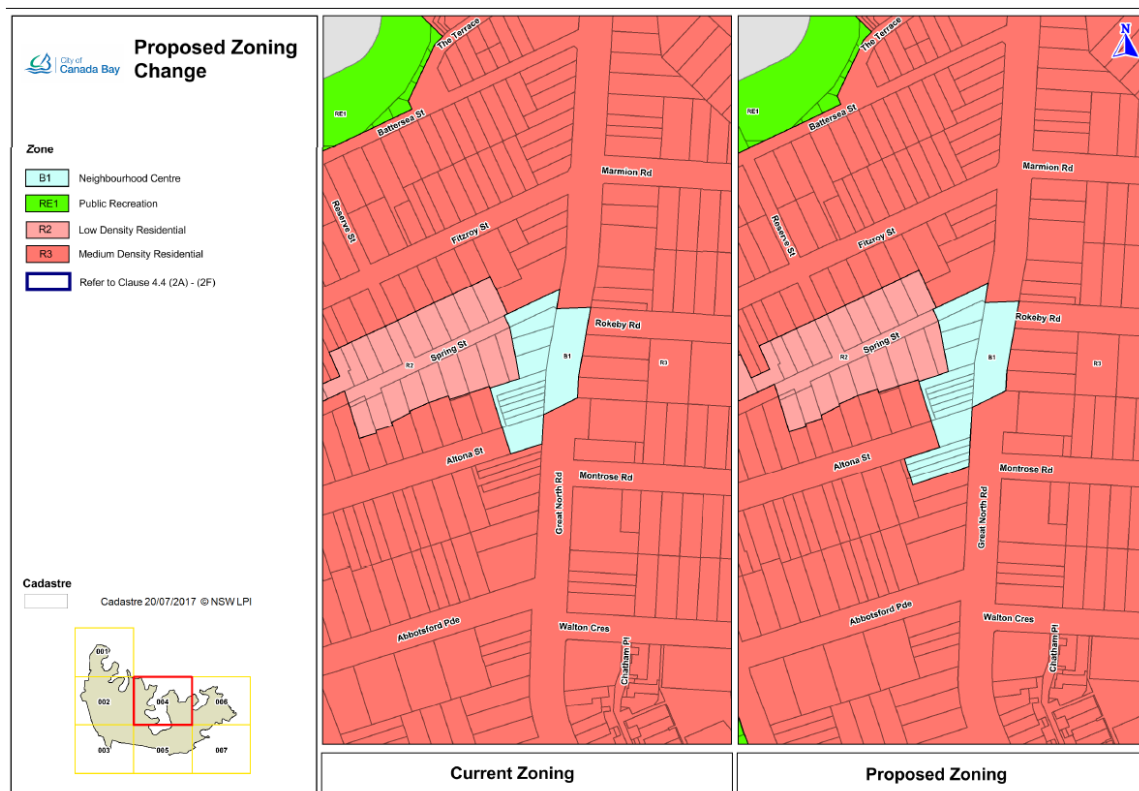


Figure 9: Zoning Map – 545 – 551 Great North Road, Five Dock

The zoning of 545 – 551 Great North Road, Five Dock as R3 Medium Density Residential is considered to be an anomaly given the existing neighbourhood shops on the site.

It is recommended that the land be rezoned to B1 Neighbourhood Centre to reflect the current and preferred use of the site. The Zoning Map is provided as *Attachment 11*.

g) Residential flat buildings in B4 Mixed Use zone

The Canada Bay LEP 2013 introduced residential flat buildings into the B4 Mixed Use zone.

A review was recently undertaken of approved buildings in the Five Dock and Drummoyne B4 Mixed Use zones and it was found that some developments had minimised commercial uses (retail/office and other non-residential floor space) to an extent that the commercial component comprised less than 20% of gross floor area on the ground floor.

Examples identified include:

Address	% of ground floor used for commercial	% of GFA (Gross Floor Area) used for commercial
189 – 193 Great North Road, Five Dock	10.51%	3.83%
227 Great North Road, Five Dock	9.54%	4.94%
77 – 79 Victoria Road, Drummoyne	22.71%	7.59%

The only requirement for commercial uses to be included within the B4 Mixed Use zone is the Active Frontage Clause of the LEP that requires non-residential uses directly adjacent to the main street frontage. Often spaces that are designed to meet the Active Street Frontage requirement are too small to enable a flexible variety of retail, office or other non-residential uses to be accommodated over the life of a building. Where buildings are not designed to accommodate ground floor commercial uses or are strata subdivided, it is often difficult to convert residential floor space back to commercial floor space in the future.

The B4 Mixed Use zones in Canada Bay provide important local services for the growing Canada Bay community. It is important to ensure that as the community grows, there continues to be sufficient commercial floor space to provide for the needs of the growing resident population. As a minimum, the ground floor of all new development in B4 Mixed use zones should be protected for the purpose of commercial uses.

It is apparent that the inclusion of residential flat buildings in the B4 Mixed Use zone has seen commercial and retail uses being minimised and residential floor space being maximised. It is recommended that the term “residential flat buildings” be removed from the B4 Mixed Use zone and listed as a prohibited use. Shop top housing will continue to be permitted. This use will enable the residential component of a building to be located above ground floor commercial uses.

h) Zoning and Additional permitted use – 355 – 359 Lyons Road, Five Dock

Due to the proposed B4 Mixed Use zone change in relation to residential flat buildings identified above, it is important to ensure that recent land uses changes made in relation to the property at 355-359 Lyons Road are not unduly affected.

The site comprises 3 properties, 355, 357 and 359 Lyons Road, Five Dock (Figure 10) and is located on the corner of Lyons Road and Ingham Avenue. The sites form a small cluster of shops, surrounded by residential uses.

The properties are legally identified as:

- 355 Lyons Road, Five Dock (Lot 1 DP 319424)
- 357 Lyons Road, Five Dock (Lot 41 DP 9978)
- 359 Lyons Road, Five Dock (Lot 40 DP 9978)



Figure 10: Subject Site – 355 – 359 Lyons Road, Five Dock

355 and 357 Lyons Road is currently occupied by a single dwelling and 359 Lyons Road comprises 1 and 2 storey “shop top” housing. The ground floor of 359 Lyons Road has been used for many years for the retail sale of paint and associated equipment in the corner tenancy, with the second tenancy occupied by an upholstery business.

On the 10th of February 2015 a Planning proposal was lodged to rezone 355, 357 and 359 Lyons Road from R2 Low Density Residential and B1 Neighbourhood Centre to B4 Mixed Use. The applicant provided a development concept for the site that illustrates a development with both commercial and residential uses on the ground floor. The rezoning of the subject sites to B4 Mixed Use permitted residential flat buildings on the ground and the intended development outcome was for residential uses to be located partly on the ground floor. The proposal was adopted and gazetted on the 5th of August 2016.

This Planning Proposal was prepared on the assumption that residential uses would be permitted on the ground floor due to the narrow nature of the site frontage to Lyons Road and to enable residential uses to addresses Ingham Avenue to the rear of the site. To ensure that residential uses remain permissible on the ground floor following the removal of residential flat buildings from the B4 Mixed Use zone, it is recommended that this site be rezoned to B1 Neighbourhood Centre (Figure 11) with an additional permitted use to permit residential flat buildings. The zoning map for this site is provided as *Attachment 12*.

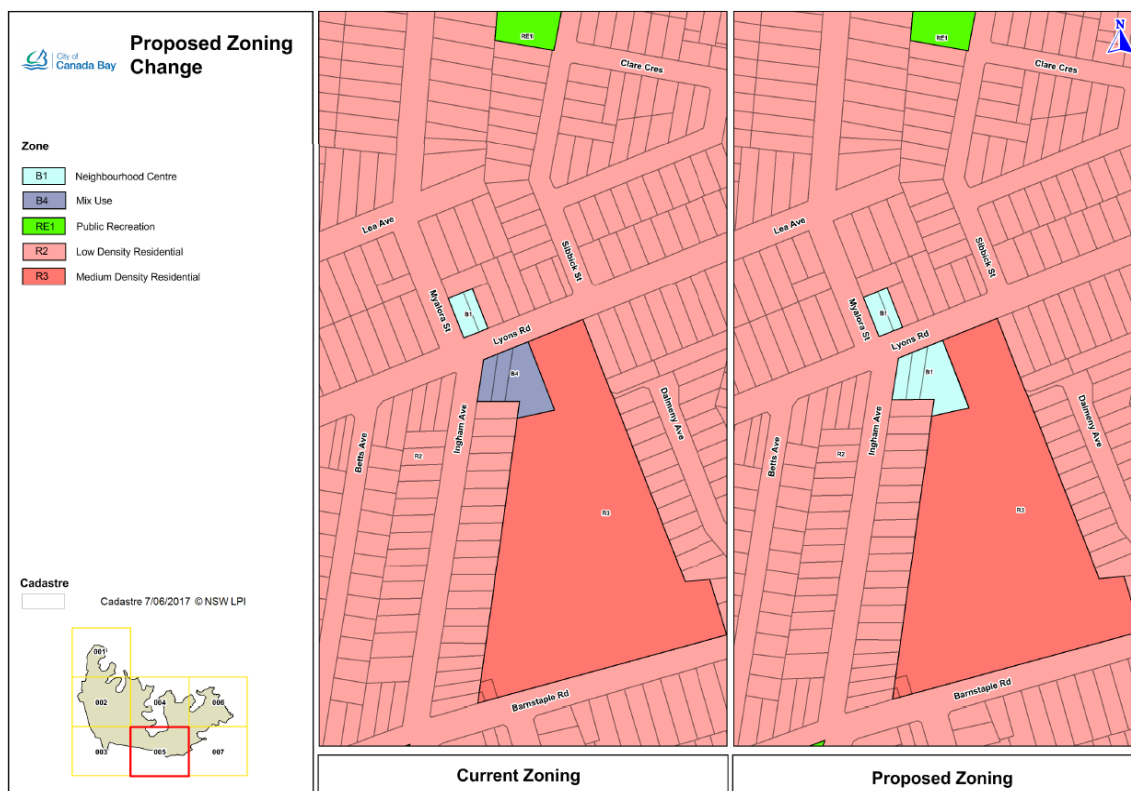


Figure 11: Zoning – 355 – 359 Lyons Road, Five Dock

i) Heritage – 6 Rodd Road, Five Dock

The land at 6 Rodd Road, Five Dock, legally identified as Lot 27 DP 4855 (Figure 12) is a heritage item (known as item I408) listed in Schedule 5 of the Canada Bay LEP.



Figure 12: Subject site – 6 Rodd Road, Five Dock

The statement of significance describes the property as “a rare and interesting Edwardian house in timber using an unusual roof form extending over the front verandah. Single gable anticipates later bungalows. Timber houses remained

popular at Five Dock into the 1920s and this house is a rare surviving intact example.” However, the house that was the subject of the above description has been demolished and a new building erected.

It is recommended that the heritage listing be removed from 6 Rodd Road, Five Dock Lot 27 DP 4855 including the map and Schedule 5 of the Canada Bay LEP (Figure 13). The heritage map for this site is provided as *Attachment 13*.

Please refer to Part 3 – Justification for further information.

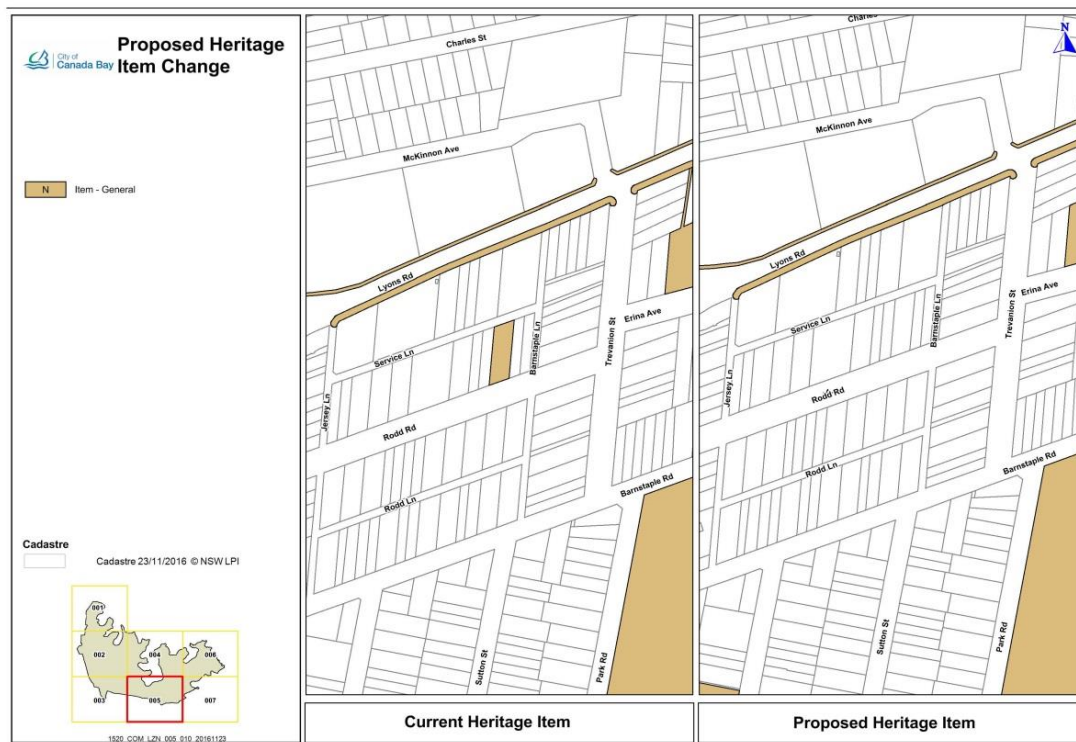


Figure 13: Heritage Map – 6 Rodd Road, Five Dock

j) Heritage - Concord West Railway Station and Railway Station Park

The Concord West Railway Station and Concord West Station Park, legally identified as Lot 101 DP 1002884 (Figure 14) are heritage items listed in Schedule 5 of the Canada Bay LEP (known as item I394 and I395).

The statement of significance describes the Concord West Railway Station as *“original platform and more recent station buildings. Small skillion roofed weatherboard buildings probably dates from 1920s or 30s”*

The statement of significance describes the Concord West Railway Station Park as *“small narrow rectangular shaped park laid out on flattish land beside railway. Park presents a fine row of mature brush box. Long asphalt (or blumen) dividing path through centre with rough sandstone flag edging lined on both sides with border planting of low shrubs and agapanthus. Timber and concrete frame seats, some set in lawn. Also clipped phortinia, broom, ochna and two macadamias and one holly oak.”*

Works to upgrade Concord West Station to improve station facilities and access for commuters have included modification to the platform and the landscape elements of the railway station park. Council’s heritage advisor has indicated that all historical elements have been removed.

It is recommended that the heritage listing be removed from Concord West Railway Station and Concord West Station Park Lot 101 DP 1002884 (known as item I394 and I395) including updating the map and Schedule 5 of the Canada Bay LEP (Figure 15). The heritage map for this site is provided as *Attachment 14*.

Please refer to Part 3 – Justification for further information.

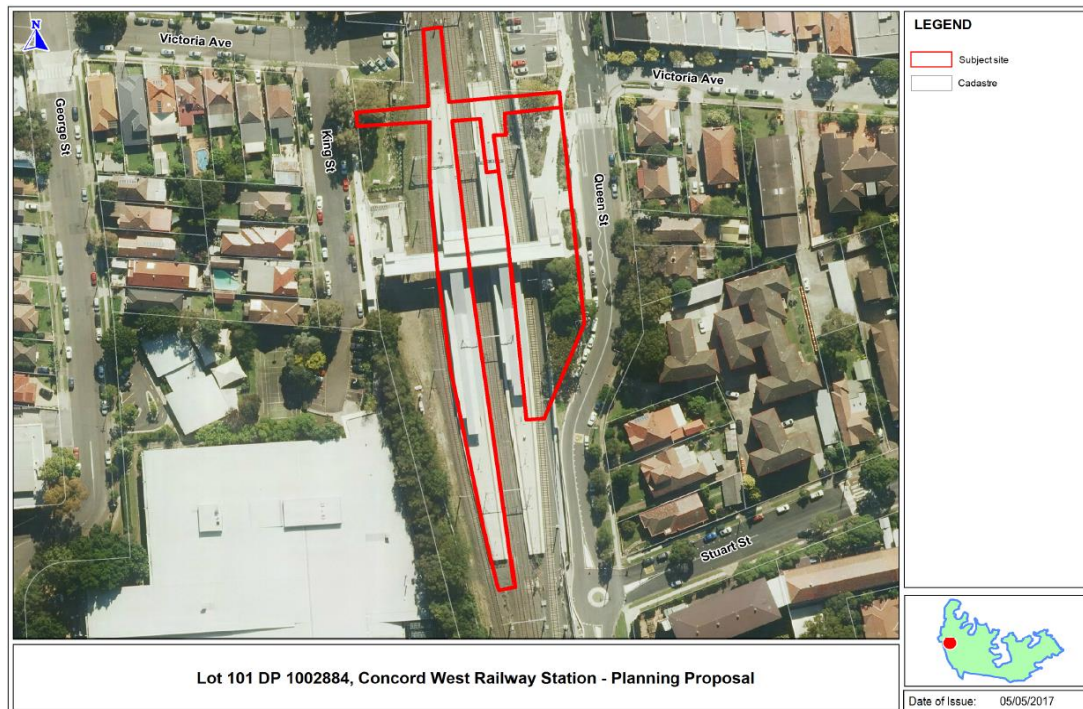


Figure 14: Subject Site – Concord West Railway Station and Railway Station Park



Figure 15: Heritage Map – Concord West Railway Station and Railway Station Park

k) Heritage – St Ambrose School

St Ambrose School at 227 Queen Street, Concord West, legally identified as Lot 14 Sec 3 DP 6949 (Figure 16), is listed in Schedule 5 of the Canada Bay LEP (known as heritage item I392).



Figure 16: Subject Site – St Ambrose School 227 Queen Street, Concord West

The statement of heritage significance describes the school as an example of an “inter-war Romanesque style ecclesiastic building. Located on an important corner site, it is notable element in the streetscape. The building is important in the development of Catholic education in the Concord West community and served as the focal point of Catholic worship in the area from 1924 to 1965.”

The buildings has been extensively modified to accommodate the increase in student population. Council’s heritage advisor has undertaken an assessment of the school in relation to heritage significance and concludes that over the years the historical built elements have been demolished and replaced with new elements.



Figure 17: Heritage Map – St Ambrose School 227 Queen Street, Concord West

It is recommended that the heritage listing be removed from St Ambrose School at 227 Queen Street, Concord West Lot 14 Sec 3 DP 6949 (known as heritage item I392), including updating the map and Schedule 5 of the Canada Bay LEP (Figure 17). The heritage map for this site is provided as *Attachment 14*.

Please refer to Part 3 – Justification for further information.

I) Heritage - 32 Wymston Parade, Wareemba

The land located on 32 Wymston Parade, Wareemba, legally identified as Lot 95 DP 6743 (Figure 18) is listed in Schedule 5 of the Canada Bay LEP (known as heritage item I519).

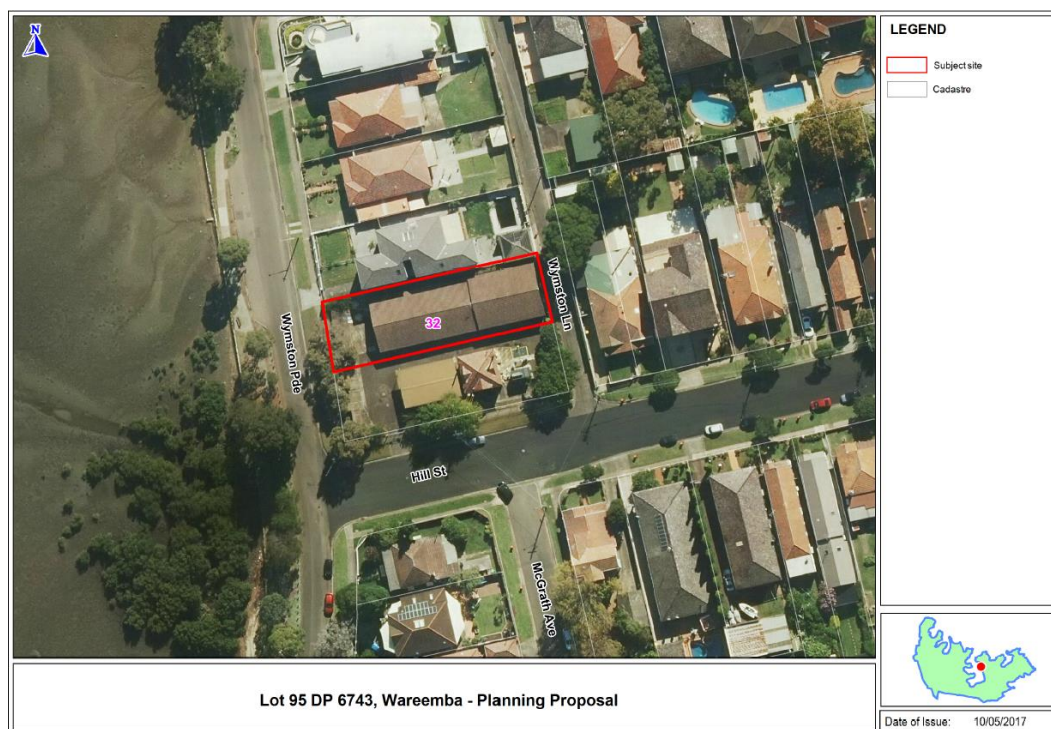


Figure 18: Subject site – 32 Wymston Parade, Wareemba

The statement of significance describes the property as “A small sewer pumping station, part of a group of structures spread throughout the Council area, all of different periods and styles, each reflecting the growth of suburbanisation and the stylistic features of those periods. The buildings are well designed using motifs from the period and are designed to sit into the surrounding domestic development.

The building is well detailed of face brick with a tiled roof, located on a large site that has now been affected by security fencing and use of the grounds for storage. The building forms part of a significant group of service buildings in the Council area that demonstrate service infrastructure, the growth of suburban development and illustrate the changes in design of service buildings throughout the century.”

Lot 95 consists of a disused depot building, as well as few small concrete storage bays and picnic tables. Council’s heritage advisor has undertaken an assessment of the property in relation to heritage significance and recommended that the building is not part of significance of the adjoining historical pumping station.

It is recommended that the heritage listing be removed from 32 Wymston Parade Lot 95 DP 6743 (known as heritage item I519) including updating the map and Schedule 5 of the Canada Bay LEP (Figure 19). The heritage map for this site is provided as *Attachment 15*.

Please refer to Part 3 – Justification for further information.

Note: The building on Lot 95 has recently been demolished and is a matter that is currently under investigation by Council.



Figure 19: Heritage Map – 32 Wymston Parade, Wareemba

Summary of Existing Planning Controls

The table below summarise the key planning controls in Canada Bay Local Environmental Plan 2013 that affect development on the subject sites.

Control	Comment
a) Floor Space Ratio Map Sheet FSR_006	No Floor Space Ratio applied on the map to certain sites on Lyons Road.
b) Height of Building Map Sheet HOB_002	Incorrect height of building label 'I' applied to certain sites on Majors Bay Road.
c) Schedule 1 Additional Permitted Uses	Not all relevant lots are identified within Schedule 1, 10 and therefore do not benefit from the Additional Permitted Use.
d) Clause 3.3 (2) (jb), Clause 6.3 2(b), Dictionary, Terrestrial Biodiversity Map BIO_001 – BIO_007	Currently referred to as "Terrestrial Biodiversity"
e) Height of Building Map Sheet HOB_005	No height of building label applied to the map for certain land located at Bevin Avenue and Harris Road, Five Dock.
f) Land Zoning Map Sheet LZN_004	545 – 551 Great North Road, Five Dock is currently R3 Medium Density Residential which prohibits the existing shop top housing.
g) Land use table Zone B4 Mixed Use	Residential flat buildings permitted with consent in B4 zone.
h) Land Zoning Map Sheet LZN_005	355 – 359 Lyons Road, Five Dock is currently a B4 Mixed Use zone.
i) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_005	Item: I408 (6 Rodd Road, Five Dock)
j) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	Item: I394 (Concord West Railway Station) and I395 (Concord West Station Park)
k) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	Item: I392 (St Ambrose School)
l) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_004	Item: I519 (the Sydney Water Corporation depot building)

Part 1 – Objectives and Intended Outcomes

Objectives

- The objective of the Planning Proposal is to improve the content and outcomes of the Canada Bay Local Environmental Plan 2013 insofar as they relate to additional permitted uses, mapping errors related to zoning, floor space ratio and height of building, heritage listing and terminology.

Intended Outcomes

- The intended outcome is to ensure that the LEP appropriately achieves intended development outcomes in relation to height, floor space ratio, heritage listing and zoning.

Part 2 – Explanation of Provisions

Proposed amendments to Canada Bay Local Environmental Plan 2013

Canada Bay Local Environmental Plan 2013	Amendments
a) Floor Space Ratio Map Sheet FSR_006	Provide a Floor Space Ratio (FSR) 'N' 1.0:1 to 282, 290 – 294 and 296 Lyons Road Russell Lea to reflect the intended FSR of these sites.
b) Height of Building Map Sheet HOB_002	Provide correct height of building label "L" to 64 – 92 Majors Bay Road, Concord to reflect the current height of these sites.
c) Schedule 1 Additional Permitted Uses	Amend Schedule 1, 10 Use of certain land at 380 Victoria Place, Drummoynes to include Lot 1 DP 430123.
d) Clause 3.3 (2) (jb), Clause 6.3 2(b), Dictionary, Terrestrial Biodiversity Map BIO_001 – BIO_007	- Change all "Terrestrial Biodiversity" references in Clause 3.3, Clause 6.3 and Dictionary to "Environmentally Sensitive Land" - Change associated map titles to "Environmentally Sensitive Land Map", map references to "ESL_001 – ESL_007", and all other references to "Terrestrial Biodiversity" on each map to "Environmentally Sensitive Land".
e) Height of Building Map Sheet HOB_005	Provide a height of building label "I" to certain land (as previously specified) located at Bevin Avenue and Harris Road Five Dock.
f) Land Zoning Map Sheet LZN_004	Rezone 545 – 551 Great North Road, Five Dock from R3 Medium Density Residential to B1 Neighbourhood Centre.
g) Land use table Zone B4 Mixed Use	The term "residential flat building" is to be removed from the B4 Mixed Use zone and will be included in Item 4 as a prohibited use.
h) Land Zoning Map Sheet LZN_005 Schedule 1 Additional Permitted Uses	- Rezone 355 – 359 Lyons Road, Five Dock from B4 Mixed Use to B1 Neighbour Centre. - Amend Schedule 1, to add Use of certain land at 355 – 359 Lyons Road, Five Dock to permit residential flat buildings.
i) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_005	- Amend the LEP to omit (Lot 27 DP 2855) 6 Rodd Road, Five Dock (item I408) from Schedule 5 Environmental Heritage. - Provide a Heritage Map to reflect the removal of the heritage listing.
j) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	- Amend the LEP to omit (Lot 101 DP 1002884), Concord West Railway Station and Railway Station Park (item I394 and I395) from Schedule 5 Environmental Heritage. - Provide a Heritage Map to reflect the removal of the heritage listings.
k) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	- Amend Schedule 5 Environmental Heritage to omit (Lot 14 Sec 3 DP 6949) St Ambrose School (item I392) from Schedule 5 Environmental Heritage. - Provide a Heritage Map to reflect the removal of the heritage listings.
l) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_004	- Amend the Canada Bay LEP to omit (Lot 95 DP 6743) 32 Wymston Parade, Wareemba from Schedule 5 Environmental Heritage. - Provide a Heritage Map to reflect the removal of the heritage listing.

Part 3 – Justification

Section A - Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

The Planning Proposal is consistent with the Canada Bay Local Planning Strategy 2010 to support high quality services and well maintained facilities and infrastructure.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The correction of errors and changes to zoning and development standards require the amendment of relevant clauses in the LEP. The Planning Proposal is the best means of achieving the objectives and intended outcomes.

Many of the amendments proposed rectify and update the LEP to accurately identify the intended FSR, HOB and Zoning.

Section B - Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

A Plan for Growing Sydney sets out the plan for the city's future. The Plan identifies Canada Bay within the central subregion whereby the priorities include accelerating housing supply, choice and affordability and building great places to live.

The Planning proposal is consistent with the aims, objectives and provisions of the Plan for Growing Sydney which was released in December 2014.

Draft Central District Plan

The Greater Sydney Commission's draft Central District Plan sets the vision, priorities and actions for the planning and development of the central district of greater Sydney. The central district includes the local government areas of Bayside, Burwood, Canada Bay, Inner West, Randwick, Strathfield, the City of Sydney, Waverly and Woollahra.

The plan establishes a 40 year vision for the central district to be a global sustainability leader, managing growth while maintaining and enhancing the district's liveability, productivity and attractiveness for residents and visitors, priorities and associated actions for productivity, liveability and sustainability seek to deliver.

Is the planning proposal consistent with Council's local strategy or other local strategic plan?

FuturesPlan20 (FP20) outlines the City's vision for the next 20 years. The City of Canada Bay has set targets, objectives and actions to achieve the theme outlined in FP20.

In summary the Planning Proposal is consistent with the following FP20 outcome:

- My City is well managed and my needs are met through high quality services and well maintained facilities and infrastructure.
- I have opportunities to participate in and contribute my opinion to local decision making through consultation and other forms of engagement with Council.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

Table 4 below summarises the Planning Proposal's consistency with State Environmental Planning Policies (SEPPs) plus relevant deemed SEPPs.

Table 4 - State Environmental Planning Policies (SEPPs)

No.	SEPP Title	Consistency of Planning Proposal
1	Development Standards	Not Applicable
14	Coastal Wetlands	Not Applicable
19	Bushland in Urban Areas	Not Applicable
21	Caravan Parks	Not Applicable
26	Littoral Rainforests	Not Applicable
30	Intensive Agriculture	Not Applicable
33	Hazardous and Offensive Development	Not Applicable
36	Manufactured Home Estates	Not Applicable
44	Koala Habitat Protection	Not Applicable
47	Moore Park Showground	Not Applicable
50	Canal Estate Development	Not Applicable
52	Farm Dam and Other Works in Land and Water Management Plan Areas	Not Applicable
55	Remediation of Land	Not Applicable
62	Sustainable Aquaculture	Not Applicable
64	Advertising and Signage	Not applicable
65	Design Quality of Residential Apartment Development	Not Applicable
70	Affordable Housing (Revised Schemes)	Not Applicable
71	Coastal Protection	Not Applicable
	SEPP (Affordable Rental Housing) 2009	Not Applicable
	SEPP (Building Sustainability Index: BASIX) 2004	Not Applicable
	SEPP (Exempt and Complying Development Codes) 2008	Consistent. Any exempt or complying development on the site will need to apply the provisions of the SEPP. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable
	SEPP (Infrastructure) 2007	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Integration and Repeals) 2016	Not Applicable
	SEPP (Kosciuszko National Park – Alpine Resorts)	Not Applicable

No.	SEPP Title	Consistency of Planning Proposal
	2007	
	SEPP (Kurnell Peninsula) 1989	Not Applicable
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
	SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable
	SEPP (Penrith Lakes Scheme) 1989	Not Applicable
	SEPP (Rural Lands) 2008	Not Applicable
	SEPP (State and Regional Development) 2011	Not Applicable
	SEPP (State Significant Precincts) 2005	Not Applicable
	SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable
	SEPP (Sydney Region Growth Centres) 2006	Not Applicable
	SEPP (Three Ports) 2013	Not Applicable
	SEPP (Urban Renewal) 2010	Not Applicable
	SEPP (Western Sydney Employment Area) 2009	Not Applicable
	SEPP (Western Sydney Parklands) 2009	Not Applicable

Table 5 - Regional Environmental Plans (REPs) - Deemed SEPPs:

No.	REP Title	Consistency of LEP
8	SREP (Central Coast Plateau Areas)	Not Applicable
9	SREP Extractive Industry (No 2- 1995)	Not Applicable
16	SREP Walsh Bay	Not Applicable
20	SREP Hawkesbury Nepean River (No 2 – 1997)	Not Applicable
24	SREP Homebush Bay Area	Not Applicable
26	SREP City West	Not Applicable
30	SREP St Marys	Not Applicable
33	SREP Cooks Cove	Not Applicable
	SREP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of the SEPP.

Is the planning proposal consistent with applicable Ministerial Directions (s 117 directions)?

Table 6 – Summary of relevant section 117 Directions:

Direction		Comments	Consistency
1. Employment and Resources	1.1 Business and Industrial Zones	Applicable	Y See discussion below table

	1.2 Rural Zones	Not Applicable	N/A
	1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable	N/A
	1.4 Oyster Aquaculture	Not Applicable	N/A
	1.5 Rural Lands	Not Applicable	N/A
2. Environment and Heritage	2.1 Environment Protection Zones	Not Applicable	N/A
	2.2 Coastal Protection Zones	Not Applicable	N/A
	2.3 Heritage Conservation	Applicable. The Planning Proposal seeks to remove the heritage item located at 6 Rodd Road Five Dock (Lot 27 DP 4855), Concord West Railway Station and Railway Station Park (Lot 101 DP 1002884) and 32 Wymston Parade (Lot 95 DP 6743) from Schedule 5 of the Canada Bay Local Environmental Plan 2013. See discussion below.	Y See discussion below table.
	2.4 Recreation Vehicle Areas	Not Applicable	N/A
	2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable	N/A
3. Housing, Infrastructure and Urban Development	3.1 Residential Zones	Not Applicable	N/A
	3.2 Caravan Parks and Manufactured Homes Estates	Not Applicable	N/A
	3.3 Home Occupations	Not Applicable	N/A
	3.4 Integrating Land Use and Transport	Not Applicable	N/A
	3.5 Development Near Licensed Aerodromes	Not Applicable	N/A
	3.6 Shooting Ranges	Not Applicable	N/A
4. Hazard and Risk	4.1 Acid Sulfate	Not Applicable	N/A
	4.2 Mine Subsidence and Unstable Land	Not Applicable	N/A
	4.3 Flood Prone Land	Not Applicable	N/A
	4.4 Planning for Bushfire Protection	Not Applicable	N/A
5. Regional Planning	5.1 Implementation of Regional Strategies	Not Applicable	N/A

	5.2 Sydney Drinking Water Catchments	Not Applicable	N/A
	5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	N/A
	5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	N/A
	5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not Applicable	N/A
	5.6 Sydney to Canberra Corridor	Not Applicable	N/A
	5.7 Central Coast	Not Applicable	N/A
	5.8 Second Sydney Airport Badgerys Creek	Not Applicable	N/A
	5.9 North West Rail Link Corridor Strategy	Not Applicable	N/A
	5.10 Implementation of Regional Plans	Not Applicable	N/A
6. Local Plan Making	6.1 Approval and Referral Requirements	Not Applicable	N/A
	6.2 Reserving Land for Public Purposes	Not Applicable	N/A
	6.3 Site Specific Provisions	Not Applicable	N/A
Metropolitan Planning	7.1 Implementation of A Plan for Growing Sydney	Consistent. The Planning Proposal is consistent with the aims, objectives and provisions of A Plan for growing Sydney and the Central Subregional strategy.	Y
	7.2 Implementation of Greater Macarthur Land Release Investigation	Not Applicable	N/A
	7.3 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable	N/A

Local Planning Direction 1.1 Business and Industrial zones

The objective of Local Planning Direction 1.1 is to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified centres. As discussed in the Introduction (Discussion (g)) to this Planning Proposal, Council has identified that within its B4 Mixed Use zones commercial space/tenancies are being lost as developers introduce a greater proportion of residential. The aim of amendment (g) is to ensure that the entirety of the ground floor of a building in a B4 zone is retained as commercial, thus supporting the objective of this Local Planning Direction.

Local Planning Direction 2.3 Heritage Conservation

The objective of Local Planning Direction 2.3 is to conserve items, areas, objects and places of heritage significance. The Direction requires Planning Proposals to contain provisions that facilitate the conservation of items or buildings of environmental heritage significance to the area in relation to historical, cultural, architectural or aesthetic value. Planning Proposals may be inconsistent with the Direction where the extent of inconsistency is of minor significance.

The proposed heritage listings to be removed from Schedule 5 of the Canada Bay Local Environmental Plan 2013 are:

- 6 Rodd Road Five Dock (Lot 27 DP 4855) known as item I408
- Concord West Railway Station and Railway Station Park (Lot 101 DP 1002884) known as item I394 and I395
- St Ambrose School (Lot 14 Sec 3 DP 6949) known as item I392
- 32 Wymston Parade (Lot 95 DP 6743) known as item I519

6 Rodd Road Five Dock (Lot 27 DP 4855)

The property located on 6 Rodd Road (Lot 27 DP 4855) known as item I408 is a heritage listed under Schedule 5 of the Canada Bay LEP.

The statement of significance describes the property as *“a rare and interesting Edwardian house in timber using an unusual roof form extending over the front verandah. Single gable anticipates later bungalows. Timber houses remained popular at Five Dock into the 1920s and this house is a rare surviving intact example.”*

However, the house that was the subject of the above description has been demolished and a new building erected (Figure 20 & 21). Council’s heritage advisor has undertaken an assessment of the property in relation to heritage significance and provided the following comments:

“There is a readily apparent discrepancy between the description of the house at 6 Rodd Road Five Dock in the council’s heritage inventory and the house present on the site, as evidenced in photos.

Namely, the house heritage inventory suggests it is a typical Federation style timber house, whereas the house extant on site presents as a c. 2000 brick house of few noteworthy architectural features.

Furthermore, the comparison of aerial photographs of 1943 and 2016 clearly indicate different footprint shape and size, suggesting that the house was either redeveloped or substantially modified.

In these circumstances, it is fair to assume that the house currently present at 6 Rodd Road Five Dock is not the house which was assessed and found to meet criteria for listing back pre-2000.”

Therefore the site is incorrectly listed as a heritage item and should be removed from the Canada Bay LEP for accuracy.



Figure 20: 6 Rodd Road, Five Dock – 1996



Figure 21: 6 Rodd Road, Five Dock – current

Concord West Railway Station and Railway Station Park (Lot 101 DP 1002884)

The Concord West Railway Station and Concord West Station Park (Lot 101 DP 1002884) known as item I394 and I395 are heritage items listed in Schedule 5 of the Canada Bay LEP.

The statement of significance describes the Concord West Railway Station as *“original platform and more recent station buildings. Small skillion roofed weatherboard buildings probably dates from 1920s or 30s.*

The statement of significance describes the Concord West Railway Station Park as *“small narrow rectangular shaped park laid out on flattish land beside railway. Park presents a fine row of mature brush box. Long asphalt (or biumen)*

dividing path through centre with rough sandstone flag edging lined on both sides with border planting of low shrubs and agapanthus. Timber and concrete frame seats, some set in lawn. Also clipped phortinia, broom, ochna and two macadamias and one holly oak."

In 2014, Transport for NSW undertook works to upgrade Concord West Station to improve station facilities and access for commuters. These works included modification to the platform and the landscape elements of the railway station park (Figure 22-25). Council's heritage advisor has indicated that all historical elements have been removed, and the park was substantially modified. Therefore it would be reasonable to remove these two items from the LEP heritage list.

It is recommended that the heritage listing be removed from Concord West Railway Station and Concord West Station Park Lot 101 DP 1002884 (known as item I394 and I395) including updating the map and Schedule 5 of the Canada Bay LEP.



Figure 22: Concord West Railway Station-1998



Figure 23: Concord West Railway Station - current



Figure 24: Concord West Railway Station Park 1998



Figure 25: Concord West Railway Station Park – current

St Ambrose School (227 Queen Street, Concord West – Lot 14 Sec 3 DP 6949)

St Ambrose School at 227 Queen Street, Concord West Lot 14 Sec 3 DP 6949 (known as heritage item I392) is listed in Schedule 5 of the Canada Bay LEP.

The statement of heritage significance describes the school as an example of an “*inter-war Romanesque style ecclesiastic building. Located on an important corner site, it is notable element in the streetscape. The building is important in the development of Catholic education in the Concord West community and served as the focal point of Catholic worship in the area from 1924 to 1965.*”

The building has been extensively modified to accommodate the increase in student population (Figure 26 & 27). Council’s heritage advisor has undertaken an assessment of the school in relation to heritage significance and concludes that over the years the historical built elements have been demolished and replaced with new elements. Therefore it would be reasonable to remove the item from the LEP heritage schedule.

It is recommended that the heritage listing be removed from St Ambrose School at 227 Queen Street, Concord West Lot 14 Sec 3 DP 6949 (known as heritage item I392), including updating the map and Schedule 5 of the Canada Bay LEP.



Figure 26: St Ambrose School 1998



Figure 27: St Ambrose School – current

32 Wymston Parade, Wareemba (Lot 95 DP 6743)

The property located on 32 Wymston Parade, Wareemba (Lot 95 DP 6743) is a heritage item listed in Schedule 5 of the Canada Bay LEP.

The statement of significance describes the property as “A small sewer pumping station, part of a group of structures spread throughout the Council area, all of different periods and styles, each reflecting the growth of suburbanisation and the stylistic features of those periods. The buildings are well designed using motifs from the period and are designed to sit into the surrounding domestic development.

The building is well detailed of face brick with a tiled roof, located on a large site that has now been affected by security fencing and use of the grounds for storage. The building forms part of a significant group of service buildings in the Council area that demonstrate service infrastructure, the growth of suburban development and illustrate the changes in design of service buildings throughout the century."

The Sydney Water Corporation have put forward a request to Council to amend the LEP Heritage List and associated map to remove Lot 95.

The site consists of the Sewage Pumping Station SP0061 (Figure 28) located on the southern half of the Sydney Water property (Lot 96 DP6743) with the remaining northern half housing the depot building (Figure 29) (Lot 95 DP6743) which is to be demolished. The pumping Station is listed as a local heritage item under both the Canada Bay Local Environmental Plan (LEP) 2013 and the Sydney Water's Section 170 Heritage and conservation register. Sydney Water's Section 170 curtilage only covers Lot 96, the pumping station and does not cover Lot 95 which houses the depot building. The council local heritage listing curtilage covers both Lot 96 and Lot 95.

Lot 95 consists of a disused depot building, as well as few small concrete storage bays and picnic tables. The proposed demolition and remediation works will be restricted to this lot. A statement of heritage impact report has been provided to Council and concludes that the significance of the building (Lot 95) is considered to lack integrity in its interior and has low heritage significance.

Council's heritage advisor has undertaken an assessment of the property in relation to heritage significance and recommended that the building is not part of significance of the adjoining historical pumping station and therefore no objection to remove it from Schedule 5 the LEP.

It is recommended that the heritage listing be removed from 32 Wymston Parade Lot 95 DP 6743 (known as heritage item I519) including updating the map and Schedule 5 of the Canada Bay LEP.

Note: The building on Lot 95 has recently been demolished and is a matter that is currently under investigation by Council.



Figure 28: MWS & DB Pumping Station – 32 Wymston Parade 2007



Figure 29: Depot Building (Lot 95 DP 6743) – building has recently been demolished

Section C: Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects as a result of the Planning proposal.

Has the planning proposal adequately addressed any social and economic effects?

The proposed changes to the B4 Mixed Use zone will reinforce the employment objective relating to commercial centres and ensure that there continues to be sufficient commercial floor space to provide for the needs of the growing resident population. The removal of residential flat buildings will improve the opportunity for commercial floor space to be delivered through shop top housing. This use will enable the residential component of a building to be located above ground floor commercial uses.

Section D: State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure for the Planning proposal. The Planning Proposal seeks to correct mapping errors within the Canada Bay Local Environmental Plan 2013 and is unlikely to generate development.

What are the views of State and Commonwealth public authorities consulted in the gateway determination?

No consultation has been carried out at this stage with any State and/ or Commonwealth Public Authorities or service providers; however, consultation may occur in accordance with the requirements of the Gateway Determination.

Part 4 – Mapping

Canada Bay Local Environmental Plan 2013	Amendments
a) Floor Space Ratio Map Sheet FSR_006	Provide a Floor Space Ratio (FSR) 'N' 1.0:1 to 296, 290 – 294 and 282 Lyons Road Russell Lea to reflect the intended FSR of these sites.
b) Height of Building Map Sheet HOB_002	Provide correct height of building label "L" to 64 – 92 Majors Bay Road, Concord to reflect the current height of these sites.
d) Terrestrial Biodiversity Map Sheet BIO_001 – BIO_007	- Amend map titles to "Environmentally Sensitive Land Map". - Amend map references to "ESL_001 – ESL_007" - Amend all other references in relation to "Terrestrial Biodiversity" on each map to "Environmentally Sensitive Land"
e) Height of Building Map Sheet HOB_005	Provide a height of building label "I" to certain land located at Bevin Avenue and Harris Road Five Dock.
f) Land Zoning Map Sheet LZN_004	Rezone 545 – 551 Great North Road, Five Dock from R3 Medium Density Residential to B1 Neighbourhood Centre.
h) Land Zoning Map Sheet LZN_005	Rezone 355 – 359 Lyons Road, Five Dock from B4 Mixed Use to B1 Neighbourhood Centre.
i) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_005	Provide a Heritage Map to reflect the removal of 6 Rodd Road Five Dock item I408 from the heritage listing.
j) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	Provide a Heritage Map to reflect the removal of Concord West Railway Station and Concord West Station Park (known as item: I394 and I395) from the heritage listing.
k) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_002	Provide a Heritage Map to reflect the removal of St Ambrose School (known as item: I392) from the heritage listing.
l) Schedule 5 Environmental Heritage and Heritage Map Sheet HER_004	Provide a Heritage Map to reflect the removal of 32 Wymston Parade, Waremba (known as item: I519) from the heritage listing.

Part 5 – Community Consultation

Section 55 of the Environmental Planning and Assessment Act (1979) requires the provision of details of proposed community consultation. Consultation on the Planning Proposal will take place in accordance with the Gateway Determination made by the Minister for Planning in accordance with Sections 56 and 57 of the Act.

It is proposed to exhibit the Planning Proposal for a period of 28 days:

- a) On the City of Canada Bay website; and
- b) In newspapers that circulate in the City of Canada Bay local government area.

Part 6 – Project Timeline

Milestone	Timeframe and/or date
Anticipated Commencement date (date of Gateway determination)	To be determined
Anticipated timeframe for the completion of required technical information	Not applicable
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	As specified in Gateway Determination Anticipated timeframe is 21 days to run concurrently with public exhibition period.
Commencement and completion dates for public exhibition period.	Pending Gateway determination. Anticipated exhibition period is 28 days.
Dates for public hearing (if required)	Not applicable
Timeframe for consideration of submissions	Four weeks following completion of public exhibition, including two-to-three weeks to further consult with Government and servicing authorities.
Timeframe for consideration of a proposal post exhibition	Eight weeks.
Date of submission to the Department to finalise the LEP	To be determined.
Anticipated date Council will make the plan (if delegated)	To be determined.
Anticipated date Council will forward to the department for notification	To be determined.

Attachments

1. Floor Space Ratio Map Sheet, FSR_006 (relates to proposed amendment 'a')
2. Height of Building Map Sheet, HOB_002 (relates to proposed amendment 'b')
3. Environmentally Sensitive Land Map Sheet, ESL_001 (relates to proposed amendment 'd')
4. Environmentally Sensitive Land Map Sheet, ESL_002 (relates to proposed amendment 'd')
5. Environmentally Sensitive Land Map Sheet, ESL_003 (relates to proposed amendment 'd')
6. Environmentally Sensitive Land Map Sheet, ESL_004 (relates to proposed amendment 'd')
7. Environmentally Sensitive Land Map Sheet, ESL_005 (relates to proposed amendment 'd')
8. Environmentally Sensitive Land Map Sheet, ESL_006 (relates to proposed amendment 'd')
9. Environmentally Sensitive Land Map Sheet, ESL_007 (relates to proposed amendment 'd')
10. Height of Building Map Sheet, HOB_005 (relates to proposed amendment 'e')
11. Land Zoning Map Sheet, LZN_004 (relates to proposed amendment 'f')
12. Land Zoning Map Sheet LZN_005 (relates to proposed amendment 'h')
13. Heritage Map Sheet, HER_005 (relates to proposed amendment 'i')
14. Heritage Map Sheet, HER_002 (relates to proposed amendment 'j' & 'k')
15. Heritage Map Sheet, HER_004 (relates to proposed amendment 'l')

Canada Bay Local Environmental Plan 2013 (Amendment No 15)

City of Canada Bay
1a Marlborough Street
Drummoyne NSW 2047

Map Cover Sheet

The following map sheets are revoked:

Land Zoning Map	
LZN_004	1520_COM_LZN_004_010_20130620
LZN_005	1520_COM_LZN_005_010_20150522
Height of Building Map	
HOB_002	1520_COM_HOB_002_010_20130418
HOB_005	1520_COM_HOB_005_010_20151013
Floor Space Ratio Map	
FSR_006	1520_COM_FSR_006_010_20170823
Terrestrial Biodiversity Map	
BIO_001	1520_COM_BIO_001_010_20130422
BIO_002	1520_COM_BIO_002_010_20130422
BIO_003	1520_COM_BIO_003_010_20130423
BIO_004	1520_COM_BIO_004_010_20130422
BIO_005	1520_COM_BIO_005_010_20130422
BIO_006	1520_COM_BIO_006_010_20130422
BIO_007	1520_COM_BIO_007_010_20130422
Heritage Map	
HER_002	1520_COM_HER_002_010_20130618
HER_004	1520_COM_HER_004_010_20130618
HER_005	1520_COM_HER_005_010_20170822

The following map sheets are adopted:

Land Zoning Map	
LZN_004	1520_COM_LZN_004_010_20170817
LZN_005	1520_COM_LZN_005_010_20170817
Height of Building Map	
HOB_002	1520_COM_HOB_002_010_20170822
HOB_005	1520_COM_HOB_005_010_20170817
Floor Space Ratio Map	
FSR_006	1520_COM_FSR_006_010_20170823

Environmentally Sensitive Land Map

ESL_001	1520_COM_ESL_001_010_20170720
ESL_002	1520_COM_ESL_002_010_20170720
ESL_003	1520_COM_ESL_003_010_20170720
ESL_004	1520_COM_ESL_004_010_20170720
ESL_005	1520_COM_ESL_005_010_20170720
ESL_006	1520_COM_ESL_006_010_20170720
ESL_007	1520_COM_ESL_007_010_20170720

Heritage Map

HER_002	1520_COM_HER_002_010_20170817
HER_004	1520_COM_HER_004_010_20170822
HER_005	1520_COM_HER_005_010_20170822

Certified



Tony McNamara

Director Planning and Environment

Date: 31 August 2017



Canada Bay Local Environmental Plan 2013

Floor Space Ratio Map Sheet FSR_006

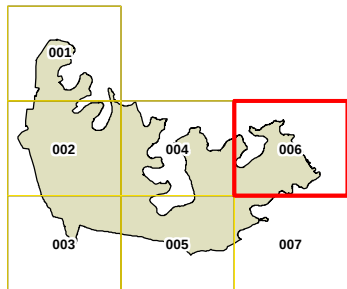
Maximum Floor Space Ratio (n:1)

D	0.50	T1	2.00
F	0.6	T2	2.10
H	0.70	T3	2.26
I	0.75	T4	2.30
L	0.90	U1	2.50
N	1.00	U2	2.80
O	1.10	U3	2.90
Q1	1.30	V	3.30
Q2	1.35	Y	4.50
R	1.40		
S1	1.50		
S2	1.60		
S3	1.76		
S4	1.80		
S5	1.83		
S6	1.90		

 Refer to Clauses 4.4 (2A) - (2D)

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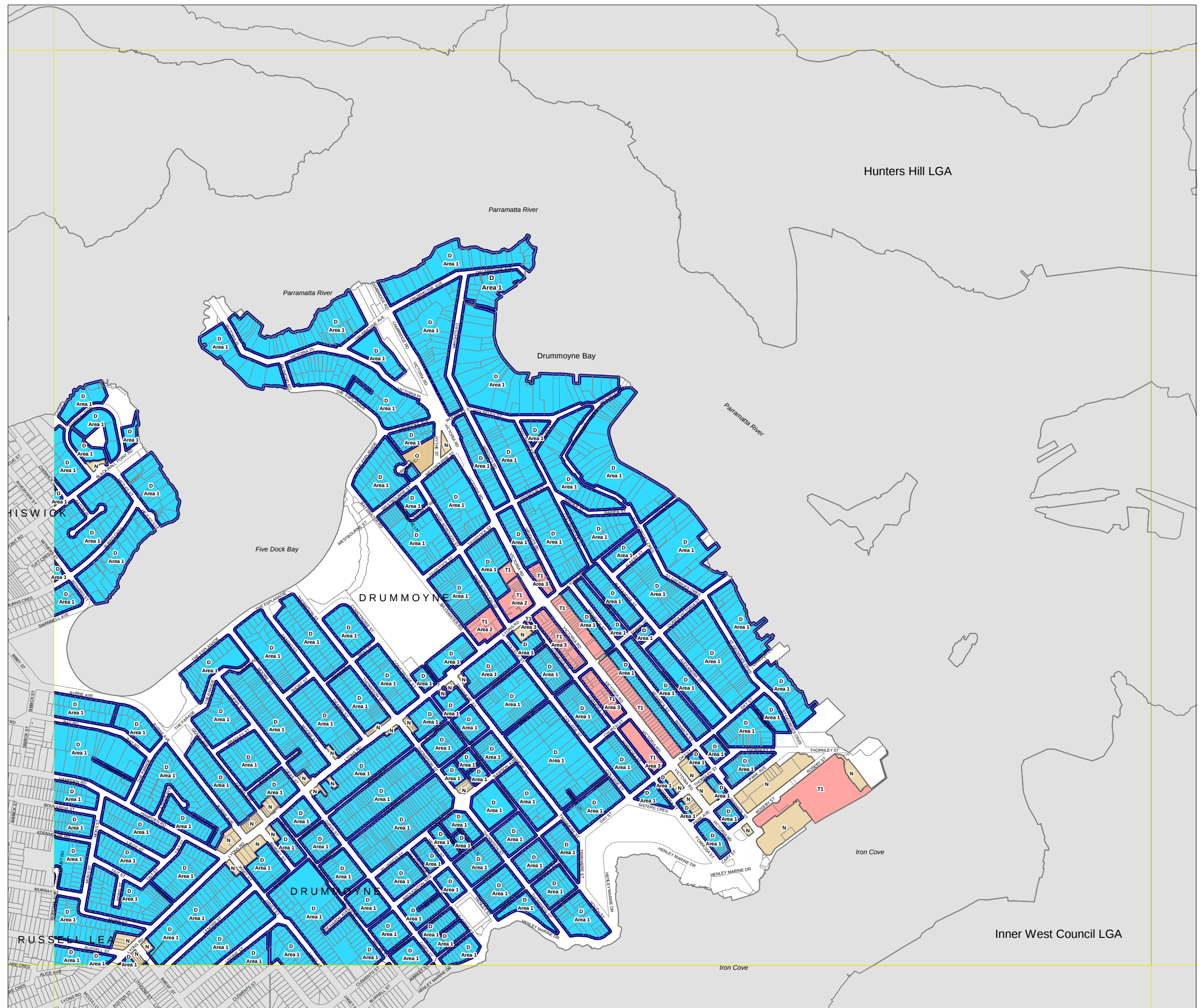


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Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_FSR_006_010_20170823



Canada Bay Local Environmental Plan 2013

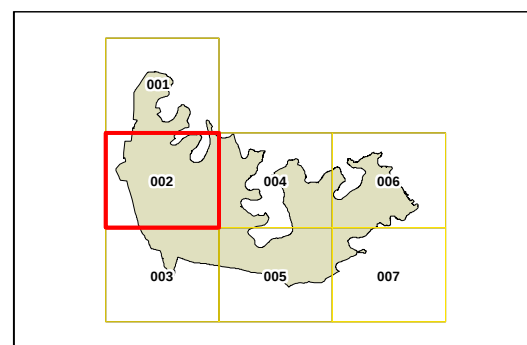
Height of Buildings Map Sheet HOB_002

Maximum Building Height (m)

I	8.5	S1	23.0
J	9.5	S2	24.0
K	10.0	T1	25.0
L	11.0	T2	26.0
M	12.0	T3	27.0
N	14.0	T4	28.0
O1	15.0	T5	29.0
O2	16.0	U1	31.0
P1	17.0	U2	32.0
P2	18.0	V	35.0
Q	20.0	W	41.0
R1	21.0	Y	50.0
R2	22.0		59.0
		AA	63.0
		AB1	82.0
		AB2	84.0

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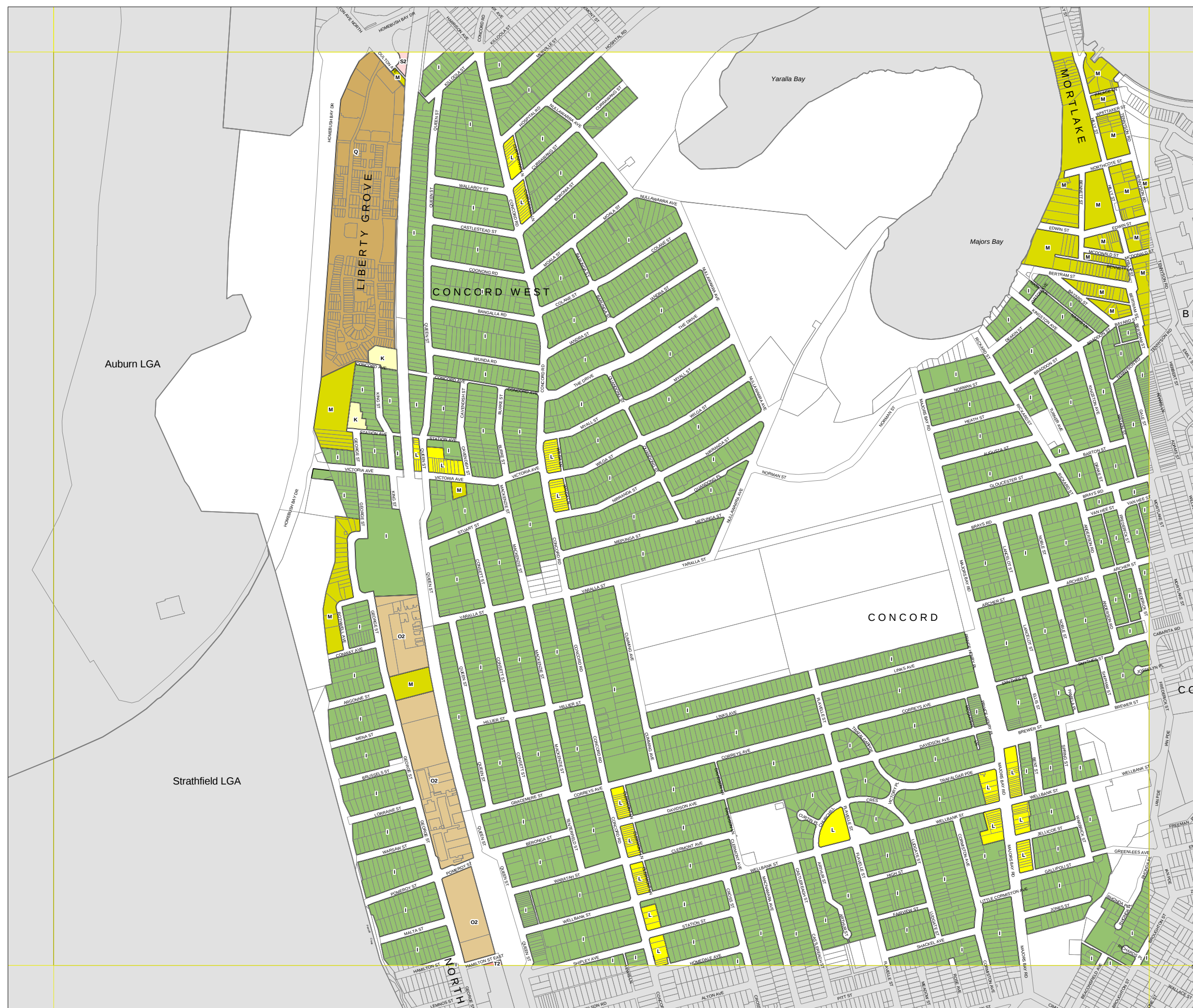


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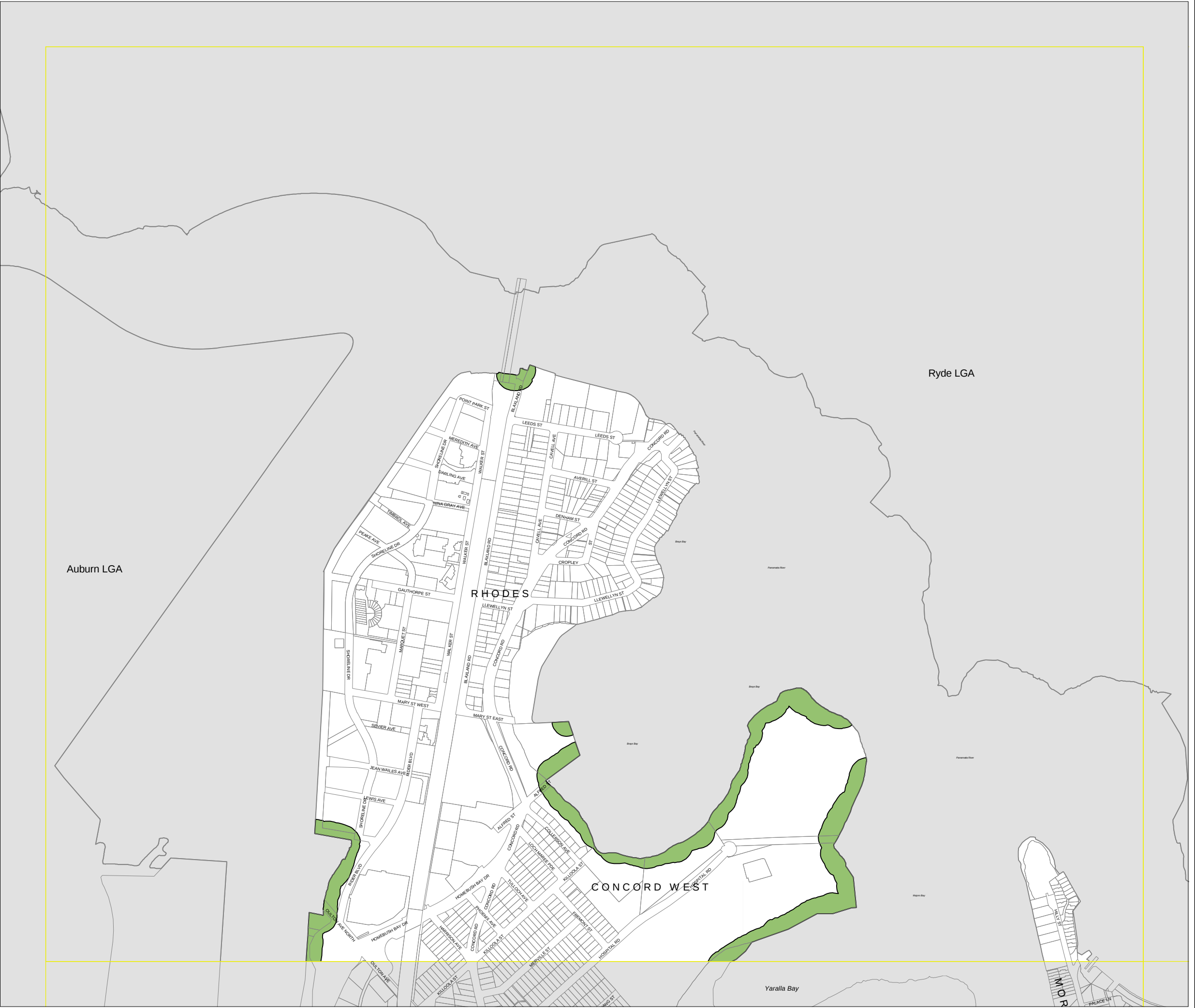
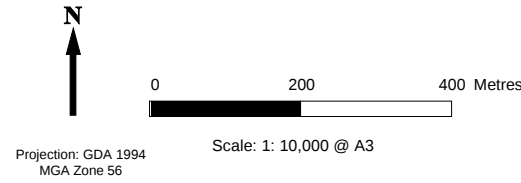
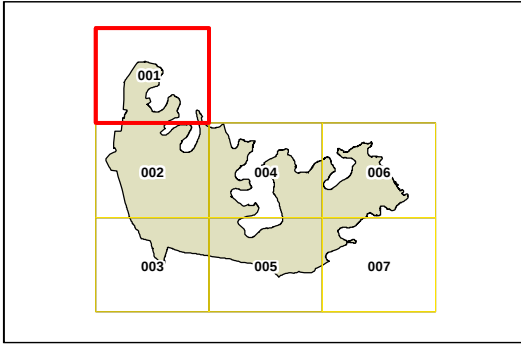


Canada Bay Local
Environmental
Plan 2013

Environmentally Sensitive Land Map
Sheet ESL_001

Environmentally Sensitive Land
 Environmentally Sensitive Land

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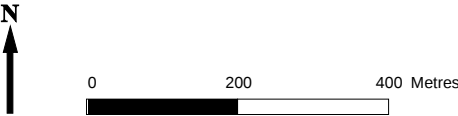
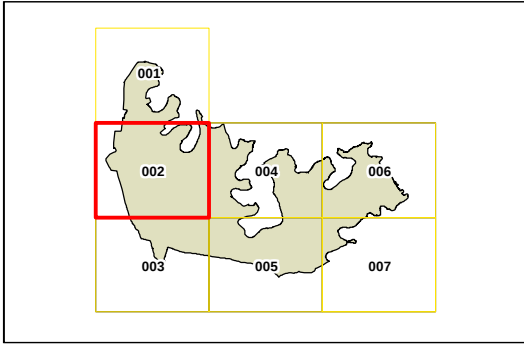


Canada Bay Local Environmental Plan 2013

Environmentally Sensitive Land Map Sheet ESL_002

Environmentally Sensitive Land
 Environmentally Sensitive Land

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Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_ESL_002_010_20170720





Canada Bay Local Environmental Plan 2013

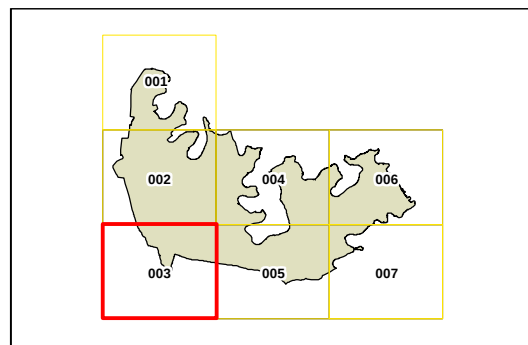
Environmentally Sensitive Land Map Sheet ESL_003

Environmentally Sensitive Land

 Environmentally Sensitive Land

Cadastre

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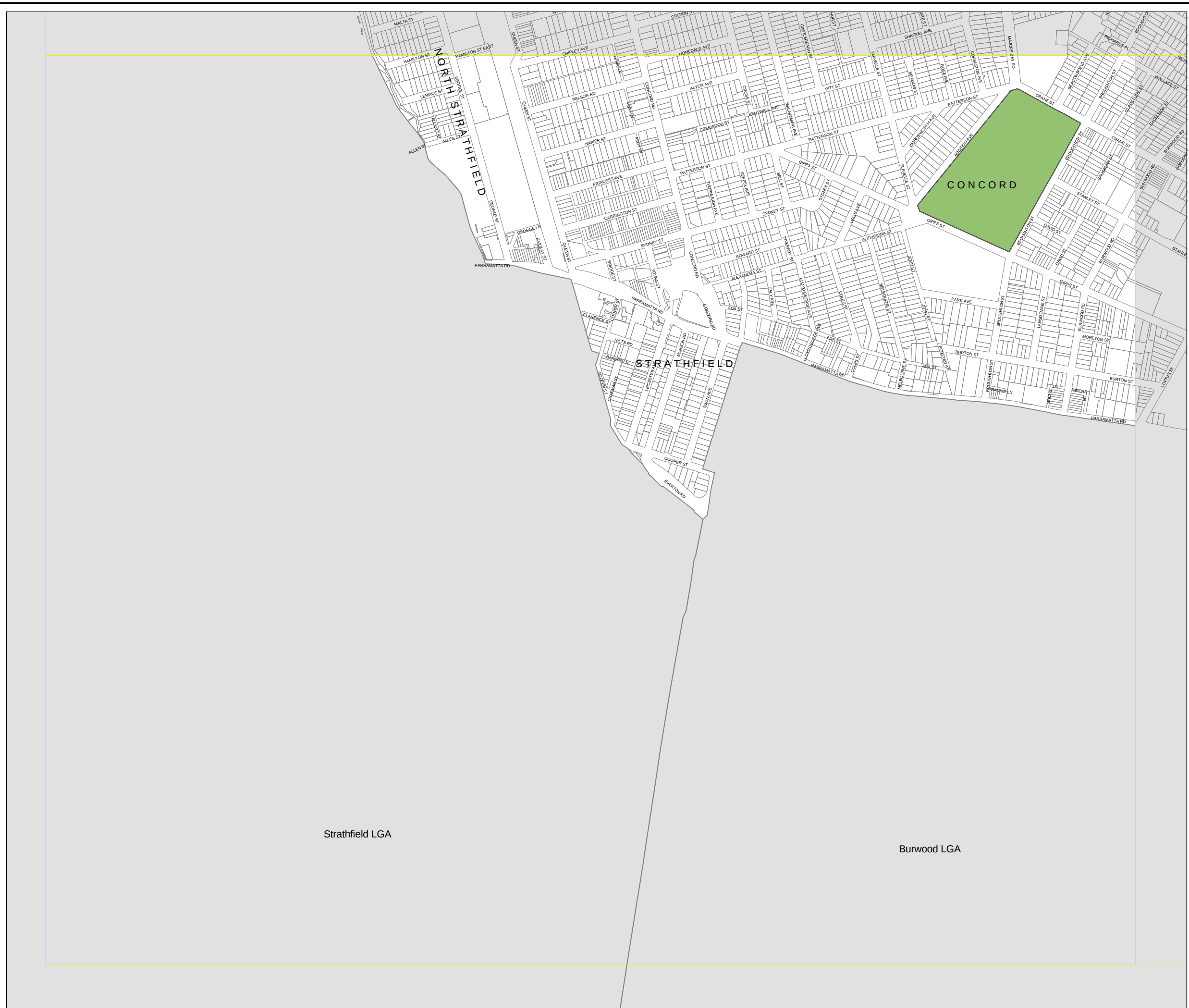


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_ESL_003_010_20170720





Canada Bay Local Environmental Plan 2013

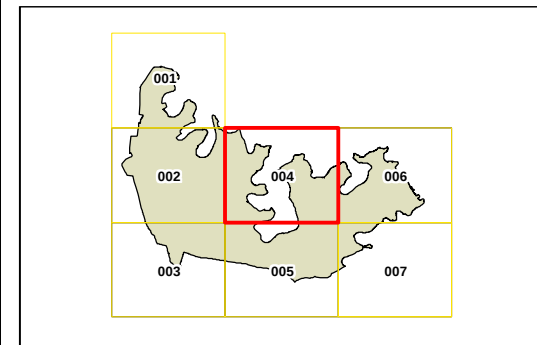
Environmentally Sensitive Land Map Sheet ESL_004

Environmentally Sensitive Land

 Environmentally Sensitive Land

Cadastre

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0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

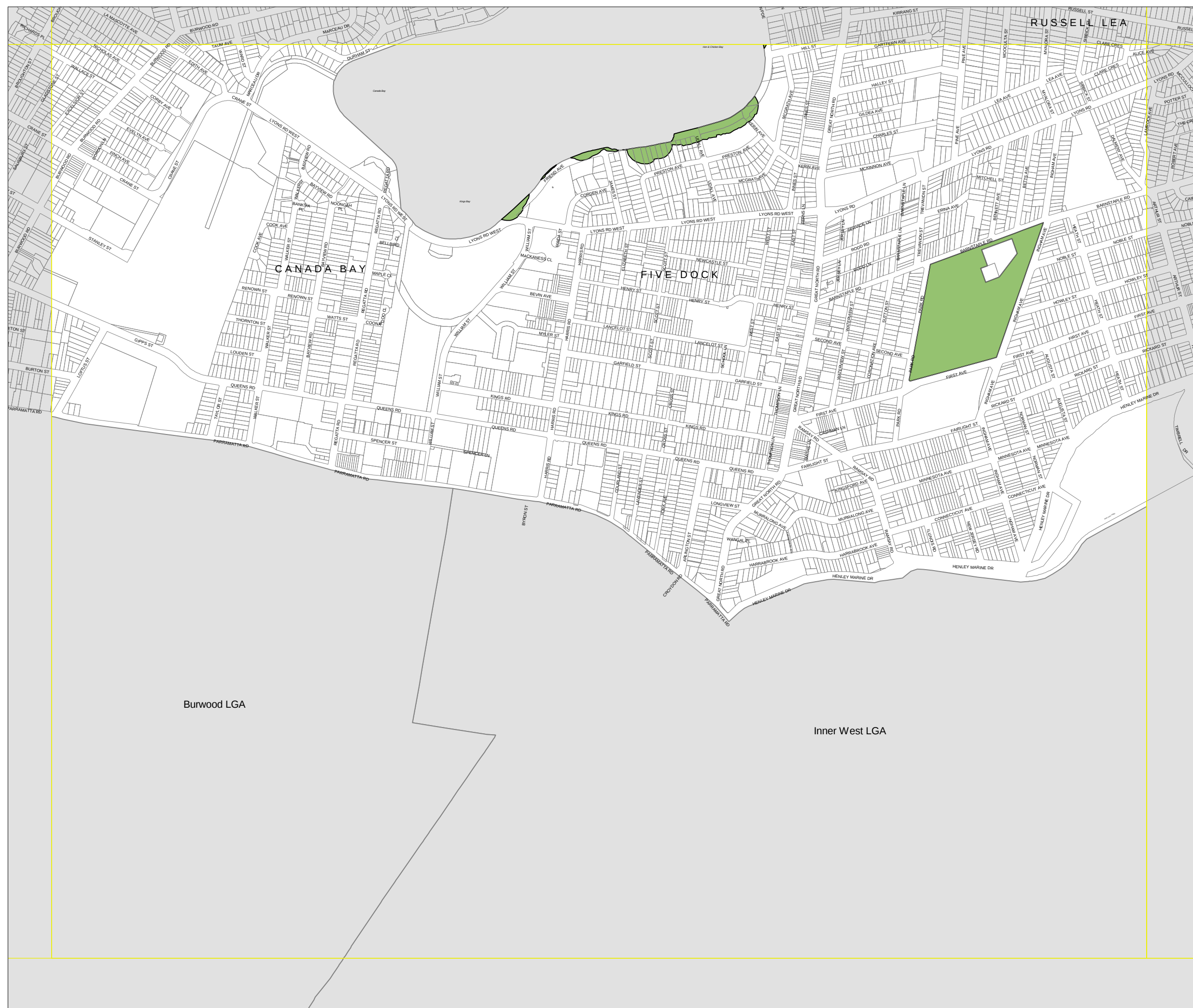
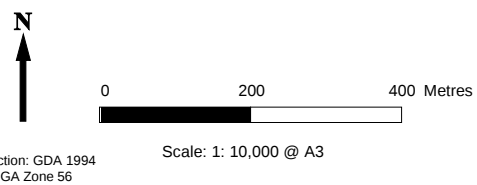
Map identification number: 1520_COM_ESL_004_010_20170720



Environmentally Sensitive Land

 Environmentally Sensitive Land

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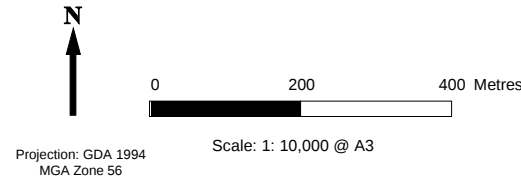
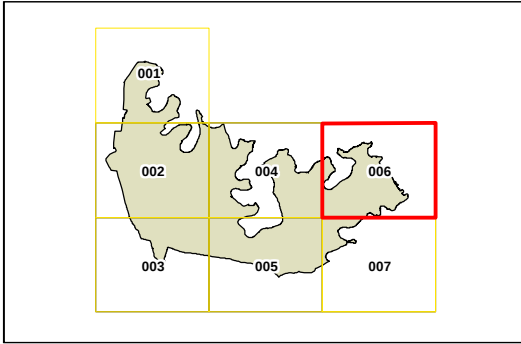
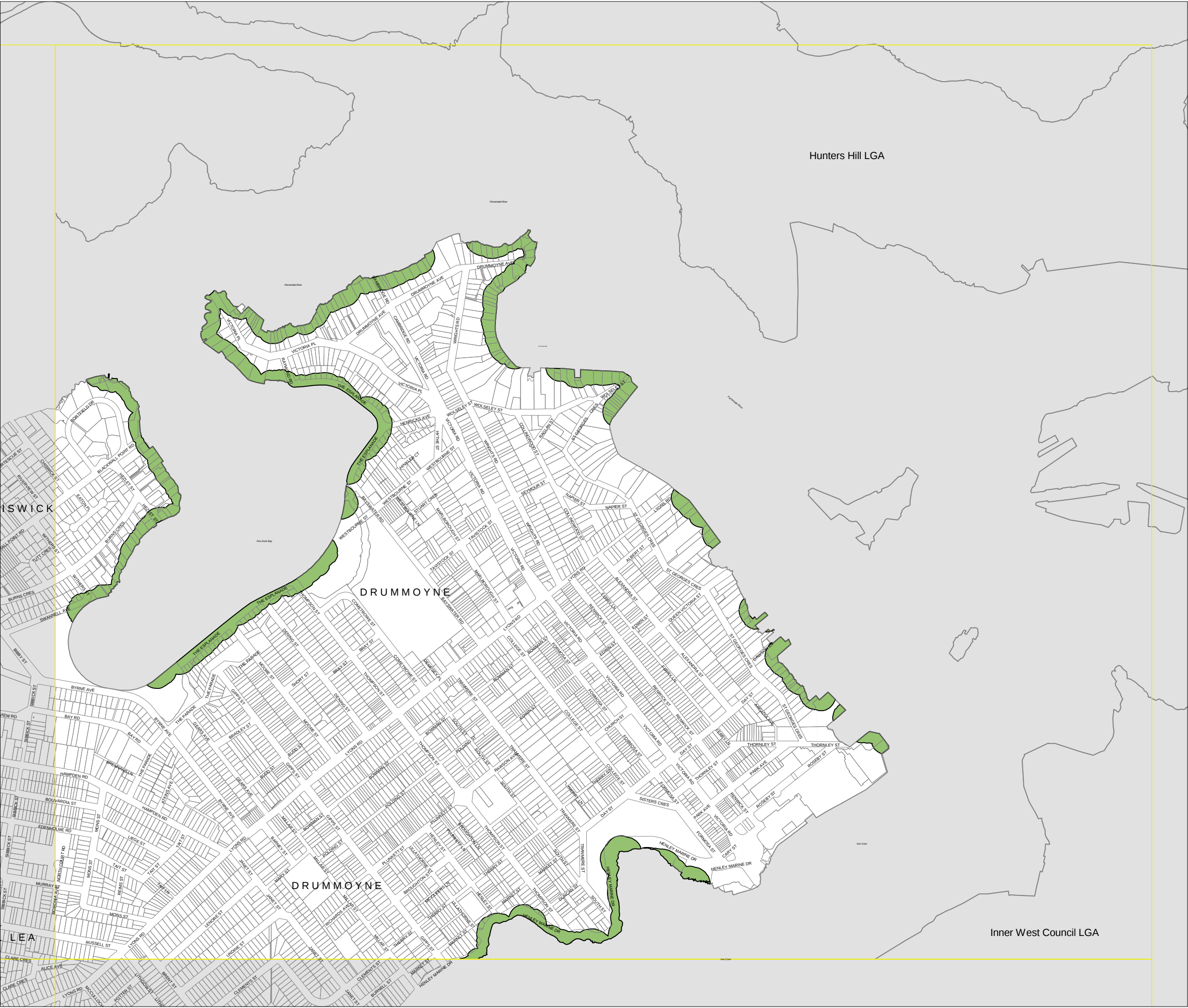


Canada Bay Local Environmental Plan 2013

Environmentally Sensitive Land Map Sheet ESL_006

Environmentally Sensitive Land
 Environmentally Sensitive Land

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Canada Bay Local Environmental Plan 2013

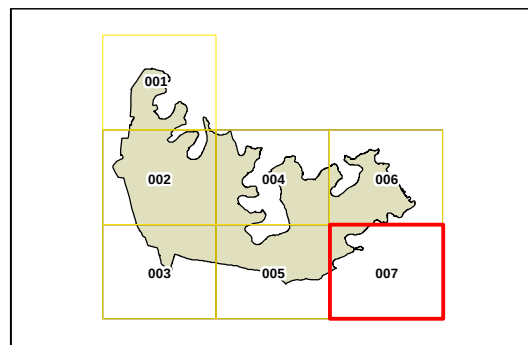
Environmentally Sensitive Land Map Sheet ESL_007

Environmentally Sensitive Land

 Environmentally Sensitive Land

Cadastre

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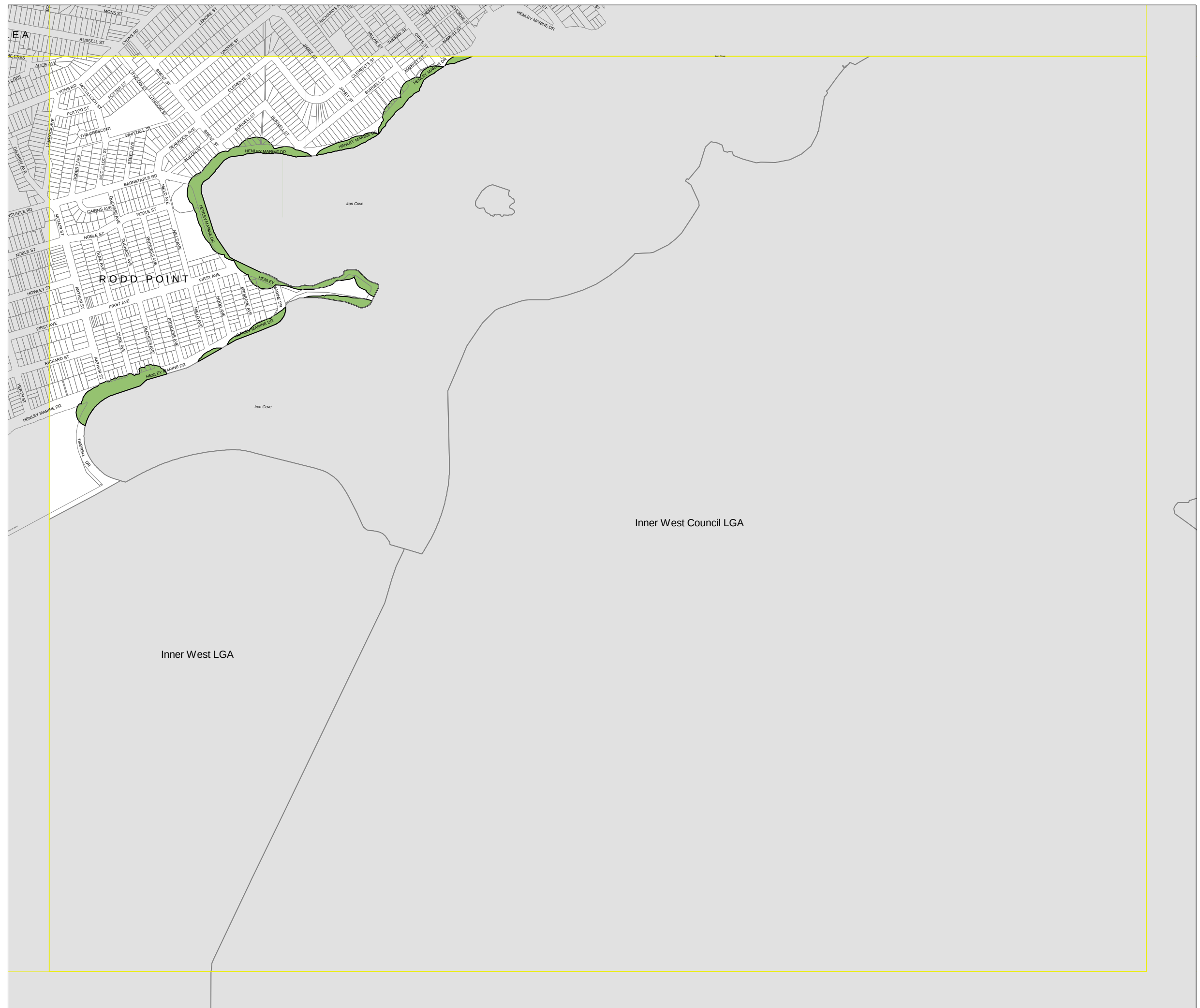


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_ESL_007_010_20170720



Canada Bay Local Environmental Plan 2013

Height of Buildings Map Sheet HOB_005

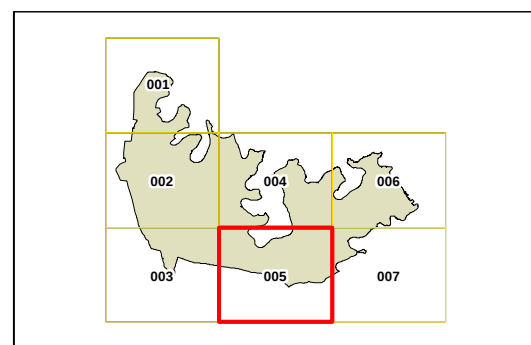
Maximum Building Height (m)

A	0.00	S1	23.00
I	8.50	S2	24.00
J	9.50	T1	25.00
K	10.00	T2	26.00
K1	10.50	T3	27.00
L	11.00	T4	28.00
M	12.00	T5	29.00
N	14.00	U1	31.00
O1	15.00	U2	32.00
O2	16.00	V	35.00
P1	17.00	W	41.00
P2	18.00	Y	50.00
Q	20.00	Z	59.00
R1	21.00	AA	63.00
R2	22.00	AB1	82.00
		AB2	84.00

 Refer to Clause 4.3A

Cadastre

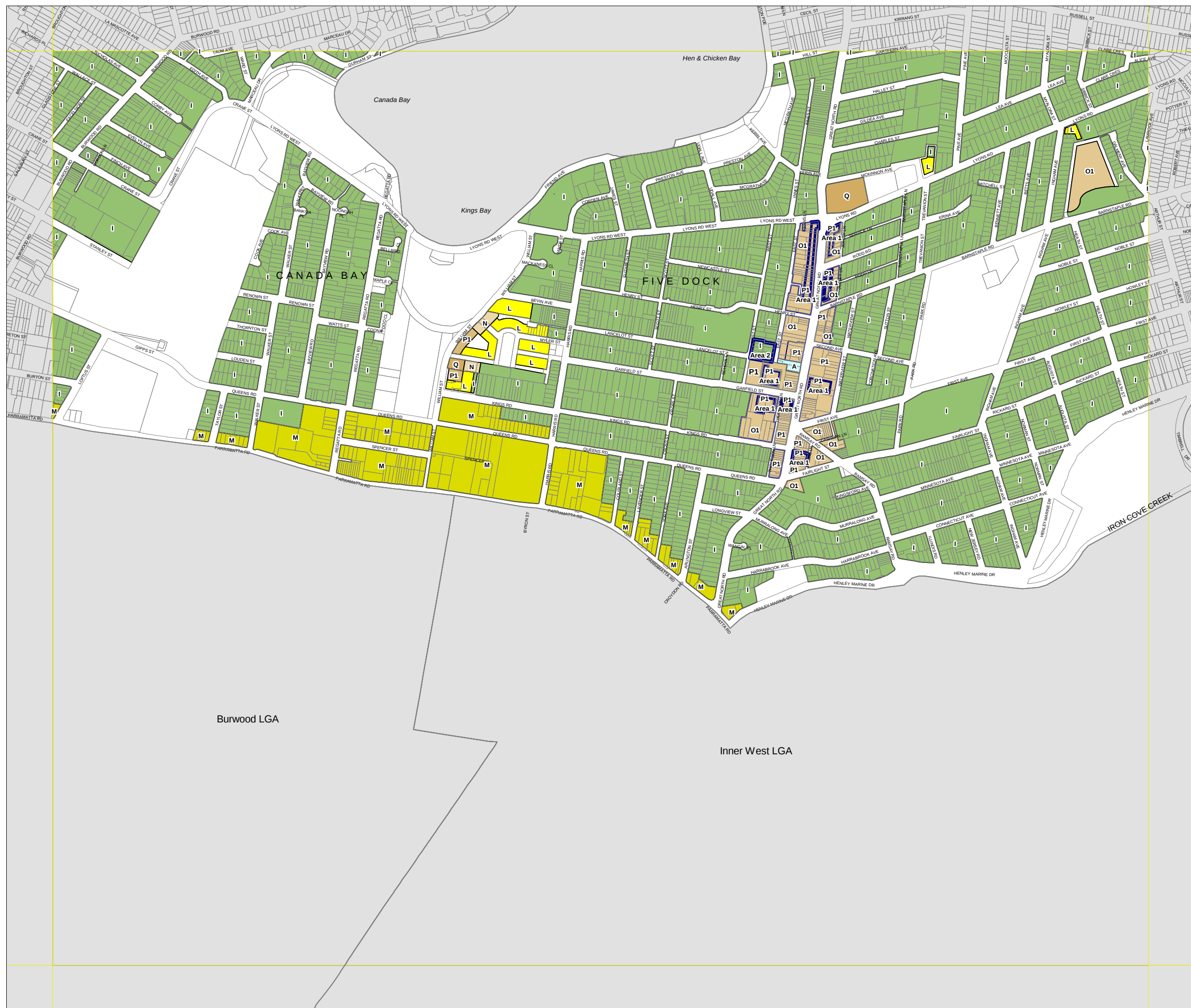
 Cadastre 23/01/2017 © Land and Property Information (LPI)



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3





Canada Bay Local Environmental Plan 2013

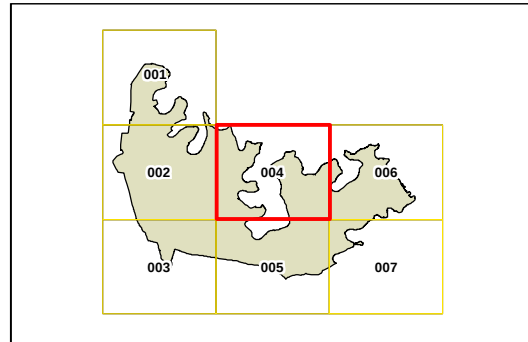
Land Zoning Map Sheet LZN_004

Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- SEPP SEPP (Major Development) 2005
- DM Deferred Matter

Cadastre

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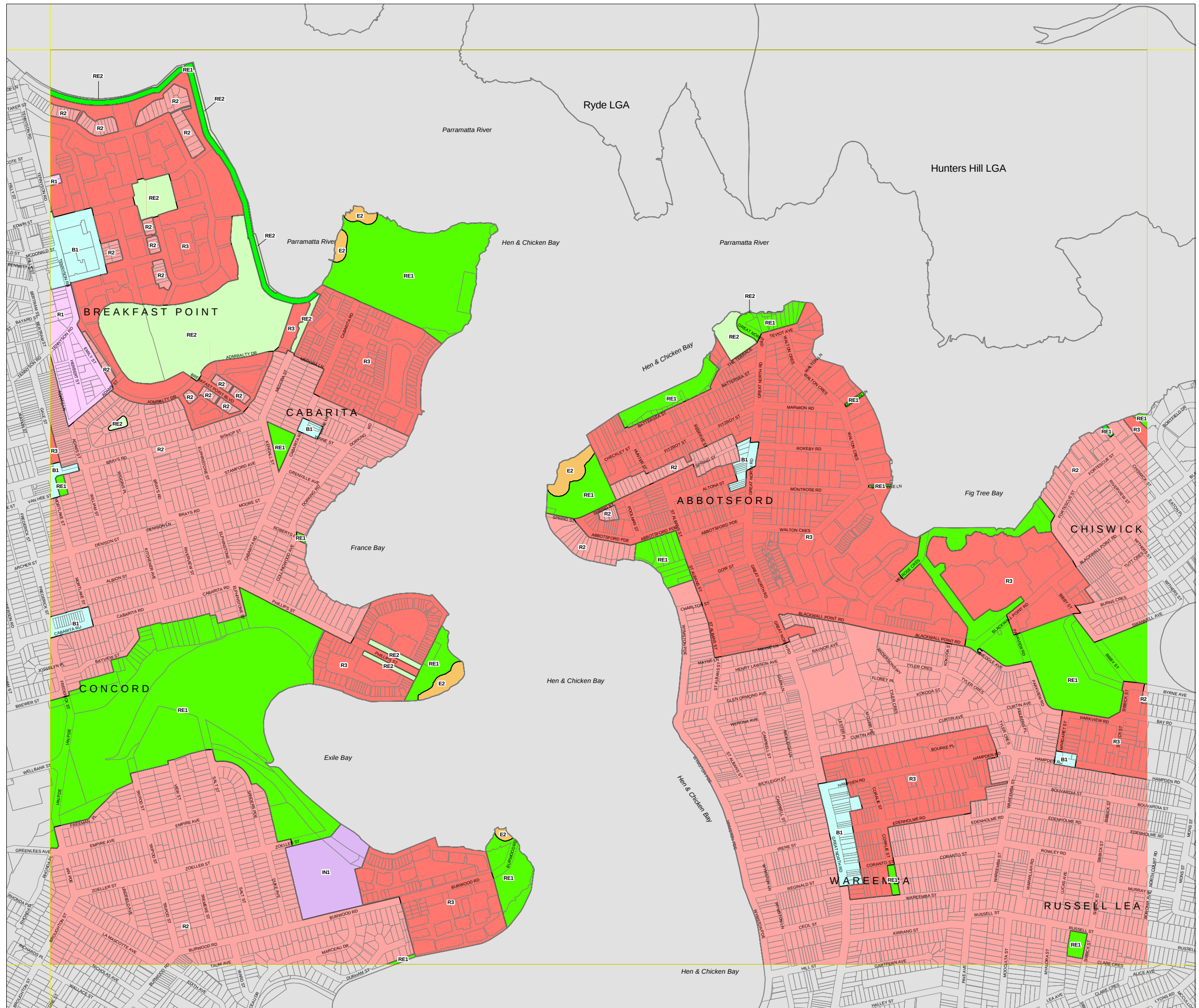


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_LZN_004_010_20170817





Canada Bay Local Environmental Plan 2013

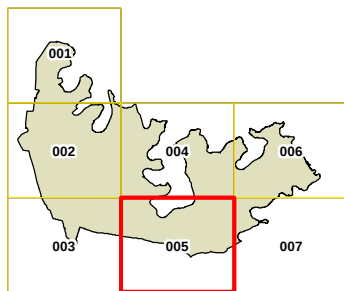
Land Zoning Map Sheet LZN_005

Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
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- B7 Business Park
- E2 Environmental Conservation
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Cadastre

Cadastre 23/01/2017 © Land and Property Information (LPI)

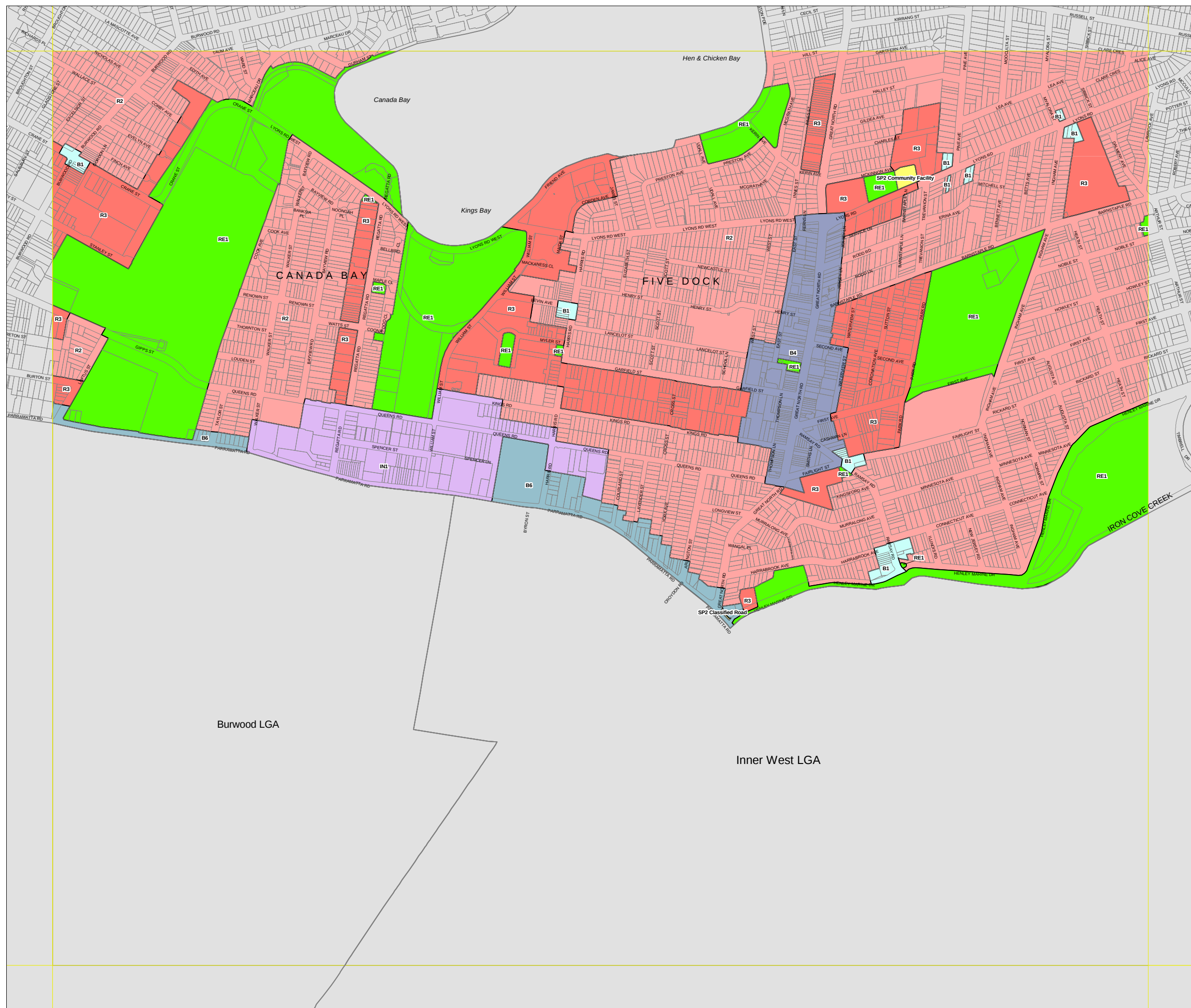


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_LZN_005_010_20170817





Canada Bay Local Environmental Plan 2013

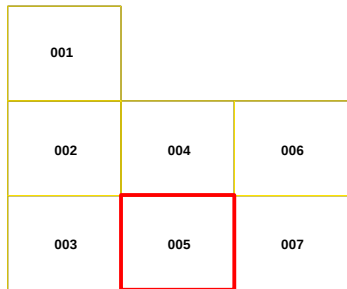
Heritage Map Sheet HER_005

Heritage

-  Conservation Area
-  Item - General

Cadastre

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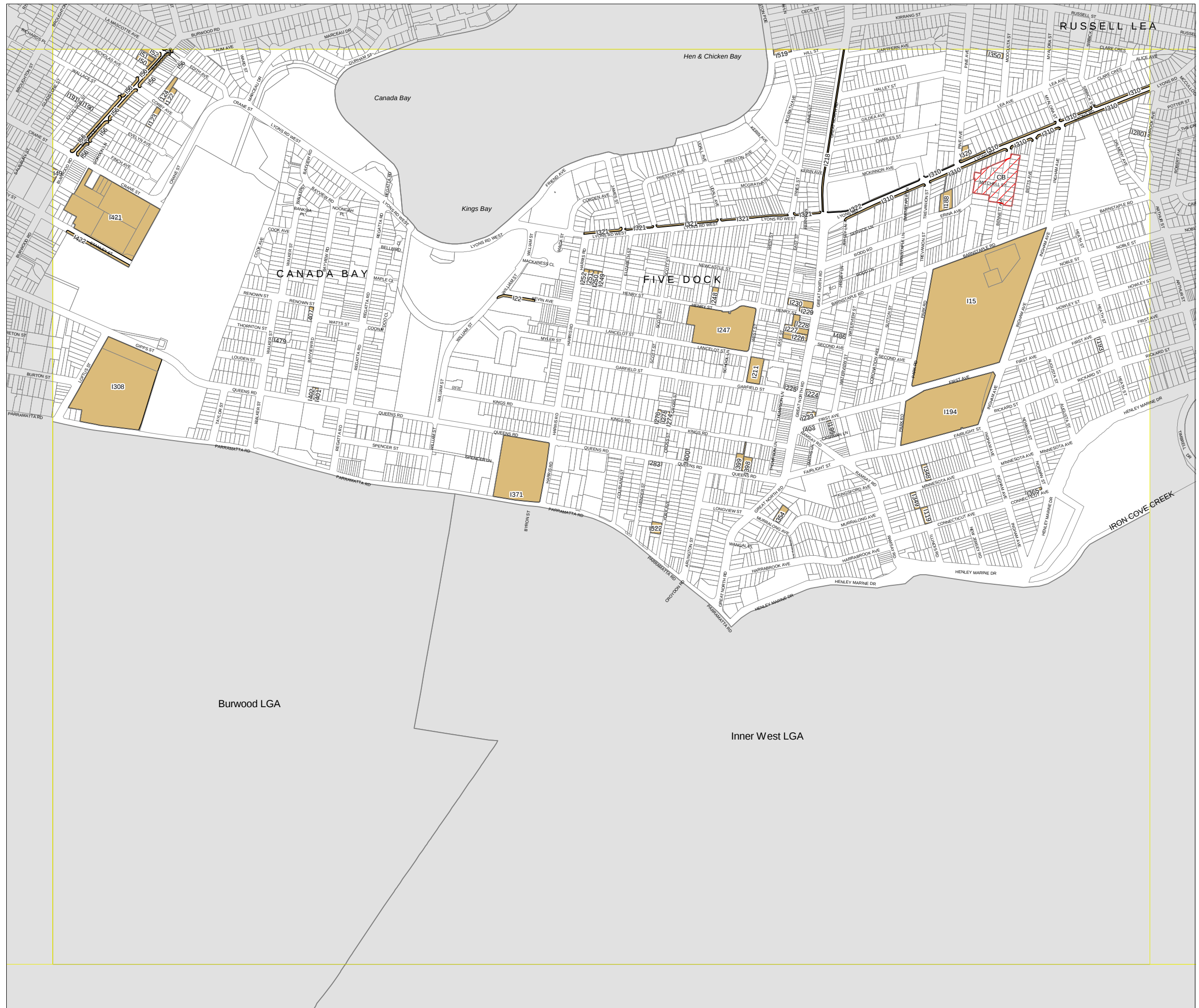


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_HER_005_010_20170822



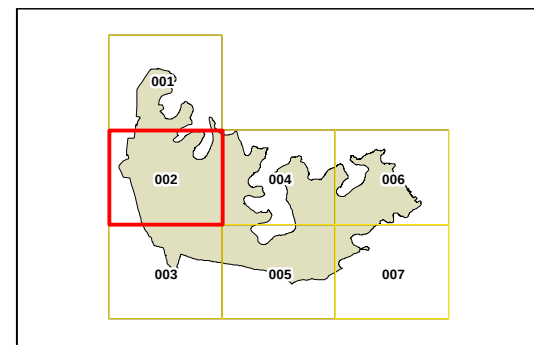
Heritage Map Sheet HER_002

Heritage



Cadastral

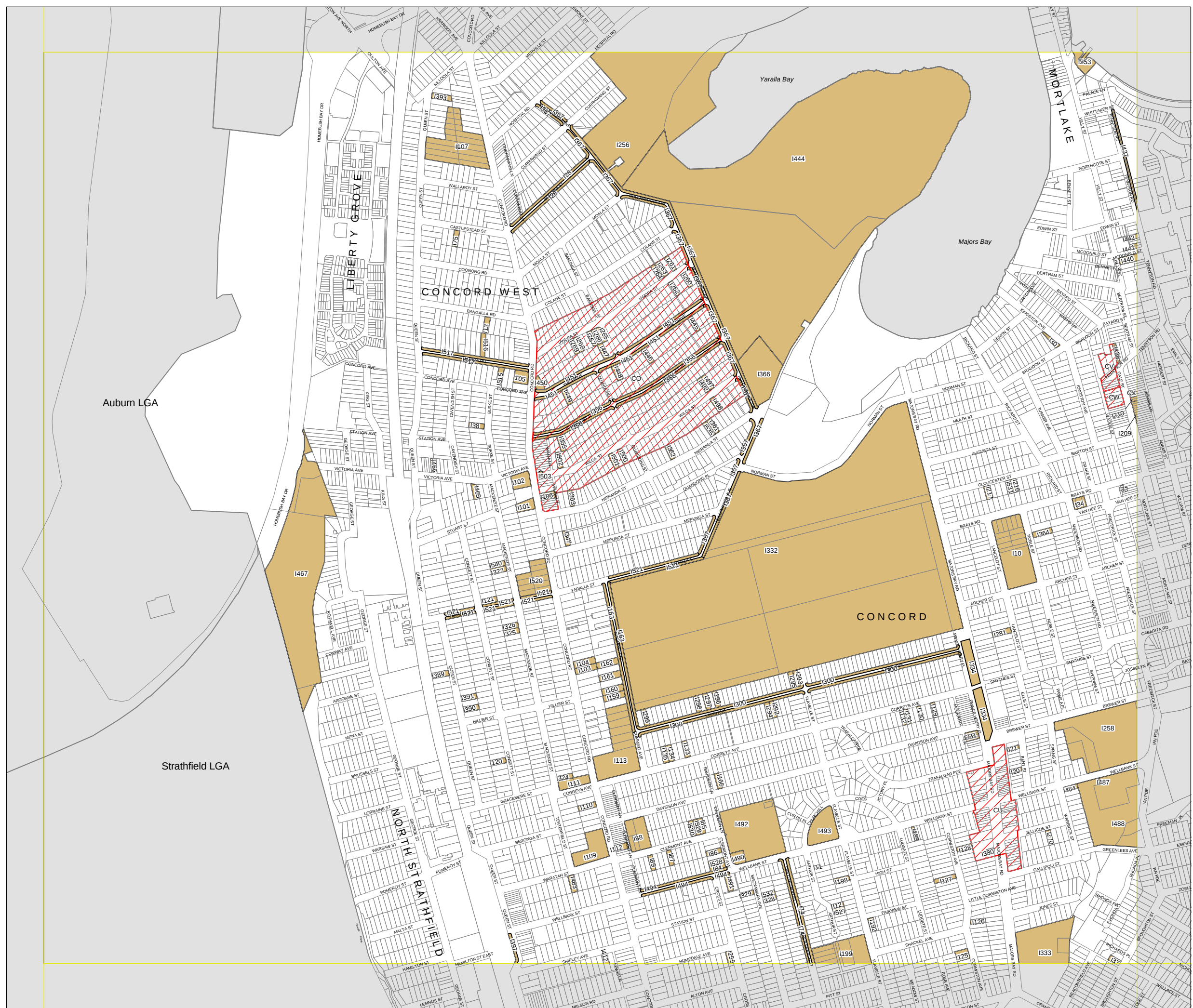
 Cadastral 15/09/2016 © Land and Property Information (LPI)



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3





Canada Bay Local Environmental Plan 2013

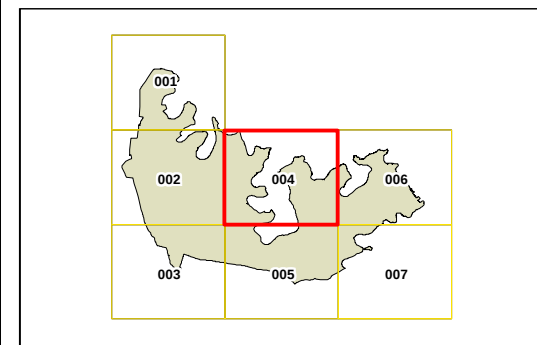
Heritage Map Sheet HER_004

Heritage

-  Conservation Area
-  Item - General

Cadastral

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0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_HER_004_010_20170822

