



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Canterbury Local Environmental Plan 2012 (Amendment No 12)

Your ref: PP 2015 CANTE 008_00 Lisa Ho
Our ref: AE e2016-218.d08

In my opinion the attached draft environmental planning instrument may legally be made.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line.

(D COLAGIURI)
Parliamentary Counsel
20 September 2016



New South Wales

Canterbury Local Environmental Plan 2012 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Greater Sydney Commission

A handwritten signature in blue ink, appearing to read 'Mitchell Noble'.

Mitchell Noble

Manager

Land Use & Environmental Planning

21/9/16.

Signed under delegation for Canterbury Bankstown Council
as a delegate for the Greater Sydney Commission.

Canterbury Local Environmental Plan 2012 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Canterbury Local Environmental Plan 2012 (Amendment No 12)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Canterbury Local Environmental Plan 2012* applies.

Schedule 1 Amendment of Canterbury Local Environmental Plan 2012

[1] Clause 4.4 Floor space ratio

Omit clause 4.4 (2A). Insert instead:

- (2A) Despite subclause (2), the maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling is as follows:
- (a) 0.65:1—if the site area is less than 200 square metres,
 - (b) 0.55:1—if the site area is at least 200 square metres, but less than 600 square metres,
 - (c) 0.5:1—in any other case.

[2] Part 6 Additional local provisions

Insert at the end of Part 6, with appropriate clause numbering:

Location of sex services premises

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:
 - (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
 - (i) in Zone R2 Low Density Residential or Zone R3 Medium Density Residential, or
 - (ii) used for the purposes of a child care centre, a community facility, a school or a place of public worship,
 - (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children:
 - (i) that adjoins the development, or
 - (ii) that can be viewed from the development, or
 - (iii) from which a person can view the development.

[3] Schedule 5 Environmental heritage

Omit “State” from the matter relating to Item no I40 in Part 1. Insert instead “Local”.