



New South Wales

Concord Local Environmental Plan No 117

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S00/00044/S69)

Minister for Urban Affairs and Planning

2001 No 317

Clause 1

Concord Local Environmental Plan No 117

Concord Local Environmental Plan No 117

1 Name of plan

This plan is *Concord Local Environmental Plan No 117*.

2 Aims of plan

This plan aims:

- (a) to rezone certain land in North Strathfield from Zone No 4 (a) Industrial General to Zone No 10 (b) Enterprise Area under the *Concord Planning Scheme Ordinance*, and
- (b) to encourage the use of public transport and transport by rail in the local government area of Canada Bay, and
- (c) to ensure that land is remediated to standards appropriate for its use, and
- (d) to clarify the meaning of the word “site” as it relates to the permissibility of certain shops on land within Zone No 10 (b) Enterprise Area, and
- (e) to contribute to the continued economic and social growth of the local government area of Canada Bay.

3 Land to which plan applies

- (1) To the extent that this plan rezones land and sets controls, this plan applies to land in North Strathfield as shown distinctively coloured, edged and lettered on the map marked “Concord Local Environmental Plan No 117” deposited in the office of The City of Canada Bay Council.
- (2) To the extent that this plan clarifies the meaning of the word “site” in relation to the permissibility of certain shops, this plan applies to all land within Zone No 10 (b) Enterprise Area under the *Concord Planning Scheme Ordinance*.

4 Amendment of Concord Planning Scheme Ordinance

The *Concord Planning Scheme Ordinance* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 4 Interpretation

Insert at the end of the definition of *Scheme map*:

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[2] Clause 42K

Insert after clause 42J:

42K Remediation of certain land at North Strathfield

- (1) This clause applies to land in North Strathfield shown distinctively coloured, edged and lettered on the map marked “Concord Local Environmental Plan No 117” deposited in the office of the Council.
- (2) Nothing in this Ordinance affects the application of *State Environmental Planning Policy No 55—Remediation of Land* to land to which this clause applies.

[3] Clause 61D Floor space ratios for certain land

Insert after clause 61D (5) the following subclause:

- (5A) The Council must not grant consent to development on land shown distinctively coloured, edged and lettered on the map marked “Concord Local Environmental Plan No 117” deposited in the office of the Council if, as a result of the development, the ratio of the total gross floor area of all buildings on the land that is the subject of the development to the area of that land would be greater than 0.75:1.

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Schedule 1

Amendments

[4] Clauses 61J and 61K

Insert after clause 61I:

61J Development of certain land at Hamilton Street East, North Strathfield

- (1) This clause applies to land shown distinctively coloured, edged and lettered on the map marked “Concord Local Environmental Plan No 117” deposited in the office of the Council.
- (2) The Council must not grant consent to development on land to which this clause applies unless it is satisfied that:
 - (a) the proposed development is consistent with and enables achievement of an overall integrated design for the land to which this clause applies in relation to the following:
 - (i) building height, siting, arrangements and finishes,
 - (ii) landscaping,
 - (iii) open space,
 - (iv) pedestrian movement,
 - (v) car parking,
 - (vi) road access,
 - (vii) public transport access,
 - (viii) local and subregional traffic management,
 - (ix) drainage,
 - (x) environmental sustainability,
 - (xi) arrangement of land uses, and
 - (b) the proposed development will not have any significant adverse effect on the amenity of the site during the construction of any buildings or works or during their operation.
- (3) The Council must not grant consent to development on land to which this clause applies that results in a building height exceeding 24 metres, as measured from the natural ground level to the underside of the ceiling of the uppermost floor.

- (4) Subject to clause 61D (5A) and (6), and subclauses (2) and (3) of this clause, nothing in this Ordinance prevents a person, with the consent of the Council, from carrying out development on land to which this clause applies, for the purposes of shops that, in the opinion of the Council, provide only for the retail and personal service needs of employees or residents (or employees and residents) of the site.
- (5) Subclause (4) does not affect the application, to or in respect of development to which that subclause applies, of any provisions of the Ordinance that are not inconsistent with that subclause.

61K Interpretation of “site” in the matter relating to Zone No 10 (b) in the Table to clause 23, and in clauses 61I (4) and 61J (4)

In the matter relating to Zone No 10 (b) in the Table to clause 23, and in clauses 61I (4) and 61J (4), *site* means:

- (a) in relation to a development that relates to land in the area bounded by Parramatta Road, Leicester Avenue and the Main Northern Railway Line, Strathfield—the whole of the area bounded by Parramatta Road, Leicester Avenue and the Main Northern Railway Line, or
- (b) in relation to a development that relates to land in the area bounded by Parramatta Road, Powells Creek, Allen Street, George Street, Hamilton Street East and the Main Northern Railway Line, North Strathfield—the whole of the area bounded by Parramatta Road, Powells Creek, Allen Street, George Street, Hamilton Street East and the Main Northern Railway Line, North Strathfield.