



New South Wales

Canterbury Local Environmental Plan No 193

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*.
(S99/01777/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Canterbury Local Environmental Plan No 193

1 Name of plan

This plan is *Canterbury Local Environmental Plan No 193*.

2 Aims of plan

This plan aims to introduce specific controls and matters for consideration for the redevelopment of certain environmentally and visually sensitive land along the foreshores of the Cooks River.

3 Land to which plan applies

This plan applies to land situated in the City of Canterbury, known as Wills Oval, Earlwood, at 17 and 17A Wardell Road, Earlwood, and being Lots 1 and 2 in DP 546260, as shown edged heavy black on the map marked “Canterbury Local Environmental Plan No 193” deposited in the office of the Council of the City of Canterbury.

4 Amendment of Canterbury Planning Scheme Ordinance

Canterbury Planning Scheme Ordinance is amended by inserting after clause 62L the following matter:

62M Development of land known as Wills Oval, 17 and 17A Wardell Road, Earlwood

- (1) This clause applies to land known as Wills Oval, No. 17 and 17A Wardell Road, Earlwood, as shown edged heavy black on the map marked “Canterbury Local Environmental Plan No. 193”.
- (2) Despite any other provisions in this Ordinance, the Council may grant consent to the development of land to which this clause applies only where:
 - (a) the existing sports playing area (or fields occupying a similar area in the same place) will be retained, and

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- (b) no buildings, other than ancillary sport associated structures such as scoreboards, sight screens and goal posts, will be located outside of the area shown by distinctive shading on the map referred to in subclause (1), and
 - (c) principal vehicular and pedestrian access will be obtained from Wardell Road, and
 - (d) the Lang Road entrance to the land will be used for pedestrian and emergency vehicular access only, and
 - (e) the floor level of any buildings will be at least 100 mm above the 1 in 100 year flood level, and
 - (f) the maximum height of any buildings will not exceed 6.5 metres above existing ground level, measured to the ceiling of the topmost floor, and
 - (g) any building is set back a minimum of 3 metres from Wardell Road and Lang Road.
- (3) Before it grants consent referred to in subclause (2), the Council must be satisfied that the proposed development:
- (a) retains the open character of the site, and
 - (b) maintains and enhances views to, from and across the site, and
 - (c) protects the environment of the Cooks River by preventing disturbance of acid sulphate soils, and
 - (d) protects the amenity of adjacent and nearby residential properties, and
 - (e) will not cause any excessive spillage of light into adjoining and nearby residential properties.

BY AUTHORITY