



# City of Canada Bay Local Environmental Plan No 4

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S02/00729/S69)

ANDREW REFSHAUGE, M.P.,  
Minister for Planning

## **2003 No 241**

Clause 1

City of Canada Bay Local Environmental Plan No 4

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## **City of Canada Bay Local Environmental Plan No 4**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *City of Canada Bay Local Environmental Plan No 4*.

### **2 Aims of plan**

This plan aims:

- (a) to alter the boundaries of development precincts of the land known as the Strathfield Triangle Precinct, and
- (b) to increase the density of development in respect of those precincts,

having taken into consideration the strategic framework plan and development control plan for the Strathfield Triangle Precinct prepared by the Department of Planning's Urban Design Advisory Service.

### **3 Land to which plan applies**

This plan applies to land known as the Strathfield Triangle Precinct, being bounded by Leicester Avenue, Parramatta Road and the Main Northern Railway line, Strathfield, as shown edged heavy black on the map marked "City of Canada Bay Local Environmental Plan No 4" deposited in the office of the City of Canada Bay Council.

### **4 Amendment of Concord Planning Scheme Ordinance**

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

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 61H Development of certain land in Strathfield

Omit clause 61H (2). Insert instead:

#### (2) Definition

For the purposes of this clause, *development precinct* means an area of land edged heavy black and identified by the letter “A”, “B”, “C”, “D”, “E”, “F”, “G” or “H” on the map marked “City of Canada Bay Local Environmental Plan No 4” deposited in the office of the Council.

### [2] Clause 61H (11)

Omit the subclause. Insert instead:

- (11) Consent must not be granted for development within a development precinct if it would result in the ratio of the total gross floor area of all buildings within the development precinct to the area of the development precinct being greater than:
  - (a) 2.4:1 for Precinct A, and
  - (b) 2.0:1 for Precinct B, and
  - (c) 2.5:1 for Precincts C, E, F, G and H, and
  - (d) 2.2:1 for Precinct D.

### [3] Clause 61H (12)

Omit the subclause.