



New South Wales

Canterbury Local Environmental Plan No 138—Canterbury Precinct (Amendment No 9)

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*. (10/01306-1)

TONY KELLY, MLC
Minister for Planning

Canterbury Local Environmental Plan No 138— Canterbury Precinct (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Canterbury Local Environmental Plan No 138—
Canterbury Precinct (Amendment No 9)*.

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 within the Canterbury Precinct, as shown
edged heavy black on Sheets 1–3 of the map marked “Canterbury Local
Environmental Plan No 138—Canterbury Precinct (Amendment
No 9)”, deposited in the office of Canterbury City Council.

Schedule 1 Amendment of Canterbury Local Environmental Plan No 138—Canterbury Precinct

[1] Clause 5 Terms used in the plan

Insert at the end of the definition of *the Map*:

Canterbury Local Environmental Plan No 138—Canterbury
Precinct (Amendment No 9)—Sheet 1

[2] Clauses 32 and 33

Insert after clause 31:

32 Height of buildings

- (1) The objectives of this clause are as follows:
 - (a) to ensure that buildings are compatible in height with the desired future character of the locality,
 - (b) to minimise adverse visual impact, disruption of views, loss of privacy and loss of solar access to existing development.
- (2) This clause applies to the land shown edged heavy black on Sheet 2 of the map marked “Canterbury Local Environmental Plan No 138—Canterbury Precinct (Amendment No 9)” deposited in the office of the Council (*Building Heights map*).
- (3) The height of a building on any land must not exceed the maximum height shown for the land on the Building Heights map.
- (4) For the purposes of this clause, height is to be measured from natural ground level or 0.5 metre above the 1 in 100 year flood level, whichever is the higher.

33 Floor space ratios

- (1) The objectives of this clause are as follows:
 - (a) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,
 - (b) to minimise adverse visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
 - (c) to ensure building heights take into account sites which are potentially affected by flooding.

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Schedule 1 Amendment of Canterbury Local Environmental Plan No 138—Canterbury
Precinct

- (2) This clause applies to the land shown edged heavy black on Sheet 3 of the map marked “Canterbury Local Environmental Plan No 138—Canterbury Precinct (Amendment No 9)” deposited in the office of the Council (*Floor Space Ratios map*).
- (3) The maximum floor space ratio for a building on any land (other than land to which clause 14 applies) must not exceed the floor space ratio shown for the land on the Floor Space Ratios map.