



New South Wales

Canada Bay Local Environmental Plan 2013 (Amendment No 7)

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*.

STEPHEN MURRAY

As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *Canada Bay Local Environmental Plan 2013 (Amendment No 7)*.

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 known as the “Five Dock Town Centre” and, in particular, to the following land at Five Dock:

- (a) 2A East Street and 155 Great North Road, being Lots A and B, DP 373732,
- (b) 151P Great North Road, being Lots 2 and 3, DP 811036.

4 Maps

The maps adopted by *Canada Bay Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Canada Bay Local Environmental Plan 2013

[1] Clause 4.3A

Insert after clause 4.3:

4.3A Exceptions to height of buildings in Five Dock Town Centre

- (1) The objectives of this clause are as follows:
 - (a) to encourage the consolidation of certain land in the Five Dock Town Centre,
 - (b) to encourage the provision of a pedestrian walkway.
- (2) The height of a building on land identified as “Area 1” on the Height of Buildings Map may exceed the maximum height shown for the land on that map if:
 - (a) the height of the building does not exceed 24 metres, and
 - (b) the building has a site area of at least 1,000 square metres, and
 - (c) the building has a street frontage of at least 20 metres.
- (3) The height of a building on land identified as “Area 2” on the Height of Buildings Map may exceed the maximum height shown for the land on that map if:
 - (a) the height of the building does not exceed 15 metres, and
 - (b) the lots comprising the land are consolidated into a single lot, and
 - (c) the development will include a pedestrian walkway that is at least 4 metres wide across the land comprising 1 East and 2 West Streets, Five Dock, being Lots 1 and 12, Section 2, DP 7680.

[2] Clause 4.4 Floor space ratio

Insert after clause 4.4 (2E):

- (2F) Despite subclause (2), the maximum floor space ratio for development (other than for the purpose of a dwelling house or a semi-detached dwelling) on land identified as “Area 5” on the Floor Space Ratio Map with a site area of 1,000 square metres and a street frontage of at least 20 metres is 2.7:1 if the consent authority is satisfied that the development:
 - (a) is designed to be compatible with the desired future character of the area and with the height, bulk, scale, massing and modulation of surrounding buildings, and
 - (b) has a form and external appearance that will improve the quality and amenity of the public domain, such as new pedestrian connections and open space, and
 - (c) promotes the sharing of view corridors, and
 - (d) relates appropriately to surrounding heritage items, and
 - (e) minimises environmental impacts such as overshadowing, wind and reflectivity, and
 - (f) incorporates the principles of ecologically sustainable development, and
 - (g) encourages the use of public transport, walking and cycling, and
 - (h) achieves excellence in urban design, while relating to the local context.