



New South Wales

Canada Bay Local Environmental Plan 2013 (Amendment No 17)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**PAUL DEWAR, MANAGER STRATEGIC PLANNING
CITY OF CANADA BAY**
As delegate for the local plan-making authority

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1 Name of Plan

This Plan is *Canada Bay Local Environmental Plan 2013 (Amendment No 17)*.

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 following land at Drummoyne—

- (a) 53 Victoria Road, being Lots 6–8, DP 136422 and Lot 9, Section 6, DP 862,
- (b) 63–69 Victoria Road, being Lot 10, DP 625084,
- (c) 45 Day Street, being Lots 1 and 2, Section 6, DP 862,
- (d) 46 Thornley Street, being Lot 10, Section 6, DP 862.

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 local plan-making authority on the making of this Plan.

5 Amendment of Canada Bay Local Environmental Plan 2013

(1) Clause 4.3B

Insert after clause 4.3A—

4.3B Exception to height of buildings for land at 63–69 Victoria Road, Drummoyne

- (1) This clause applies to land at 63–69 Victoria Road, Drummoyne, being Lot 10, DP 625084.
- (2) The height of a building on the land may exceed the maximum height shown for the land on the Height of Buildings Map if—
 - (a) the height of the building does not exceed 20 metres, and
 - (b) the building has a site area of at least 2,500 square metres.

(2) Clause 4.4 Floor space ratio

Insert after clause 4.4(2F)—

- (2G) Despite subclause (2), the maximum floor space ratio for development on land identified as “Area 6” on the Floor Space Ratio Map with a site area of at least 2,500 square metres is 2.25:1.