



New South Wales

Canada Bay Local Environmental Plan 2013 (Amendment No 22)

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*.

AMANDA HARVEY

As delegate for the Minister for Planning and Public Spaces

Canada Bay Local Environmental Plan 2013 (Amendment No 22)

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1 Name of plan

This plan is *Canada Bay Local Environmental Plan 2013 (Amendment No 22)*.

2 Commencement

This plan commences on 25 August 2023 and is required to be published on the NSW legislation website.

3 Land to which plan applies

This plan applies to the following land at 160 Burwood Road, Concord—

- (a) Lot 5, DP 129325,
- (b) Lot 2, DP 230294,
- (c) Lots 398 and 399, DP 752023.

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.

Schedule 1 Amendment of Canada Bay Local Environmental Plan 2013

[1] Clause 6.12 Affordable housing

Omit clause 6.12(6). Insert instead—

- (5A) The affordable housing levy contribution for development in the 160 Burwood Road Concord affordable housing contribution area is 10% of the relevant floor area.
- (6) The affordable housing levy contribution for development in the following affordable housing contribution areas is 5% of the relevant floor area—
 - (a) the Rhodes East affordable housing contribution area,
 - (b) the 1 Ramsay Road Five Dock affordable housing contribution area.

[2] Clause 6.12(10), definition of “Affordable Housing Contributions Scheme”

Omit “18 October 2022”. Insert instead “28 March 2023”.

[3] Part 6 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Development at 160 Burwood Road, Concord

- (1) This clause applies to the following land at 160 Burwood Road, Concord—
 - (a) Lot 5, DP 129325,
 - (b) Lot 2, DP 230294,
 - (c) Lots 398 and 399, DP 752023.
- (2) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—
 - (a) the total gross floor area of all buildings on the land, other than car parks, hotel or motel accommodation and residential accommodation, will be at least 7,500m²,
 - (b) the gross floor area of the parts of buildings used for light industries will be at least 3,000m²,
 - (c) the upper and lower ground floors of the central roasting hall in the former Bushells factory will be used wholly or partly for light industries,
 - (d) the floor to ceiling height of the parts of buildings used for light industries will be at least 4.5m,
 - (e) the gross floor area of each single shop on the land will not exceed 1,000m².
- (3) The floor space ratio for a building on land identified as “Area 7” on the Floor Space Ratio Map may exceed the floor space ratio shown for the land on the map by an additional 2:1 if the consent authority is satisfied development on the land provides for the adaptive reuse of the central roasting hall in the former Bushells factory.

[4] Schedule 1 Additional permitted uses

Insert at the end of the schedule, with appropriate clause numbering—

Use of certain land at 160 Burwood Road, Concord

- (1) This clause applies to land identified as “Former Bushells Factory Additional Permitted Uses Area” on the Key Sites Map.
- (2) Development for the following purposes is permitted with development consent—
 - (a) office premises,
 - (b) restaurants or cafes,
 - (c) shops.

[5] Schedule 5 Environmental heritage

Insert in appropriate order in Part 1—

Concord	Former Bushells factory, including the central roasting hall, chimney stack, eastern “B” façade and landscape garden setting	160 Burwood Road	Lot 5, DP 129325; Lot 2, DP 230294; Lots 398 and 399, DP 752023	Local	I547
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