



New South Wales

# Canterbury-Bankstown Local Environmental Plan 2023 (Amendment No 4)

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*.

RENEE COULL

As delegate for the Minister for Planning and Public Spaces

## **Canterbury-Bankstown Local Environmental Plan 2023 (Amendment No 4)**

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### **1 Name of plan**

This plan is *Canterbury-Bankstown Local Environmental Plan 2023 (Amendment No 4)*.

### **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 certain land to which *Canterbury-Bankstown Local Environmental Plan 2023* applies.

### **4 Maps**

The maps adopted by *Canterbury-Bankstown Local Environmental Plan 2023* 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 Canterbury-Bankstown Local Environmental Plan 2023**

- [1] **Clause 4.1A Minimum lot sizes and special provisions for dual occupancies**  
Omit “in Area 1” wherever occurring in clause 4.1A(2) and (3).  
Insert instead “on land identified as “Area 1” on the Clause Application Map”.
- [2] **Clause 4.1A(4) and (5)**  
Omit “in Area 2” wherever occurring.  
Insert instead “on land identified as “Area 2” on the Clause Application Map”.
- [3] **Clause 4.1B Minimum lot sizes and special provisions for certain dwellings**  
Omit “Area 1” wherever occurring in clause 4.1B(2), table.  
Insert instead ““Area 1” on the Clause Application Map”.
- [4] **Clause 4.1C Minimum lot sizes for dwelling houses on battle-axe lots in certain residential zones**  
Omit clause 4.1C(2). Insert instead—  
    (2) This clause applies to land identified as “Area 2” on the Clause Application Map that is in the following zones—  
        (a) Zone R2 Low Density Residential,  
        (b) Zone R3 Medium Density Residential,  
        (c) Zone R4 High Density Residential.
- [5] **Clause 4.3 Height of buildings**  
Omit “in Area 1” wherever occurring in clause 4.3(2A)(a), (2B) and (2C).  
Insert instead “on land identified as “Area 1” on the Clause Application Map”.
- [6] **Clause 4.3(2A)(b)**  
Omit “in Area 2”.  
Insert instead “on land identified as “Area 2” on the Clause Application Map”.
- [7] **Clause 4.4 Floor space ratio**  
Omit “in Area 1” from clause 4.4(2B)(a)(i).  
Insert instead “and identified as “Area 1” on the Clause Application Map”.
- [8] **Clause 4.4(2B)(a) and (c)**  
Omit “in Area 2” wherever occurring.  
Insert instead “and identified as “Area 2” on the Clause Application Map”.
- [9] **Clause 4.4(2B)(b)**  
Omit “in Area 2”. Insert instead “identified as “Area 2” on the Clause Application Map”.
- [10] **Clause 6.13 Special provisions for centre-based child care facilities**  
Omit “in Area 1”.  
Insert instead “on land identified as “Area 1” on the Clause Application Map”.

**[11] Clause 6.15 Design excellence**

Omit “centre.” from clause 6.15(2)(j). Insert instead “centre,”.

**[12] Clause 6.15(2)(l)**

Omit “club,”. Insert instead “club.”.

**[13] Clause 6.21 Restrictions on development in Zones B1, B2 and B5**

Omit “in Area 2” from clause 6.21(1)(c).

Insert instead “identified as “Area 2” on the Clause Application Map”.

**[14] Schedule 1 Additional permitted uses**

Omit clause 22(1). Insert instead—

- (1) This clause applies to land identified as “Area 1” on the Clause Application Map that is in Zone R2.

**[15] Schedule 1, clause 23(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 1” on the Clause Application Map that is in the following zones—
  - (a) Zone B1,
  - (b) Zone B2.

**[16] Schedule 1, clause 24(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 1” on the Clause Application Map that is in Zone RE1.

**[17] Schedule 1, clause 25(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 1” on the Clause Application Map that is in the following zones—
  - (a) Zone R2,
  - (b) Zone R4,
  - (c) Zone B1,
  - (d) Zone B2.

**[18] Schedule 1, clause 26(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 2” on the Clause Application Map that is in Zone R3.

**[19] Schedule 1, clause 27(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 2” on the Clause Application Map that is in Zone R4.

**[20] Schedule 1, clause 28(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 2” on the Clause Application Map that is in the following zones—
  - (a) Zone R2,
  - (b) Zone R3,
  - (c) Zone R4.

**[21] Schedule 1, clause 29(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 2” on the Clause Application Map that is in Zone B2.

**[22] Schedule 1, clause 30(1)**

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 2” on the Clause Application Map that is in Zone B5.

**[23] Schedule 5 Environmental heritage**

Omit “110A and 20–124 Railway Parade (Lakemba Railway Station Group)” from Part 1, item no I208.

Insert instead “110A and 120–124 Railway Parade (Lakemba Railway Station Group)”.

**[24] Schedule 5, Part 1, item no I222**

Omit “Broadway Street (between The Boulevarde and Canterbury Road (Broadway))”.

Insert instead “Broadway (between The Boulevarde and Canterbury Road (Broadway))”.

**[25] Dictionary**

Omit the definitions of *Area 1* and *Area 2*.