



**Planning Proposal  
PP\_2019\_CBANK\_005**

**Canterbury Bankstown  
Consolidated Local  
Environmental Plan**

**Appendix 1—  
Comparison of  
Bankstown and  
Canterbury LEPs  
(Written Instruments  
and Maps)**

March 2020





## INTRODUCTION

Appendix 1 compares the written instruments and maps of Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012, and outlines the proposed actions to:

- Produce a single set of aims, objectives, provisions and maps, consistent with the Local Strategic Planning Statement, Standard Instrument (Local Environmental Plans) Order 2006 and other State requirements.
- Resolve differences between Bankstown LEP 2015 and Canterbury LEP 2012.
- Implement key actions of current land use strategies.
- Comply with the Gateway Determination issued by the Department of Planning, Industry & Environment (dated 20 February 2020), namely the conditions to preclude any changes to residential land uses and development standards, and to preclude the rezoning of any land other than those included in current land use strategies.



#### Abbreviations used in Appendix 1

Council	Canterbury Bankstown Council
LGA	Local Government Area
LEP	Local Environmental Plan
BLEP	Bankstown Local Environmental Plan 2015
CLEP	Canterbury Local Environmental Plan 2012
CBLEP	Canterbury Bankstown Consolidated Local Environmental Plan
DCP	Development Control Plan
BDCP	Bankstown Development Control Plan 2015
CDCP	Canterbury Development Control Plan 2012
SI Order	Standard Instrument (Local Environmental Plans) Order 2006
SEPP	State Environmental Planning Policy
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Connective City 2036	Local Strategic Planning Statement
Housing Strategy	Canterbury Bankstown Housing Strategy
Employment Land Strategy	Canterbury Bankstown Employment Land Strategy



## STANDARD INSTRUMENT—CONSOLIDATED LOCAL ENVIRONMENTAL PLAN

### Part 1—Preliminary

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>Name of Plan [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.1AA</b>	<b>1.1AA</b>	<b>1.1AA</b>	<b>Commencement [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.2	1.2	1.2	<b>Aims of Plan [compulsory]</b>	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 1.2 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Mandated
Existing aims	Existing aims	Proposed aims	<b>Aims</b>		
1.2 (2)(a)	1.2 (2)(a)	1.2 (2)(a)	To promote orderly growth	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(a) as the basis for this aim
1.2 (2)(b)	1.2 (2)(h)	1.2 (2)(b)	To protect biodiversity	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(b) as the basis for this aim
1.2 (2)(c)	1.2 (2)(i)	1.2 (2)(c)	To protect heritage	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(c) as the basis for this aim
1.2 (2)(d)	–	1.2 (2)(d)	To provide development opportunities that are compatible with the character of suburban neighbourhoods	Broaden this aim to consider compatibility with the character of residential areas and other localities in Canterbury Bankstown. This amendment is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(d) as the basis for this aim, subject to updates
1.2 (2)(e)	–	1.2 (2)(e)	To manage environmental hazards	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(e) as the basis for this aim



BLEP	CLEP	CBLEP	Aims	Comments	Proposed Actions
Existing aims	Existing aims	Proposed aims			
1.2 (2)(f)	1.2 (2)(b)	1.2 (2)(f)	To provide housing opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(f) as the basis for this aim
1.2 (2)(g)	1.2 (2)(f)	1.2 (2)(g)	To provide employment opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(g) as the basis for this aim
1.2 (2)(h)	1.2 (2)(g)	1.2 (2)(h)	To provide open space and recreational opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(h) as the basis for this aim
1.2 (2)(i)	–	1.2 (2)(i)	To achieve a high standard of urban design	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(i) as the basis for this aim
1.2 (2)(j)	1.2 (2)(d)	1.2 (2)(j)	To limit traffic on road network	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(j) as the basis for this aim
1.2 (2)(k)	–	1.2 (2)(k)	To consider the cumulative impact of development	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(k) as the basis for this aim
1.2 (2)(l)	1.2 (2)(c)	1.2 (2)(l)	To enhance social well-being	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(l) as the basis for this aim
–	1.2 (2)(e)	–	To revitalise Canterbury Road	Remove this aim as it is site specific and duplicates the zone objectives.	Remove



BLEP	CLEP	CBLEP	Aims	Comments	Proposed Actions
Existing aims	Existing aims	Proposed aims			
–	–	1.2 (2)(m)	To provide infrastructure to meet growth demands	The addition of this aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Include this aim in subclause (2)(m)
–	–	1.2 (2)(n)	To promote ecologically sustainable development	The addition of this aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Include this aim in subclause (2)(n)



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>Land to which Plan applies [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to the Land Application Map.	Mandated
<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>Definitions [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>Notes [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>Consent authority [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>Maps [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.8</b>	<b>1.8</b>	<b>1.8</b>	<b>Repeal of planning instruments applying to land [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>1.8A</b>	<b>1.8A</b>	<b>1.8A</b>	<b>Savings provision relating to development applications [optional]</b>	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable Council to determine development applications lodged before the new LEP is made, in accordance with the provisions that applied at the time of lodgement.	Retain BLEP clause 1.8A as the basis for this clause





BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>1.9</b>	<b>1.9</b>	<b>1.9</b>	<b>Application of SEPPs [compulsory]</b>	Include an additional subclause to give effect to clause 4(4) of SEPP 65—Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables an environmental planning instrument to apply the SEPP to boarding houses and serviced apartments that are three or more storeys and four or more dwellings. This is to ensure that appropriate and consistent controls for these land uses are applied across the LGA. It is noted that the Department of Planning, Industry & Environment approved the inclusion of this subclause in the Draft Consolidated Central Coast LEP (SI_2017_CCOAS_001_01).	Include an additional subclause to give effect to clause 4(4) of SEPP 65
<b>1.9A</b>	<b>1.9A</b>	<b>1.9A</b>	<b>Suspension of covenants, agreements and instruments [optional]</b>	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable Council to suspend covenants when determining development applications. This clause does not apply to covenants imposed by Council and public authorities.	Retain BLEP clause 1.9A as the basis for this clause



## Part 2—Permitted or Prohibited Development

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>Land use zones [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>2.2</b>	<b>2.2</b>	<b>2.2</b>	<b>Zoning of land to which Plan applies [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to the Land Zoning Map.	Mandated
<b>2.3</b>	<b>2.3</b>	<b>2.3</b>	<b>Zone objectives and Land Use Table [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>2.4</b>	<b>2.4</b>	<b>2.4</b>	<b>Unzoned land [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>2.5</b>	<b>2.5</b>	<b>2.5</b>	<b>Additional permitted uses [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to Schedule 1 and the Additional Permitted Uses Map.	Mandated
<b>2.6</b>	<b>2.6</b>	<b>2.6</b>	<b>Subdivision—consent requirements [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>2.7</b>	<b>2.7</b>	<b>2.7</b>	<b>Demolition requires development consent [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>2.8</b>	<b>2.8</b>	<b>2.8</b>	<b>Temporary use of land [optional]</b>	This clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable the temporary use of land for a maximum 52 days (whether or not consecutive days) in any 12 month period, provided the proposed use does not compromise the future development of the land.	Retain BLEP clause 2.8 as the basis for this clause



## Land Use Table (Zone Objectives)

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>RU4</b>	–	<b>RU4</b>	<b>Primary Production Small Lots</b>	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RU4
(i)–(iii)	–	(i)–(iii)	Compulsory zone objectives	No change.	
<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>R2</b>	<b>R2</b>	<b>R2</b>	<b>Low Density Residential</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R2, subject to updates
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
(iii)	–	(iii)	To allow non–residential uses subject to compatibility with residential uses	No change.	
(iv)	–	(iv)	To allow low density housing that has regard to local amenity	Broaden this zone objective to allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.	



(v)	–	(v)	To require landscape as a key characteristic	No change.	
–	–	(vi)	To minimise and manage traffic and parking impacts	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	
BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
<b>R3</b>	<b>R3</b>	<b>R3</b>	<b>Medium Density Residential</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R3, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	(iv)	To allow non–residential uses subject to compatibility with residential uses	No change.	
(v)	–	(v)	To allow medium density housing that has regard to local amenity	Broaden this zone objective to allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.	
(vi)	–	(vi)	To require landscape as a key characteristic	No change.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
R4	R4	R4	High Density Residential	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R4, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B1</b>	<b>B1</b>	<b>B1</b>	<b>Neighbourhood Centre</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B1, subject to updates
(i)	(i)	(i)	Compulsory zone objective	No change.	
(ii)	–	(ii)	To allow residential uses subject to compatibility with centres	No change.	
–	–	(iii)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B2</b>	<b>B2</b>	<b>B2</b>	<b>Local Centre</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B2, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	(iv)	To allow residential uses subject to compatibility with centres	No change.	
–	(iv)	(v)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	Amend this zone objective by expanding the meaning of well-designed centres.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B4</b>	<b>B4</b>	<b>B4</b>	<b>Mixed Use</b>	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B4, subject to updates
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
(iii)	–	(iii)	To maintain the Bankstown CBD as a major metropolitan centre	Amend this zone objective from ‘maintain’ to ‘reinforce and strengthen’.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	





BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B5</b>	<b>B5</b>	<b>B5</b>	<b>Business Development</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B5, subject to updates
(i)	(i)	(i)	Compulsory zone objective	No change.	
–	(ii)–(iv)	–	To allow residential use as part of mixed use development	It is proposed to remove these zone objectives as the Land Use Table would prevail in this instance. The Land Use Table is proposing to prohibit residential development in this zone, in accordance with the Employment Land Strategy.	
–	–	(ii)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B6</b>	<b>B6</b>	<b>B6</b>	<b>Enterprise Corridor</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B6, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	–	To allow residential use as part of mixed use development	It is proposed to remove this zone objective as the Land Use Table would prevail in this instance. The Land Use Table is proposing to prohibit residential development in this zone, in accordance with the Employment Land Strategy.	
–	(iv)	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	Amend this zone objective by expanding the meaning of attractive streetscapes.	
–	(v)	(v)	To ensure urban renewal reflects transport network capacity	No change.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
<b>B7</b>	<b>B7</b>	<b>B7</b>	<b>Business Park</b>	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B7, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	



BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
IN1	IN1	IN1	General Industrial	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone IN1, subject to updates
(i)–(iv)	(i)–(iv)	(i)–(iv)	Compulsory zone objectives	No change.	
–	–	(v)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	
BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
IN2	IN2	IN2	Light Industrial	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone IN2, subject to updates
(i)–(v)	(i)–(v)	(i)–(v)	Compulsory zone objectives	No change.	
–	–	(vi)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>SP1</b>	<b>SP1</b>	<b>SP1</b>	<b>Special Activities</b>	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone SP1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>SP2</b>	<b>SP2</b>	<b>SP2</b>	<b>Infrastructure</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone SP2
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>RE1</b>	<b>RE1</b>	<b>RE1</b>	<b>Public Recreation</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RE1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>RE2</b>	<b>RE2</b>	<b>RE2</b>	<b>Private Recreation</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RE2
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>E1</b>	<b>E1</b>	<b>E1</b>	<b>National Parks and Nature Reserves</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone E1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Zone Objectives</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing objectives	Existing objectives	Proposed objectives			
<b>W1</b>	<b>W1</b>	<b>W1</b>	<b>Natural Waterways</b>	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone W1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	



### Part 3–Exempt and Complying Development

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>Exempt development [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to Schedule 2.	Mandated
<b>3.2</b>	<b>3.2</b>	<b>3.2</b>	<b>Complying development [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to Schedule 3.	Mandated
<b>3.3</b>	<b>3.3</b>	<b>3.3</b>	<b>Environmentally sensitive areas excluded [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated



## Part 4–Principal Development Standards

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1	4.1	4.1	<b>Minimum subdivision lot size [optional]</b>	This optional clause is included in BLEP and CLEP and makes reference to the Lot Size Map. The intended outcome is to ensure subdivision lot sizes are of sufficient size to accommodate development. It is proposed to retain BLEP clause 4.1 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1 as the basis for this clause, subject to updates
4.1(1)	4.1(1)	4.1(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.1(2)	4.1(2)	4.1(2)	Lot Size Map	Consolidate the BLEP and CLEP Lot Size Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.1(3)	4.1(3)	4.1(3)	Miscellaneous	No change.	
4.1C (1)–(2)	–	4.1 (4)–(5)	Minimum subdivision lot sizes for certain land	This optional clause is included in BLEP. The intended outcome is to ensure subdivision lot widths in industrial zones are of sufficient size to accommodate development. It is proposed to transfer BLEP clause 4.1C to this clause.	
4.1(3A)–(4)	4.1(3A)–(4)	4.1 (6)–(7)	Miscellaneous	No change.	
4.1C(3)	–	4.1 (8)	80 Miller Road, Villawood	No change. As required by the Gateway Determination, this subclause will continue to apply while Council finalises the Housing Strategy.	





BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>4.1AA</b>	–	<b>4.1AA</b>	<b>Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]</b>	<p>This optional clause is included in BLEP. The intended outcome is to ensure subdivision lot sizes for community title schemes in Zone R2 are of sufficient size to accommodate development.</p> <p>It is proposed to retain BLEP clause 4.1AA as the basis for this clause, subject to updating the clause objectives under subclause (1) to be consistent with clause 4.1.</p>	Retain BLEP clause 4.1AA as the basis for this clause, subject to updates



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1A	4.1A/B	4.1A	Minimum lot sizes for dual occupancies [optional]	This optional clause is included in BLEP and CLEP. The intended outcome is to ensure lot sizes in residential zones are of sufficient size to accommodate dual occupancies. It is proposed to retain BLEP clause 4.1A as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1A as the basis for this clause, subject to updates
4.1A (1)	4.1A (1)	4.1A (1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.1A (2)–(4)	–	4.1A (2)–(4)	Minimum lot sizes and special provisions for dual occupancies	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy. This approach would require a Lot Size for Dual Occupancy Development Map to indicate the different requirements applying to different parts of the LGA.	
–	4.1A (2)–(3)	4.1A (5)	Minimum lot sizes and special provisions for dual occupancies	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy. This approach would require a Lot Size for Dual Occupancy Development Map to indicate the different requirements applying to different parts of the LGA.	
–	4.1B	4.1A (6)			



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>4.1B</b>	<b>4.1C</b>	<b>4.1B</b>	<b>Minimum lot sizes and special provisions for certain development [optional]</b>	This optional clause is included in BLEP and CLEP. The intended outcome is to ensure lot sizes in residential zones are of sufficient size to accommodate certain development. It is proposed to retain BLEP clause 4.1B as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1B as the basis for this clause, subject to updates
4.1B (1)	4.1C (1)	4.1B (1)	Objectives	Include an objective to ensure lots are of sufficient size to protect natural or cultural features.	
4.1B (2)	4.1C (2)	4.1B (2)–(3)	Minimum lot sizes and special provisions for certain development	4.1B(2)–Apply the table to boarding houses and non–residential land uses.	
				4.1B(2)–Transfer the minimum lot size requirement for places of public worship in Zones R3 and R4 from BDCP to the LEP, consistent with the clause objectives.	
				4.1B(3)–Apply the table to residential land uses. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy.	
4.1B (3)	–	4.1B (4)	Minimum lot sizes for certain development	No change.	
4.1B (4)	–	4.1B (5)	Carinya Road, Picnic Point	As required by the Gateway Determination, prohibit non–residential sensitive land uses in Carinya Road, Picnic Point, consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan.	



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
–	<b>4.1A</b>	<b>4.1C</b>	<b>Minimum lot sizes for dwelling houses in certain residential zones [optional]</b>	No change. As required by the Gateway Determination, this clause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.	Retain CLEP clause 4.1A as the basis for this clause
<b>4.2</b>	–	<b>4.2</b>	<b>Rural subdivision [compulsory if clause 4.1 is adopted]</b>	This is a compulsory clause under the SI Order if clause 4.1 applies to land zoned RU4.	Mandated



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>Height of buildings [optional]</b>	This optional clause is included in BLEP and CLEP and makes reference to the Height of Buildings Map. The intended outcome is to ensure the height of development is consistent with the character, amenity and landform of the locality. It is proposed to retain BLEP clause 4.3 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.3 as the basis for this clause, subject to updates
4.3(1)	4.3(1)	4.3(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.3(2)	4.3(2)	4.3(2)	Height of Buildings Map	Consolidate the BLEP and CLEP Height of Buildings Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.3 (2A)(a)	–	–	Special provisions in Zone B2	It is proposed to remove this subclause as the requirement duplicates clause 4.4.	
4.3 (2A)(b)	–	4.3(3)	Special provisions in Zone B6	No change.	
4.3(2B)	–	4.3(4)	Special provisions in Zone R2	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy.	
–	4.3(2A)	4.3(5)	Special provisions in Zone R4	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.	
4.3(2C)	–	4.3(6)	Wall height definition	No change.	



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>4.4</b>	<b>4.4</b>	<b>4.4</b>	<b>Floor space ratio [optional]</b>	<p>This optional clause is included in BLEP and CLEP and makes reference to the Floor Space Ratio Map. The intended outcome is to ensure building envelopes are consistent with the character, amenity and capacity of the locality.</p> <p>It is proposed to retain BLEP clause 4.4 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Retain BLEP clause 4.4 as the basis for this clause, subject to updates
4.4(1)	4.4(1)	4.4(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.4(2)	4.4(2)	4.4(2)	Floor Space Ratio Map	Consolidate the BLEP and CLEP Floor Space Ratio Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.4(2A)	4.4A	4.4(3)	FSR for non-residential development in Zone R2	4.4(2A)–Harmonise the FSR from 0.4:1 (BLEP)/ 0.5:1 (CLEP) to 0.4:1, consistent with the clause objectives.	
4.4(2B)	–	–	FSR for 52–60 Roberts Road, Greenacre	It is proposed to remove this subclause as the development of this site is complete.	
4.4(2C)–(2G)	–	4.4(4)–(5)	FSR and lot widths in Zones B2 and B4	4.4(4)(b)–Harmonise the lot width from 18 metres/ 20 metres to 18 metres, consistent with the clause objectives.	
–	4.4(2A)–(2B)	4.4(6)–(7)	FSR for houses, dual occupancies and semi-detached dwellings in residential zones	No change. As required by the Gateway Determination, these subclauses will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.	



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>4.4A</b>	–	<b>4.4A</b>	<b>Additional gross floor area for more sustainable development in Bankstown CBD commercial core [optional]</b>	This optional clause is included in BLEP. The intended outcome is to encourage certain building designs in Zone B4 to minimise the consumption of energy and water. This clause currently applies to mixed use development with a maximum FSR of 3:1. It is proposed to retain BLEP clause 4.4A as the basis for this clause, subject to amending subclause (2)(c) to broaden the application of this clause by capturing mixed use development with a maximum FSR of 'up to' 3:1.	Retain BLEP clause 4.4A as the basis for this clause, subject to updates
–	–	<b>4.4B</b>	<b>Development at 1–17 Segers Avenue, Padstow [optional]</b>	This optional integrates the planning proposal for 1–17 Segers Avenue into the Consolidated LEP. The clause will require a minimum 0.5:1 FSR for the purposes of retail premises and business premises on the ground floor.	Add
–	<b>4.4B</b>	<b>4.4C</b>	<b>Development at 2–16 Sixth Avenue, Campsie [optional]</b>	This optional clause is included in CLEP. While Council approved a development application for a residential flat building in December 2019 (DA 351/2018), it is proposed to retain this clause to inform any future development applications or modifications.	Retain CLEP clause 4.4B as the basis for this clause
<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>Calculation of floor space ratio and site area [optional]</b>	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to define the calculation of floor space ratios.	Retain clause BLEP 4.5 as the basis for this clause
<b>4.6</b>	<b>4.6</b>	<b>4.6</b>	<b>Exceptions to development standards [compulsory]</b>	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 4.6 as the basis for this clause, subject to amending subclause (8)(ca) to be consistent with clause 4.4A.	Retain BLEP clause 4.6 as the basis for this clause, subject to updates



## Part 5—Principal Development Standards

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>5.1</b>	<b>5.1</b>	<b>5.1</b>	<b>Relevant acquisition authority [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to Schedule 4 and the Land Reservation Acquisition Map. It is proposed to retain BLEP clause 5.1 as the basis for this clause.	Retain BLEP clause 5.1 as the basis for this clause
<b>5.1A</b>	<b>5.1A</b>	<b>5.1A</b>	<b>Development on land to be acquired for public purposes [optional]</b>	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to limit development on land to be acquired for public purposes. It is proposed to retain BLEP clause 5.1A as the basis for this clause.	Retain BLEP clause 5.1A as the basis for this clause
<b>5.2</b>	<b>5.2</b>	<b>5.2</b>	<b>Classification and reclassification of public land [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.3</b>	<b>5.3</b>	<b>5.3</b>	<b>Development near zone boundaries [optional]</b>	This optional clause is included in CLEP. The intended outcome is to provide flexibility where the investigations of a site and its surroundings reveal that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site. It is proposed to retain CLEP clause 5.3 as the basis for this clause.	Retain CLEP clause 5.3 as the basis for this clause





BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>5.4</b>	<b>5.4</b>	<b>5.4</b>	<b>Controls relating to miscellaneous permissible uses [compulsory]</b>	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 5.4 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 5.4 as the basis for this clause, subject to updates
5.4 (1)–(3)	5.4 (1)–(3)	5.4 (1)–(3)	Bed and breakfast accommodation, home businesses and home industries	No change.	
5.4 (4)	5.4 (4)	5.4 (4)	Industrial retail outlets	Harmonise the maximum retail floor area for industrial retail outlets from 40% 400m <sup>2</sup> (BLEP)/ 15% 100m <sup>2</sup> (CLEP) to 15% 100m <sup>2</sup> .	
5.4 (5)–(6)	5.4 (5)–(6)	5.4 (5)–(6)	Farm stay accommodation and kiosks	No change.	
5.4 (7)	5.4 (7)	5.4 (7)	Neighbourhood shops	Harmonise the maximum retail floor area for neighbourhood shops from 90m <sup>2</sup> (BLEP)/ 100m <sup>2</sup> (CLEP) to 100m <sup>2</sup> .	
5.4 (7AA)–(9)	5.4 (7AA)–(9)	5.4 (7AA)–(9)	Neighbourhood supermarkets, roadside stalls and secondary dwellings	No change.	
5.4 (10)	5.4 (10)	5.4 (10)	Artisan food and drink industries	Harmonise the maximum retail floor area for artisan food and drink industries from 40% 400m <sup>2</sup> (BLEP)/ 15% 100m <sup>2</sup> (CLEP) to 15% 100m <sup>2</sup> .	



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>5.5</b>	<b>5.5</b>	<b>5.5</b>	<b>Repealed [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.6</b>	<b>5.6</b>	<b>5.6</b>	<b>Architectural roof features [optional]</b>	<p>This optional clause is included in BLEP and CLEP. The intended outcome is to ensure any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) is fully integrated into the design of the roof feature.</p> <p>It is proposed to retain BLEP clause 5.6 as the basis for this clause, subject to updating the clause objectives under subclause (1) as part of the consolidation and harmonisation process.</p>	Retain BLEP clause 5.6 as the basis for this clause, subject to updates
<b>5.7</b>	<b>5.7</b>	<b>5.7</b>	<b>Development below mean high water mark [compulsory]</b>	This is a compulsory clause under the SI Order if the LEP applies to land that contains tidal waters.	Retain BLEP clause 5.7 as the basis for this clause
<b>5.8</b>	<b>5.8</b>	<b>5.8</b>	<b>Conversion of fire alarms</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.9</b>	<b>5.9</b>	<b>5.9</b>	<b>Repealed</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.9AA</b>	<b>5.9AA</b>	<b>5.9AA</b>	<b>Repealed</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.10</b>	<b>5.10</b>	<b>5.10</b>	<b>Heritage conservation [compulsory]</b>	This is a compulsory clause under the SI Order and makes reference to Schedule 5 and the Heritage Map.	Mandated



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>5.11</b>	<b>5.11</b>	<b>5.11</b>	<b>Bush fire hazard reduction [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.12</b>	<b>5.12</b>	<b>5.12</b>	<b>Infrastructure development and use of existing buildings of the Crown [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated
<b>5.13</b>	<b>5.13</b>	<b>5.13</b>	<b>Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]</b>	This optional clause is included in BLEP. The intended outcome is to enable sensitively designed and managed eco-tourist facilities. It is proposed to remove this clause given that the Land Use Table will no longer permit eco-tourist facilities.	Not applicable
<b>5.14</b>	<b>5.14</b>	<b>5.14</b>	<b>Siding Spring Observatory—maintaining dark sky [optional]</b>	This optional clause is not included in BLEP or CLEP as it applies to land located less than 18 kilometres from the Siding Spring Observatory.	Not applicable
<b>5.15</b>	<b>5.15</b>	<b>5.15</b>	<b>Defence communications facility [optional]</b>	This optional clause is not included in BLEP or CLEP as it applies to the Commonwealth defence receiver station land near Morundah.	Not applicable
<b>5.16</b>	<b>5.16</b>	<b>5.16</b>	<b>Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones [optional]</b>	This optional clause is not included in BLEP or CLEP as it does not apply to the Greater Sydney Region.	Not applicable



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Clause Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>5.17</b>	<b>5.17</b>	<b>5.17</b>	<b>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [optional]</b>	This optional clause is not included in BLEP or CLEP.	Not applicable
<b>5.18</b>	<b>5.18</b>	<b>5.18</b>	<b>Intensive livestock agriculture [compulsory if intensive livestock agriculture permitted with consent]</b>	<p>This optional clause is included in BLEP. The intended outcome is to ensure appropriate environmental assessment of development for the purposes of intensive livestock agriculture.</p> <p>It is proposed to remove this clause given that the Land Use Table will no longer permit intensive livestock agriculture.</p>	Not applicable
<b>5.19</b>	<b>5.19</b>	<b>5.19</b>	<b>Pond-based, tank-based and oyster aquaculture [compulsory]</b>	This is a compulsory clause under the SI Order.	Mandated



## Part 6–Additional Local Provisions

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
6.1	6.1	6.1	<b>Acid sulfate soils</b>	<p>This optional clause is included in BLEP and CLEP and makes reference to the Acid Sulfate Soils Map. The intended outcome is to ensure that development does not disturb, expose or drain acid sulfate soils.</p> <p>It is proposed to retain BLEP clause 6.1 as the basis for this clause, subject to the consolidation of the BLEP and CLEP Acid Sulfate Soils Map.</p>	Retain BLEP clause 6.1 as the basis for this clause
6.2	6.2	6.2	<b>Earthworks</b>	<p>This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to ensure that earthworks do not detrimentally impact surrounding land. It is proposed to retain BLEP clause 6.2 as the basis for this clause.</p>	Retain BLEP clause 6.2 as the basis for this clause
6.3	6.3	6.3	<b>Flood planning</b>	<p>This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to minimise the flood risk to life and property associated with the use of land. The CLEP makes reference to a Flood Planning Map.</p> <p>It is proposed to retain BLEP clause 6.3 as the basis for this clause. It is also proposed to remove the Flood Planning Map (CLEP). In its place, Council’s flood studies and floodplain risk management plans would indicate where the clause would apply.</p>	Retain BLEP clause 6.3 as the basis for this clause



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	6.4	6.4	<b>Stormwater management and water sensitive urban design</b>	<p>This optional clause is included in CLEP. The intended outcome is to minimise the impacts of urban stormwater.</p> <p>It is proposed to retain CLEP clause 6.4 as the basis for this clause, subject to amending this clause to ensure development also responds appropriately to the integrated management of water in urban areas, and takes into account elements of the urban water cycle such as rainwater and stormwater.</p> <p>This amended clause considers the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment. In particular, the Regional Environmental Plan requires local environmental plans to manage urban stormwater runoff into or near the river and its tributaries, and to deliver sustainable development within the catchment.</p> <p>It is noted that the Department of Planning, Industry &amp; Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Retain CLEP clause 6.4 as the basis for this clause, subject to updates



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>6.4</b>	–	<b>6.5</b>	<b>Biodiversity</b>	<p>This optional clause is included in BLEP and makes reference to the Terrestrial Biodiversity Map. The intended outcome is to protect native fauna and flora.</p> <p>It is proposed to retain BLEP clause 6.4 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.4 as the basis for this clause
<b>6.4A</b>	–	<b>6.6</b>	<b>Riparian land and watercourses</b>	<p>This optional clause is included in BLEP and makes reference to the Riparian Lands and Watercourses Map. The intended outcome is to protect and maintain water quality within watercourses.</p> <p>It is proposed to retain BLEP clause 6.4A as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.4A as the basis for this clause
<b>6.5</b>	–	<b>6.7</b>	<b>Limited development on foreshore area</b>	<p>This optional clause is included in BLEP and makes reference to the Foreshore Building Line Map. The intended outcome is to ensure that development does not detrimentally impact foreshore areas.</p> <p>It is proposed to retain BLEP clause 6.5 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.5 as the basis for this clause
<b>6.6</b>	–	<b>6.8</b>	<b>Development in areas subject to aircraft noise</b>	<p>This optional clause is included in BLEP. The intended outcome is to prevent noise sensitive developments from being located near the Bankstown Airport and its flight paths. It is proposed to retain BLEP clause 6.6 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.6 as the basis for this clause



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	6.6	6.9	<b>Essential services</b>	<p>This optional clause is included in CLEP. The intended outcome is to ensure adequate services are available for development.</p> <p>It is proposed to retain CLEP clause 6.6 as the basis for this clause, subject to inserting subclause (f) to include ‘suitable provision for waste collection and management’ as an essential service.</p>	Retain CLEP clause 6.6 as the basis for this clause, subject to updates
–	6.5	6.10	<b>Development for certain commercial premises in residential zones</b>	<p>This optional clause is included in CLEP. The intended outcome is to enable the adaptive reuse of existing shops in residential zones for the purposes of business premises, office premises, restaurants or cafes and shops.</p> <p>It is proposed to retain CLEP clause 6.5 as the basis for this clause, subject to amending the first line of subclause (3) to read: <i>Despite any other provision of this Plan, development consent must not be granted to development for the purposes of business premises, office premises, restaurants or cafes, or shops on land to which this clause applies unless—.</i></p>	Retain CLEP clause 6.5 as the basis for this clause, subject to updates
6.7	–	–	<b>Special provisions applying to business premises</b>	This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to permit business premises as part of live-work enterprises on the fringe of the Bankstown CBD. It is proposed to remove this clause as the Bankstown Collaboration Area Strategy will review employment opportunities in the Bankstown CBD.	Remove





BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	6.7	–	<b>Mixed use development in business zones</b>	<p>This optional clause is included in CLEP. The intended outcome is to permit mixed use development in Zones B1, B2 and B5 that incorporates residential accommodation and medical centres.</p> <p>It is proposed to remove this clause as the Land Use Table would prevail in this instance. The Land Use Table would achieve the same outcome in Zones B1 and B2.</p>	Remove
6.8	–	6.11	<b>Special provisions applying to centre-based child care facilities</b>	<p>This optional clause is included in BLEP and is consistent with the Education and Child Care SEPP. It is proposed to retain BLEP clause 6.8 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.8 as the basis for this clause
6.9	–	6.12	<b>Restrictions on development in Zone B4 Mixed Use</b>	<p>This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to reinforce the Bankstown CBD as a major place for employment.</p> <p>It is proposed to retain BLEP clause 6.9 as the basis for this clause, subject to an update to be consistent with the Employment Land Strategy. The update is to amend subclause (3) by requiring the ground/ first floors of the building or <u>‘the gross floor area equivalent to 1.4:1 (whichever is the lesser)’</u> to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.</p>	Retain BLEP clause 6.9 as the basis for this clause, subject to updates



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
<b>6.10</b>	–	<b>6.13</b>	<b>Location of sex services premises</b>	<p>This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to permit sex services premises in certain areas within the industrial zones.</p> <p>It is proposed to retain BLEP clause 6.10 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.10 as the basis for this clause
–	<b>6.9</b>	–	<b>Location of sex services premises</b>	<p>This optional clause is included in CLEP. The intended outcome is to permit sex services premises in Zone B2 subject to certain considerations. It is proposed to remove this clause given that the Land Use Table will no longer permit sex services premises in Zone B2.</p>	Remove
–	–	<b>6.14</b>	<b>Design quality</b>	<p>It is proposed to add this optional clause. The intended outcome is to achieve better quality design that responds appropriately to the character of the area, landscape setting and surrounding built form. The proposed amendment also improves the relationship of buildings to the public domain including streets, lanes and local parks.</p> <p>It is noted that the Department of Planning, Industry &amp; Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Add



BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	–	<b>6.15</b>	<b>Active street frontages</b>	<p>It is proposed to add this optional clause, which makes reference to an Active Street Frontages Map. The intended outcome is to reinforce the centres as places for employment and commercial activity. The proposed amendment also improves the relationship of buildings to the public domain.</p> <p>It is noted that the Department of Planning, Industry &amp; Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Add
<b>6.11</b>	–	<b>6.16</b>	<b>Development on Riverlands Golf Course site</b>	This optional clause is included in BLEP. The intended outcome is to ensure development is compatible with the site and surrounding area. It is proposed to retain BLEP clause 6.11 as the basis for this clause.	Retain BLEP clause 6.11 as the basis for this clause
–	<b>6.8</b>	<b>6.17</b>	<b>Land at 134–140 Brighton Avenue, Campsie</b>	This optional clause is included in CLEP. It is proposed to retain CLEP clause 6.8 as the basis for this clause given that the site is yet to develop.	Retain CLEP clause 6.8 as the basis for this clause
–	<b>6.10</b>	–	<b>Land at 15 Close Street, Canterbury</b>	This optional clause is included in CLEP and makes reference to the Key Sites Map. It is proposed to transfer this clause to Schedule 1 given that the requirement relates to an additional permitted use on the site.	Transfer CLEP clause 6.10 to Schedule 1



## Part 7–Schedules

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
<b>1</b>	<b>1</b>	<b>1</b>	<b>Schedule 1–Additional permitted uses [compulsory]</b>	<p>This is a compulsory schedule under the SI Order and makes reference to clause 2.5 and the Additional Permitted Uses Map. The intended outcome is to allow additional permitted uses for particular land, taking into consideration the existing uses, appropriate zones and potential future land uses.</p> <p>Schedule 1 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 1, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
1A	–	1	Use of certain land in Weigand Ave, Bankstown	No change.	
1	–	4	Use of certain land in Condell Park	No change.	
2	–	–	Use of certain land in Roberts Road, Greenacre	It is proposed to remove this listing as the development of the site is complete.	
3	–	–	Repealed	It is proposed to remove this listing as it is repealed.	
4	–	9	Use of certain land in Bransgrove Road, Panania	No change.	



BLEP	CLEP	CBLEP	Listings	Comments	Proposed Actions
Existing listings	Existing listings	Proposed listings			
5	–	–	Use of certain land in the Hume Highway, Yagoona	It is proposed to remove this listing as it does not demonstrate strategic merit based on current land use strategies.	Consolidate Schedule 1, subject to updates
6	–	–	Use of certain land in the Hume Highway, Yagoona	It is proposed to remove this listing as the development of the site is complete.	
7	–	6	Use of certain land in Rabaul Road, Georges Hall	No change.	
8	–	11	Use of certain land in Hector Street, Sefton	No change.	
9	–	12	Use of certain land in Waldron Road, Sefton	No change.	
10	–	8	Use of certain land in Henry Lawson Drive, Milperra	It is proposed to include veterinary hospital as an additional permitted use to complement and support the existing garden centre on the site, which permits pets and pet supplies.	
–	1	18	Use of certain land along Canterbury Road	No change.	
–	–	19	Use of certain land along the Hume Highway	It is proposed to add this listing to include key development sites (Zone B6) along the Hume Highway where residential flat buildings, seniors housing and multi dwelling housing are currently permitted but only as part of a mixed use development and only where the lot size is equal or greater than 5,000m <sup>2</sup> .	



BLEP	CLEP	CBLEP	Listings	Comments	Proposed Actions
Existing listings	Existing listings	Proposed listings			
–	2	2	Use of certain land in Beamish Street, Campsie	No change.	Consolidate Schedule 1, subject to updates
–	3	–	Use of certain land in Charlotte Street, Campsie	It is proposed to remove this listing as the development of the site is complete.	
–	4	–	Use of certain land in Charles Street, Canterbury	It is proposed to remove this listing as the development of the site is complete.	
–	5	7	Use of certain land in Moorefields Road, Kingsgrove	No change.	
–	6	10	Use of certain land in Roselands	No change.	
–	7	5	Use of certain land in Homer Street, Earlwood	No change.	
–	–	3	Use of certain land at 15 Close Street, Canterbury	It is proposed to transfer CLEP clause 6.10 to Schedule 1 as it relates to an additional permitted use on the site.	
–	–	13	Use of certain land at 30–31 Webster Street, Milperra	It is proposed to add this listing to permit function centre as an additional permitted use to reflect and support the ongoing operation of the existing function centre on the site.	
–	–	14	Use of certain land at 80 Kentucky Road, Riverwood	It is proposed to add this listing to permit restaurant or cafe as an additional permitted use to complement and support the existing library on the site.	



BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
2	2	2	<b>Schedule 2–Exempt development [compulsory]</b>	This is a compulsory schedule under the SI Order and makes reference to clause 3.1. The intended outcome is to insert a list of exempt development only where it is additional to those development types specified in the Codes SEPP. Schedule 2 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Consolidate Schedule 2, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
1	–	1	Amusement ride devices	No change.	
2	–	2	Community events	No change.	
3	–	–	Pollution control devices and fuel tanks	It is proposed to remove this listing as the preferred option is to require development consent based on relevant legislation.	
4	–	–	Subdivision (realignments and consolidations)	It is proposed to remove this listing as the preferred option is to require development consent based on relevant legislation.	
5	–	4	Waste storage containers on private land	No change.	
–	1–7 & 9–14	–	Signage	It is proposed to remove these listings as the Codes SEPP would prevail in this instance.	
–	8	3	Public domain signage	It is proposed to update this listing by permitting signage on public infrastructure provided it is undertaken by or on behalf of Council.	



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Schedule Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing Schedule	Existing Schedule	Proposed Schedule			
<b>3</b>	<b>3</b>	<b>3</b>	<b>Schedule 3—Complying development [compulsory]</b>	<p>This is a compulsory schedule under the SI Order and makes reference to clause 3.2. The intended outcome is to insert a list of complying development only where it is additional to those development types specified in the Codes SEPP.</p> <p>Schedule 3 is included in BLEP and CLEP and is consistent across the two LEPs.</p>	Consolidate Schedule 3
Existing listings	Existing listings	Proposed listings	<b>Listings</b>		
—	—	—	No items	No change.	





BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
4	4	4	<b>Schedule 4—Classification and reclassification of public land [compulsory]</b>	<p>This is a compulsory schedule under the SI Order and makes reference to clause 5.2.</p> <p>Schedule 4 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 4, subject to updates
Existing listings	Existing listings	Proposed listings	<b>Listings</b>		
Parts 1–3	Parts 1–3	Parts 1–3	Land classified, or reclassified as operational land or community land	It is proposed to remove the BLEP and CLEP listings in accordance with the Department of Planning, Industry & Environment’s Practice Note 16–001. In preparing a Standard Instrument LEP, Schedule 4 should not refer to land already classified or reclassified. The removal of the existing listings in Schedule 4 will not affect the classification status of these parcels of land.	



BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
5	5	5	<b>Schedule 5–Environment heritage [compulsory]</b>	<p>This is a compulsory schedule under the SI Order and makes reference to clause 5.10 and the Heritage Map.</p> <p>Schedule 5 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 5, subject to updates
Existing listings	Existing listings	Proposed listings	<b>Listings</b>		
Part 1	Part 1	Part 1	Heritage items	Consolidate the BLEP and CLEP listings, subject to the removal of two existing listings: 89 Restwell Street, Bankstown and 78 Quigg Street South, Lakemba. These updates implement Council’s heritage review, which found these properties to no longer contain any substantial documentary evidence to support the listings.	
–	Part 2	Part 2	Heritage conservation areas	No change.	
Part 2	Part 3	Part 3	Archaeological sites	Include the BLEP listings, subject to the removal of three existing listings: 2–2A Hume Highway, Chullora; 2/20 and 3/20 Diffy Lane and 656 Hume Highway, Yagoona; and 724–734 Hume Highway, Yagoona. These updates implement Council’s heritage review, which found these properties to no longer contain any substantial archaeological and documentary evidence to support the listings.	
–	Part 4	Part 4	Aboriginal heritage	No change.	



BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
6	6	6	<b>Schedule 6–Pond–based and tank–based aquaculture [compulsory]</b>	This is a compulsory schedule under the SI Order and makes reference to clause 5.19.	Mandated



## Part 8–Maps

<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Map Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>Land Application Map [compulsory]</b>	<p>The Land Application Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate the BLEP and CLEP Land Application Map.</p>	Consolidate the Land Application Map
<b>2.2</b>	<b>2.2</b>	<b>2.2</b>	<b>Land Zoning Map [compulsory]</b>	<p>The Land Zoning Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate and harmonise the BLEP and CLEP Land Zoning Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> <li>Correct a mapping anomaly by removing a split zone at 8 Simmat Avenue in Condell Park. The special use zone will align with the property boundary resulting from the subdivision of the land.</li> </ul>	Consolidate the Land Zoning Map, subject to updates
<b>2.5</b>	<b>2.5</b>	<b>2.5</b>	<b>Additional Permitted Uses Map [compulsory]</b>	<p>The Additional Permitted Uses Map is included in BLEP and CLEP. It is proposed to consolidate and harmonise the BLEP and CLEP Additional Permitted Uses Map in accordance with the proposed updates to Schedule 1.</p>	Consolidate the Additional Permitted Uses Map, subject to updates



BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1	4.1	4.1	Lot Size Map [optional]	<p>The Lot Size is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Lot Size Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> <li>• Apply the subdivision lot size in industrial zones to the former Canterbury LGA.</li> <li>• Do not apply the Lot Size Map to roads in the former Canterbury LGA.</li> <li>• Correct a mapping anomaly by applying the Lot Size Map to the property at 8 Harp Street in Campsie, which is located within Zone R4 High Density Residential.</li> </ul>	Consolidate the Lot Size Map, subject to updates



BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.3	4.3	4.3	<b>Height of Buildings Map [optional]</b>	<p>The Height of Buildings Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate and harmonise the BLEP and CLEP the Height of Buildings Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> <li>Do not apply the Height of Buildings Map to roads in the former Canterbury LGA.</li> <li>Correct a mapping anomaly by applying the Height of Buildings Map to the properties at 33–41 Leith Street in Croydon Park, which are located within Zone R2 Low Density Residential. The zone is subject to a maximum 8.5 metre building height.</li> </ul>	Consolidate the Height of Buildings Map, subject to updates
4.4	4.4	4.4	<b>Floor Space Ratio Map [optional]</b>	<p>The Floor Space Ratio Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Floor Space Ratio Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> <li>Do not apply the Floor Space Ratio Map to roads in the former Canterbury LGA.</li> </ul>	Consolidate the Floor Space Ratio Map



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Map Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
<b>Existing clauses</b>	<b>Existing clauses</b>	<b>Proposed clauses</b>			
<b>5.1</b>	<b>5.1</b>	<b>5.1</b>	<b>Land Reservation Acquisition Map [compulsory]</b>	<p>The Land Reservation Acquisition Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Land Reservation Acquisition Map.</p>	Consolidate the Land Reservation Acquisition Map
<b>5.10</b>	<b>5.10</b>	<b>5.10</b>	<b>Heritage Map [compulsory]</b>	<p>The Heritage Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Heritage Map in accordance with the proposed updates to Schedule 5.</p>	Consolidate the Heritage Map, subject to updates
<b>6.1</b>	<b>6.1</b>	<b>6.1</b>	<b>Acid Sulfate Soils Map [optional]</b>	<p>The Acid Sulfate Soils Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate the BLEP and CLEP Acid Sulfate Soils Map.</p>	Consolidate the Acid Sulfate Soils Map
<b>6.4</b>	–	<b>6.5</b>	<b>Terrestrial Biodiversity Map [optional]</b>	<p>The Terrestrial Biodiversity Map is included in BLEP.</p> <p>It proposed to apply the Terrestrial Biodiversity Map to the Canterbury Bankstown LGA.</p>	Retain the Terrestrial Biodiversity Map
<b>6.4A</b>	–	<b>6.6</b>	<b>Riparian Lands and Watercourses Map [optional]</b>	<p>The Riparian Lands and Watercourses Map is included in BLEP.</p> <p>It proposed to apply the Riparian Lands and Watercourses Map to the Canterbury Bankstown LGA.</p>	Retain the Riparian Lands and Watercourses Map



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Map Name</b>	<b>Comments</b>	<b>Proposed Actions</b>
Existing clauses	Existing clauses	Proposed clauses			
<b>6.5</b>	–	<b>6.7</b>	<b>Foreshore Building Line Map [optional]</b>	The Foreshore Building Line Map is included in BLEP.  It proposed to apply the Foreshore Building Line Map to the Canterbury Bankstown LGA.	Retain the Foreshore Building Line Map
<b>4.1A, 4.1B, 6.7, 6.9, 6.10</b>	<b>2.5, 6.10</b>	<b>4.1A, 4.1B, 6.12, 6.13</b>	<b>Special Provisions Map [optional]</b>	The Special Provisions Map is included in BLEP and the Key Sites Map is included in CLEP.  It proposed to retain the Special Provisions Map as the basis for this map, subject to updates as part of the consolidation and harmonisation process.	Retain the Special Provisions Map, subject to updates
–	–	<b>6.15</b>	<b>Active Street Frontages Map [optional]</b>	It is proposed to add an Active Street Frontages Map.	Add
<b>4.1A</b>	<b>4.1A</b>	<b>4.1A</b>	<b>Lot Size for Dual Occupancy Development Map [optional]</b>	It is proposed to add a Lot Size for Dual Occupancy Development Map to indicate the BLEP and CLEP lot size requirements for dual occupancies.	Add