

## 2 VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

FILE NO: T-29-177

REPORT BY: DIRECTOR CITY PLANNING

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### Summary:

- Canterbury Local Environmental Plan (CLEP) 2012 became operational from January 2013.
- Since the gazettal of the LEP, a number of amendments to the LEP are required to address anomalies and drafting errors. These are:
  - Amendments to the Planning Instrument: containing minor corrections relating to the LEP clauses;
  - Amendments to Schedules: containing corrections to spelling for the Schedule of Heritage Items;
  - Mapping Amendments: containing minor amendments to Land Reservation Map, Land Zoning Map, Height of Building Map and Floor Space Ratio Map in order to rectify mapping anomalies or eliminate mismatch and drafting errors.
- None of these amendments alter planning policy or intent.
- It is recommended that a Planning Proposal be prepared and submitted to the Department of Planning and Environment for Gateway Determination and the subsequent public exhibition.

### Council Delivery Program and Budget Implications:

This report has no implications for the Budget and supports our Community Strategic Plan long term goal of Balanced Development.

### Report:

#### **Background**

The Canterbury Local Environmental Plan (CLEP) 2012 was published in the Government Gazette on 21 December 2012 and become operational from January 2013. Since that date, a number of minor discrepancies, errors and other matters have been identified that require amendment or correction via the preparation of a Planning Proposal.

These matters primarily relate to the correction of a number of minor mapping anomalies and/or drafting errors, some minor corrections to the LEP text and the Heritage Register Schedule. The purpose of this report is to identify each of these matters requiring amendment, correction or adjustment in order to enable preparation of the relevant Planning Proposal.

#### **Amendments to the Planning Instrument**

##### **(1) Addition of "Emergency Services Facility" as a permissible use in Zone RE1 Public Recreation**

There is an existing State Emergency Services (SES) facility on a piece of land within the RE1 Public Recreation zone in Hannans Road, Narwee (105-109 Hannans Road, just west of Narwee Station). The land is relatively narrow and elongated in nature and has been occupied by the SES facility for a considerable period of time.

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

While Clause 47 (2) of State Environmental Planning Policy (Infrastructure) 2007 makes development for the purposes of certain types of Emergency Services Facilities permissible with consent within the RE1 Public Recreation zone, it does not include SES facilities. Given the long established nature of this facility it is proposed to amend the Land Use Table for the RE1 Public Recreation zone in order to permit a SES facility subject to consent. This amendment will legitimise a long standing valuable community service, which has been operating since 2013 under existing use rights provisions.

**(2) Removal of objective “To provide for residential uses, but only as part of mixed use development” from Zone B6 Enterprise Corridor**

This amendment to the Local Environmental Plan is required to remove the objective “To provide for residential uses, but only as part of mixed use development” for the Zone B6 Enterprise Corridor. The inclusion of this objective for the Zone B6 is a typographical error as residential accommodation is a prohibited use within the zone.

At present this creates a discrepancy between the objectives for the zone and the contents of the Land Use Table. Consequently this objective is recommended to be removed from the CLEP 2012 for the Zone B6 Enterprise Corridor.

It is noted that Council has previously initiated moves to combine the B6 and B5 zones into a single zone allowing mixed use development. However, timing for this is uncertain. It is proposed, notwithstanding, to resolve this current anomaly in the short term.

**Amendments to Schedules - Correction of descriptions and spelling in Schedule 5  
Environmental heritage**

There are a number of minor spelling and terminology corrections proposed for the Schedule of Heritage Items. It is not proposed to add or remove any item, just to make these corrections, which are listed below:

- (3) Item No. I 69** - Inter war urban park – Mary MacKillop Reserve, located at 260, 260A and 262 Canterbury Road, Canterbury.
- Insert the word “Saint” so that the description reads – “Inter war urban park - Saint Mary MacKillop Reserve”.
  - This amendment is an update to reflect canonisation of Mary MacKillop by the Catholic Church in 2010.
- (4) Item No. I 82** – Canterbury Sugar Mill (former), located at 2-4 Sugar House Road, Canterbury.
- Replace the word “Mill” with word “Works” to read – “Canterbury Sugar Works”.
  - This is a minor adjustment to the name to reflect the correct name of the site.

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

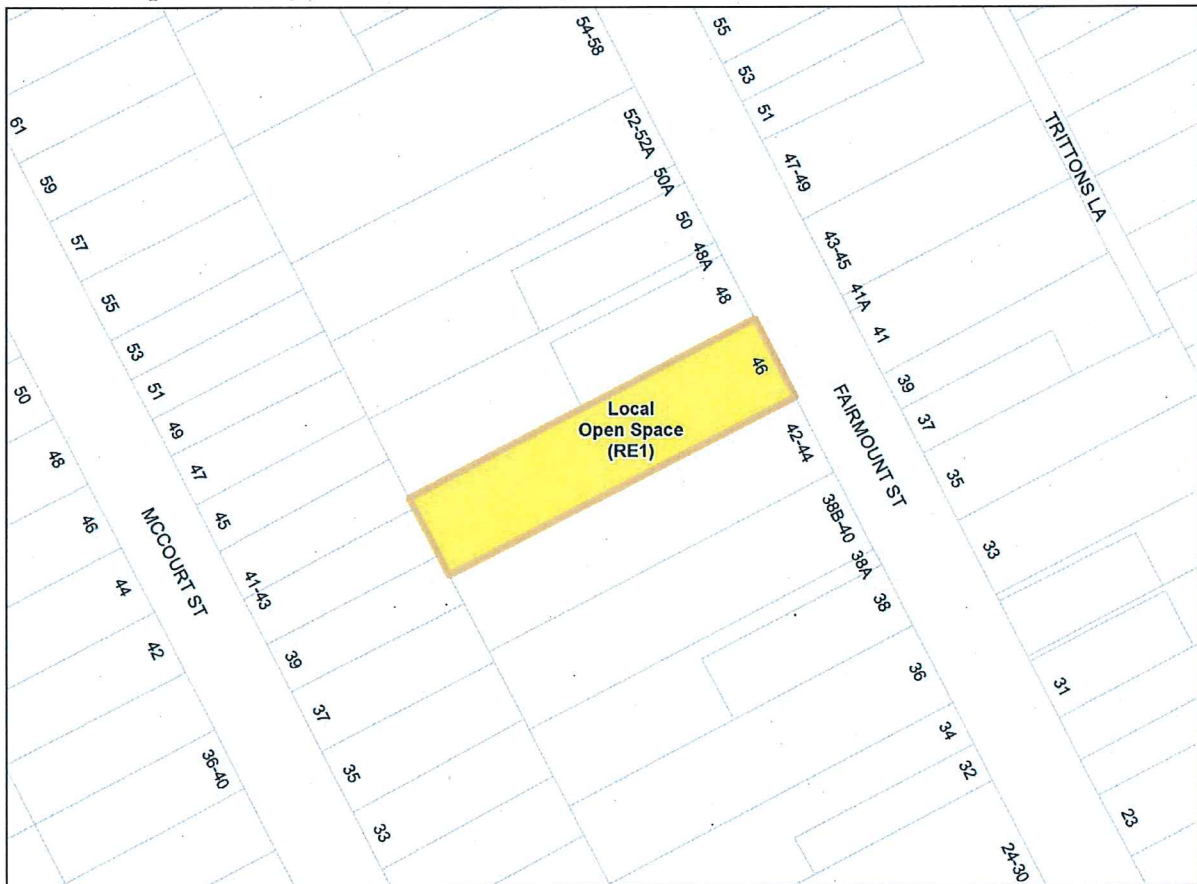
- (5) **Item No. I 140** – Methodist Cemetery, located at 96A Moorefields Road, Kingsgrove.
- Remove letter “e” from the word Moorefields to read – “Moorefield’s Methodist Cemetery”.
  - This is a minor typographical change to reflect the correct spelling of the cemetery name.

**Mapping Amendments**

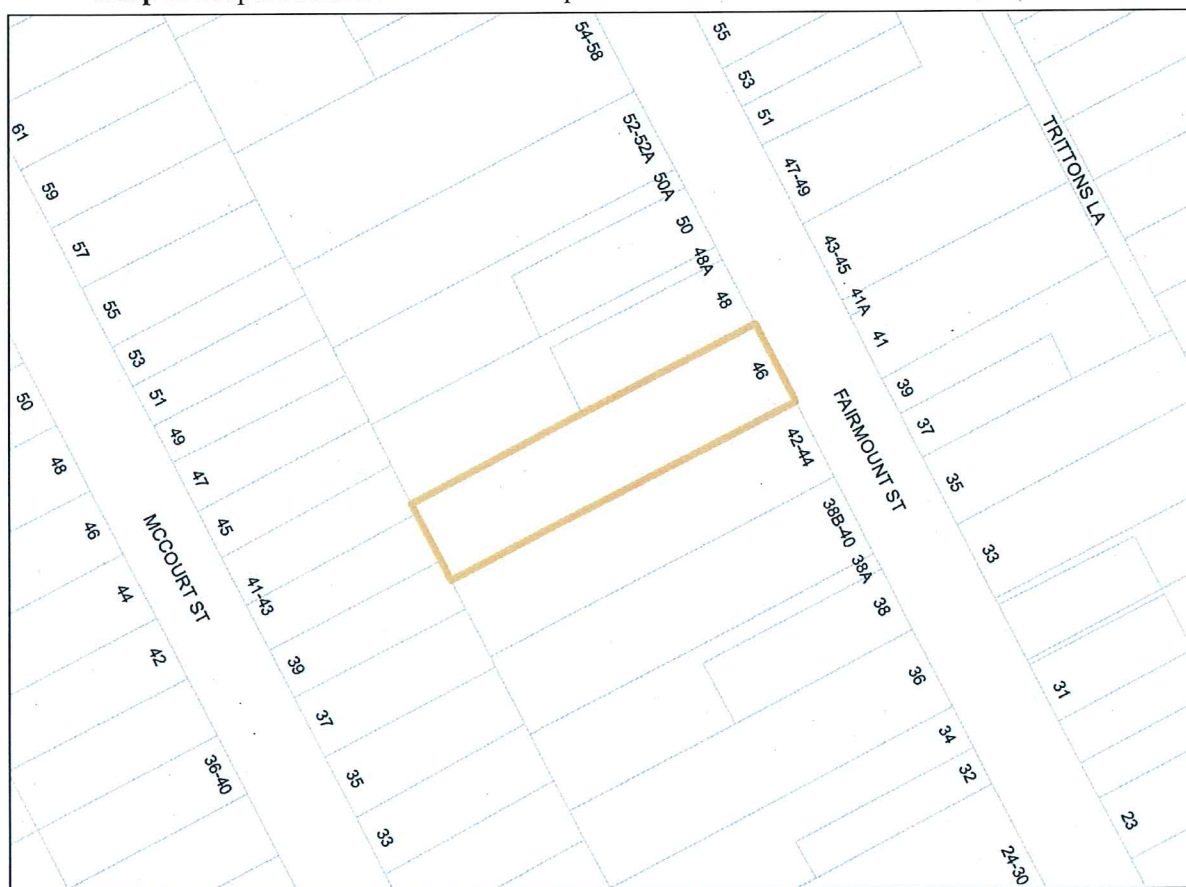
- (6) **46 Fairmount Street, Lakemba**  
Land Reservation Map – removal of land reservation.

This parcel of land at 46 Fairmount Street, Lakemba is zoned RE1 – Public Recreation. It is also shown on the Land Reservation Acquisition Map, as Local Open Space, with Council being the responsible acquisition authority. Council has recently completed acquisition of this land for public recreation purposes and as such it now no longer needs to be shown on the Land Acquisition Map.

**Map 1:** Existing Land Reservation Map in relation to 46 Fairmount Street, Lakemba





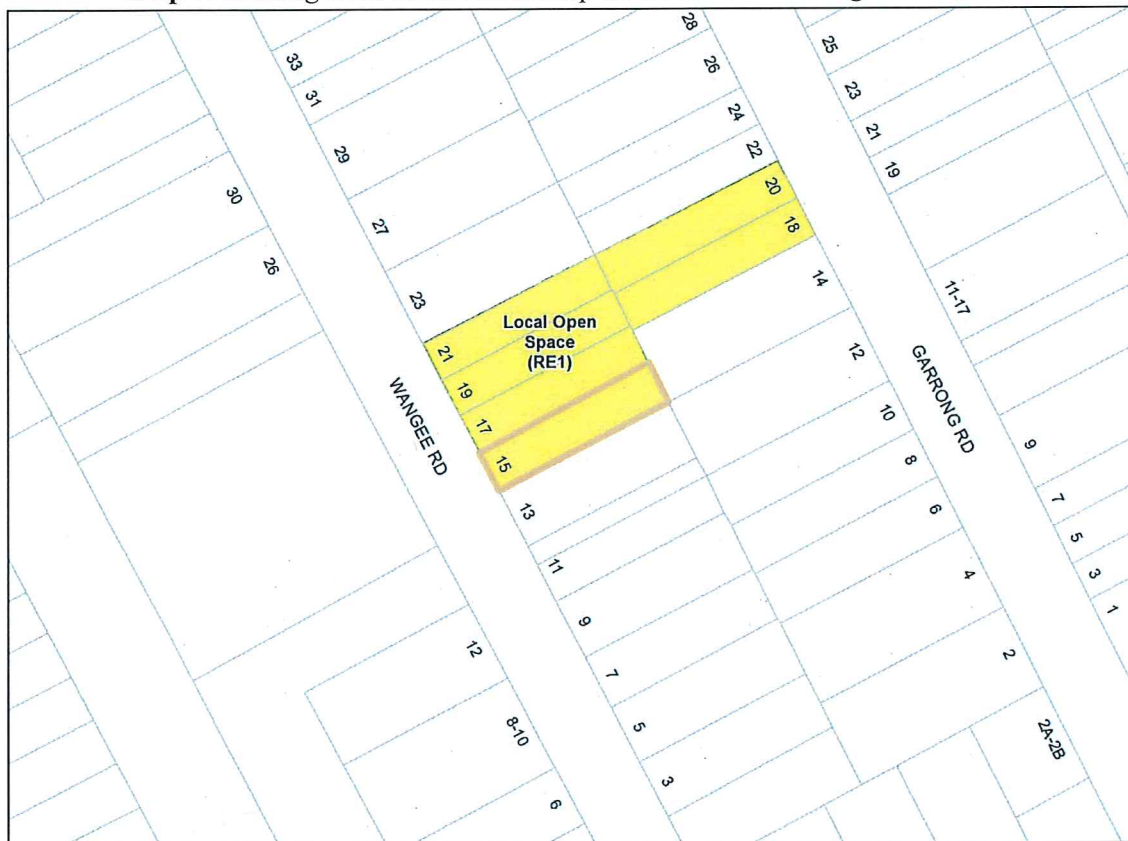


## Land Reservation Map – removal of land reservation

This parcel of land at 15 Wangee Road, Lakemba is zoned RE1 – Public Recreation. It is also shown on the Land Reservation Acquisition Map, as Local Open Space, with Council being the responsible acquisition authority.

Council has recently completed acquisition of this land for public recreation purposes and as such it now no longer needs to be shown on the Land Acquisition Map.





The map shows a grid of land parcels. A central area is highlighted in yellow and labeled "Local Open Space (RE1)". This area is bounded by Wangee Rd to the west and Garrong Rd to the east. The highlighted area includes lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521

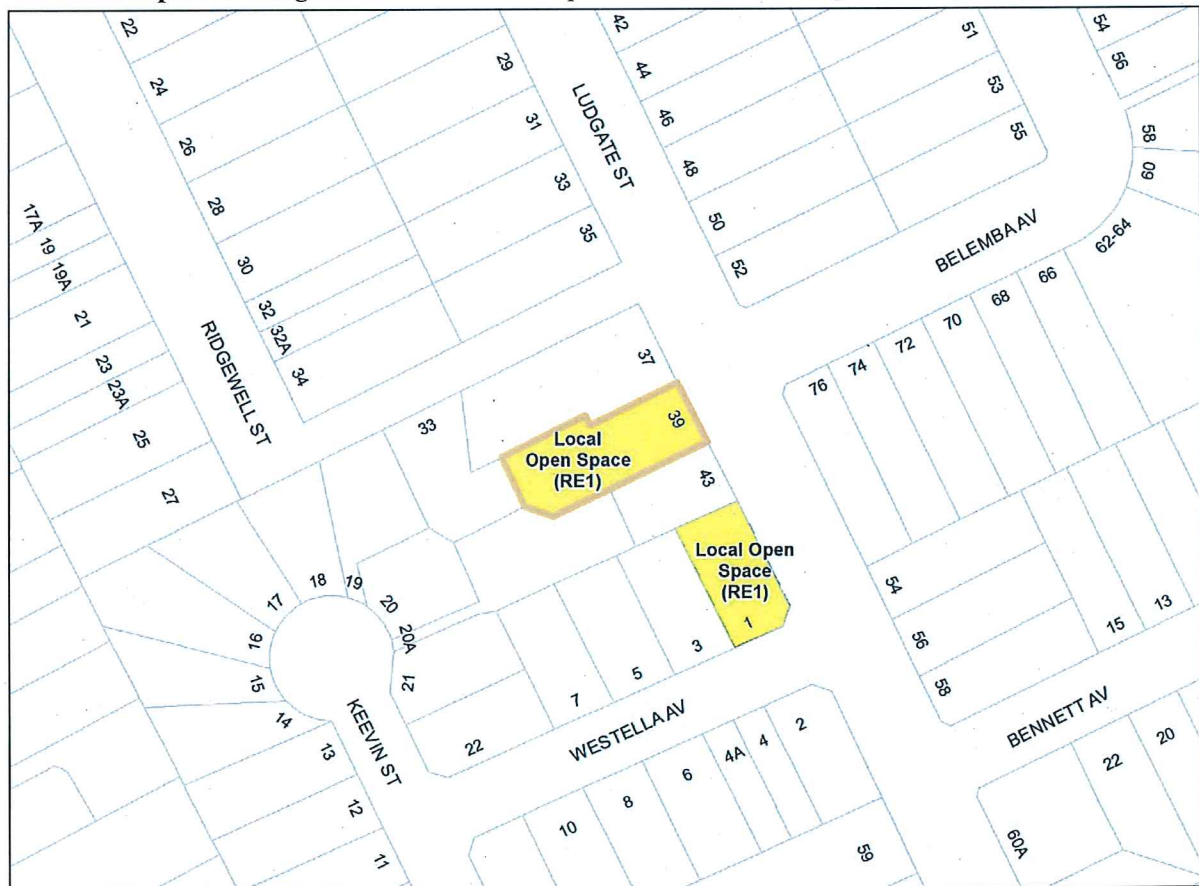
## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**(8) 39 Ludgate Street, Roselands**  
Land Reservation Map – removal of land reservation

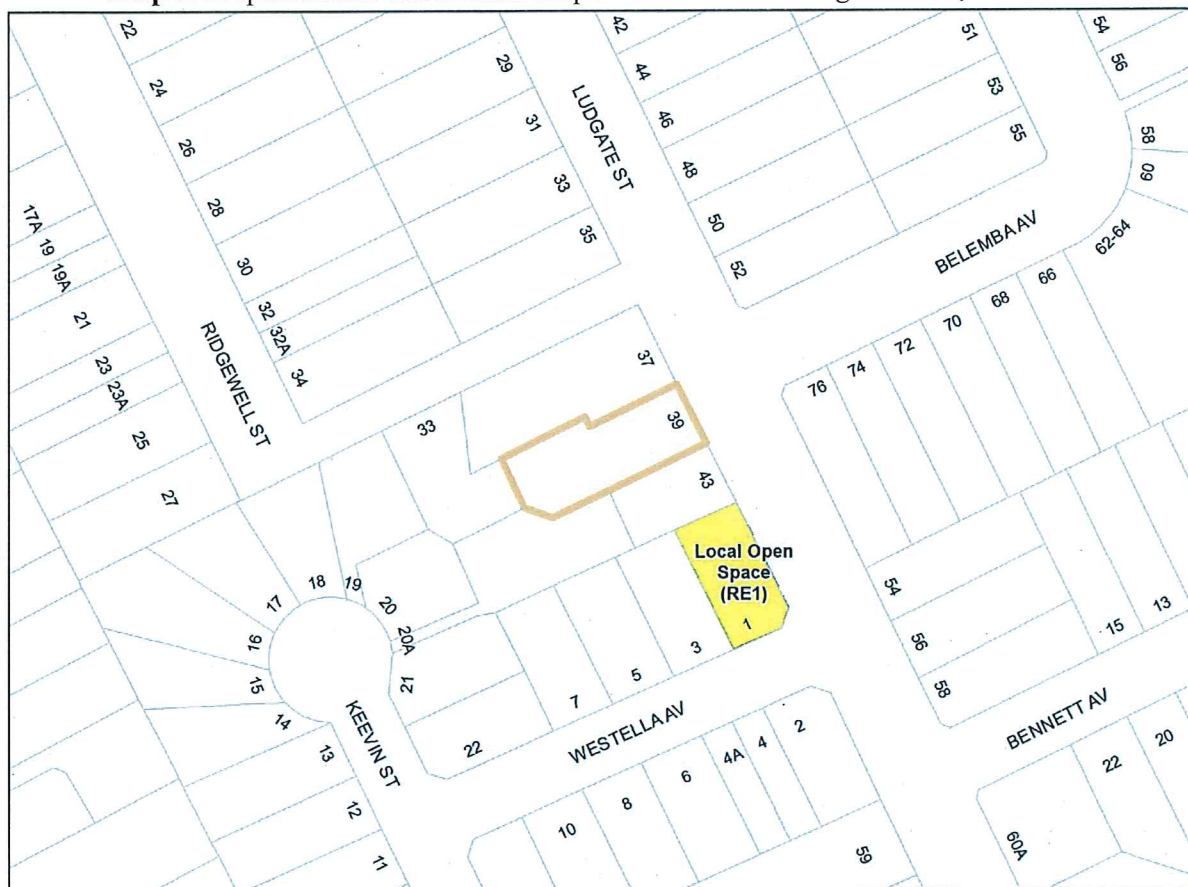
This parcel of land known as 39 Ludgate Street, Roselands is zoned RE1 – Public Recreation. It is also shown on the Land Reservation Acquisition Map, as Local Open Space, with Council being the responsible acquisition authority.

Council has recently completed acquisition of this land for public recreation purposes and as such it now no longer needs to be shown on the Land Acquisition Map.

**Map 5:** Existing Land Reservation Map in relation to 39 Ludgate Street, Roselands



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 6:** Proposed Land Reservation Map in relation to 39 Ludgate Street, Roselands

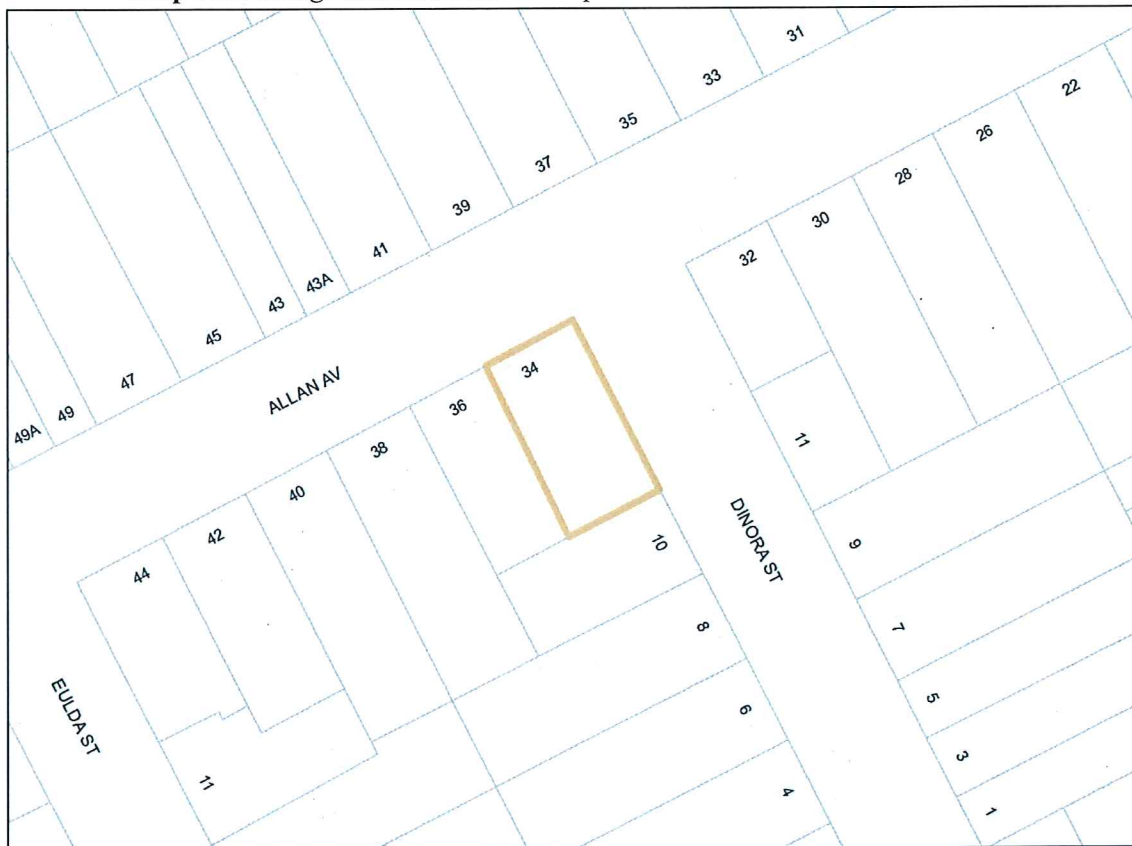
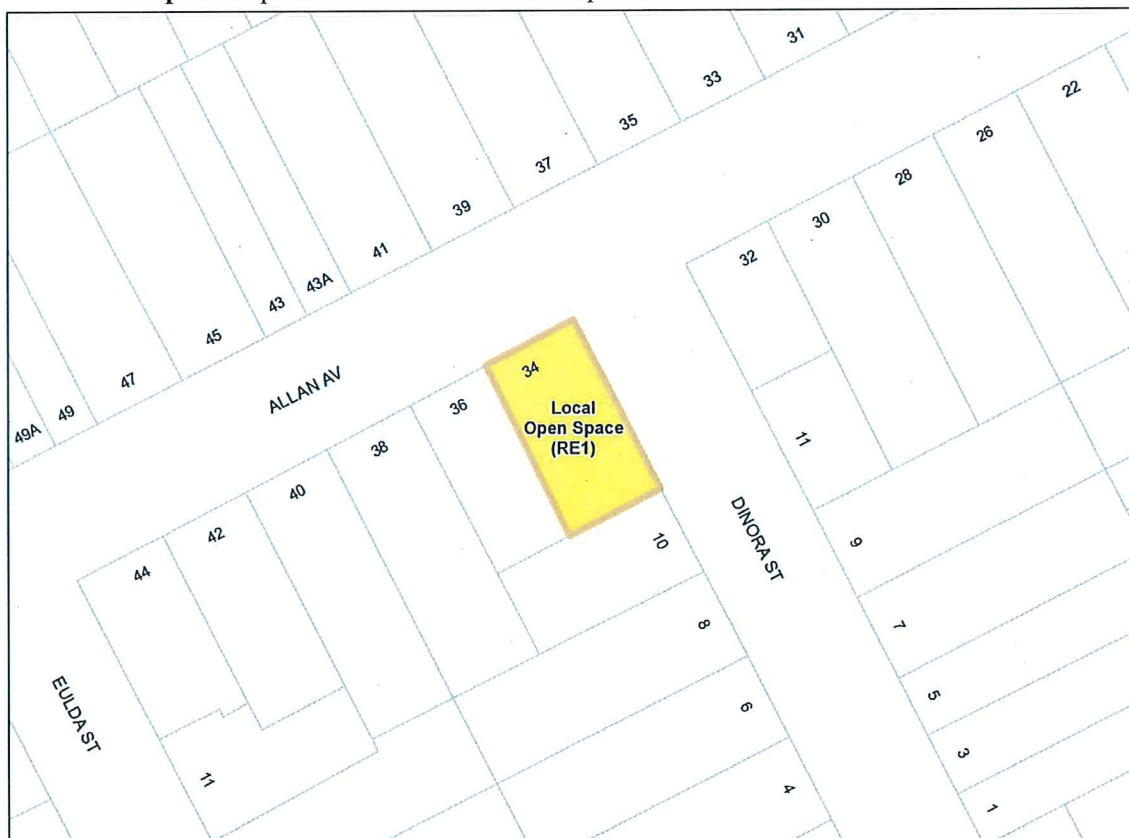
**(9) 34 Allan Avenue, Belmore**  
Land Reservation Map – addition of land reservation

This parcel of land at 34 Allan Avenue, Belmore is zoned RE1 – Public Recreation. Due to a drafting error it is, however, not shown on the Land Reservation Acquisition Map as Local Open Space.

As Council is the responsible acquisition authority for this land the Land Acquisition Map should be updated to reflect this.



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 7:** Existing Land Reservation Map in relation to 34 Allan Avenue, Belmore**Map 8:** Proposed Land Reservation Map in relation to 34 Allan Avenue, Belmore

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**(10) 117 Rosemont Street South, Punchbowl**

- a) Land Zoning Map – change from Zone R3 Medium Density Residential to Zone B2 Local Centre
- b) Height of Building Map – change from 8.5 metres to 18 metres
- c) Floor Space Ratio Map – change from 0.5:1 to no FSR

This parcel of land located at 117 Rosemont Street South, Punchbowl is currently zoned R3 Medium Density Residential and adjoins a B2 Local Centre zone. It is part of a much larger land holding (comprising 1209-1217 Canterbury Road) under the same ownership, the majority of which is zoned B2 Local Centre. The entire site is used for motor vehicle sales.

The land is separated from the R3 Medium Density Residential zoned land to the north by a drainage canal. This would form a more logical zone boundary, especially given the land use and ownership pattern. Rezoning this land to B2 Local Centre zone also resolves the split zoning over this land holding.

**Photograph 1:** Show the subject land, view from Rosemount Street South, Punchbowl

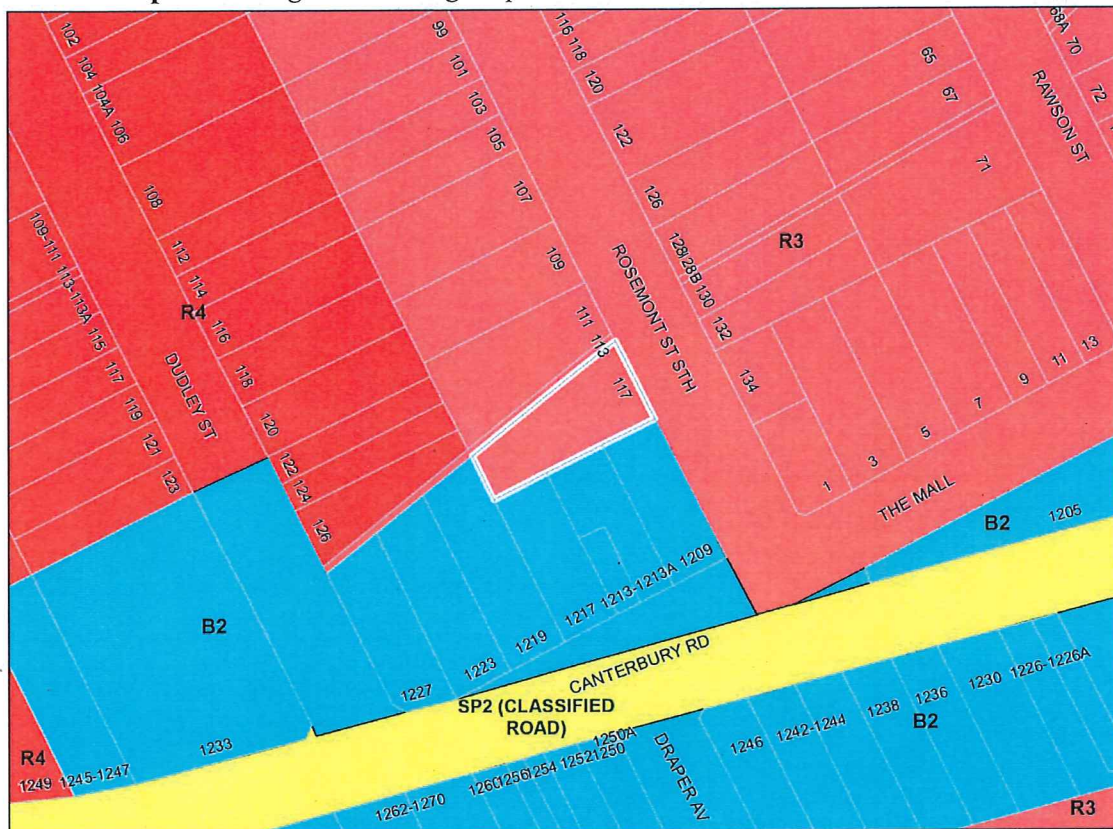
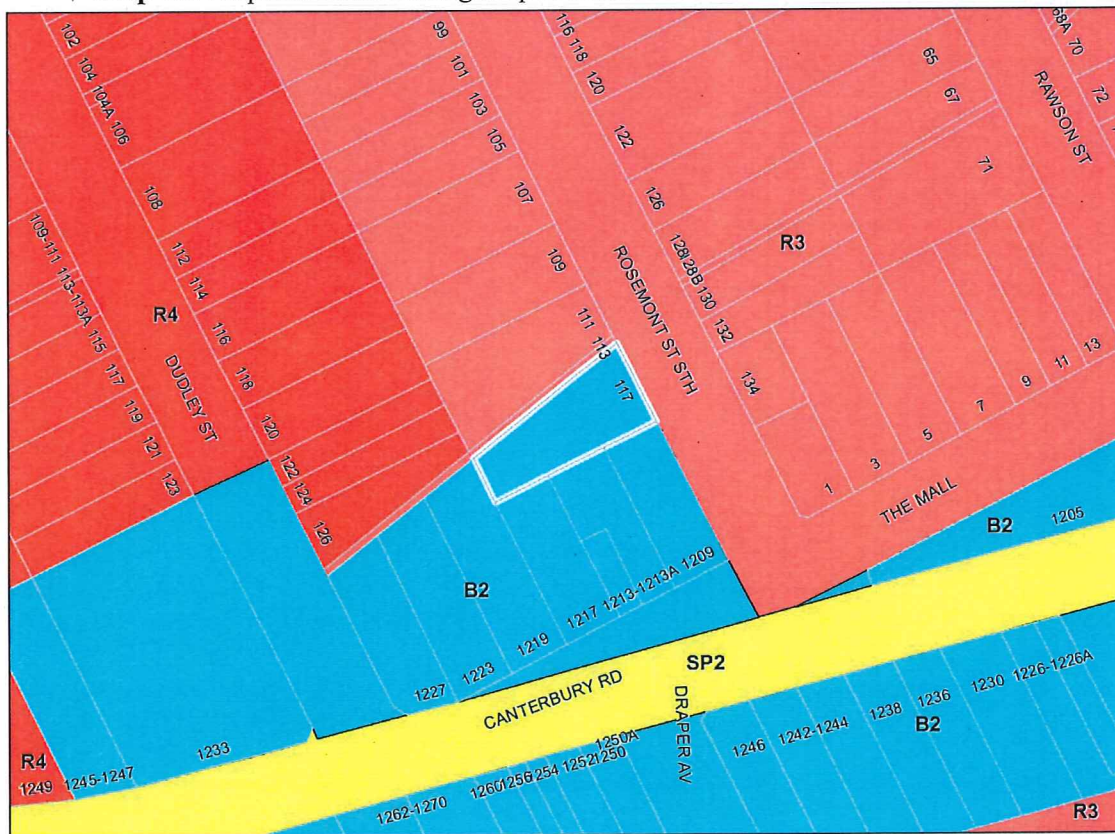


Consequently, the CLEP maps applicable to the land need to be amended to reflect the proposed zone change. The Land Zoning Map needs to be changed from Zone R3 Medium Density Residential to Zone B2 Local Centre. The Building Height Map needs to be amended from 8.5 metres to 18 metres limitations. The Floor Space Ratio Map needs to be amended from 0.5:1 to no FSR, which is consistent with other land zoned B2 Local Centre.

The maps below show the existing and proposed details

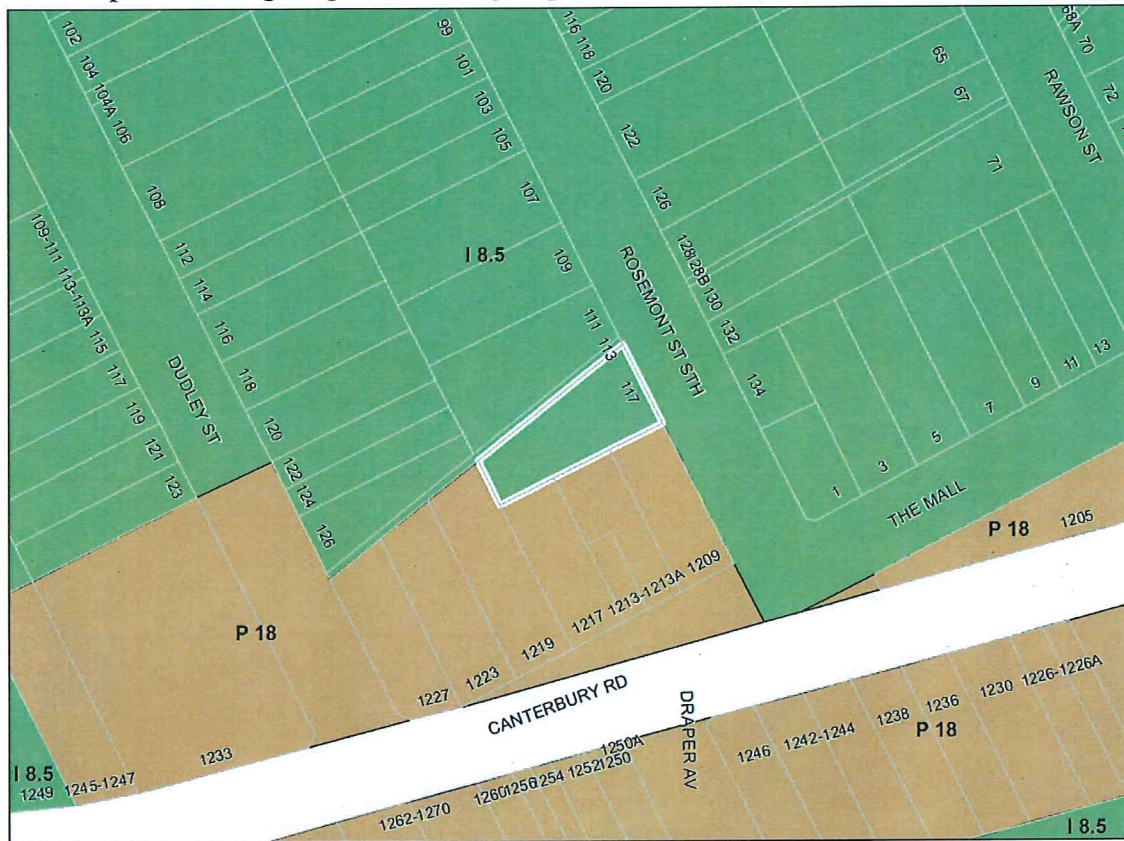
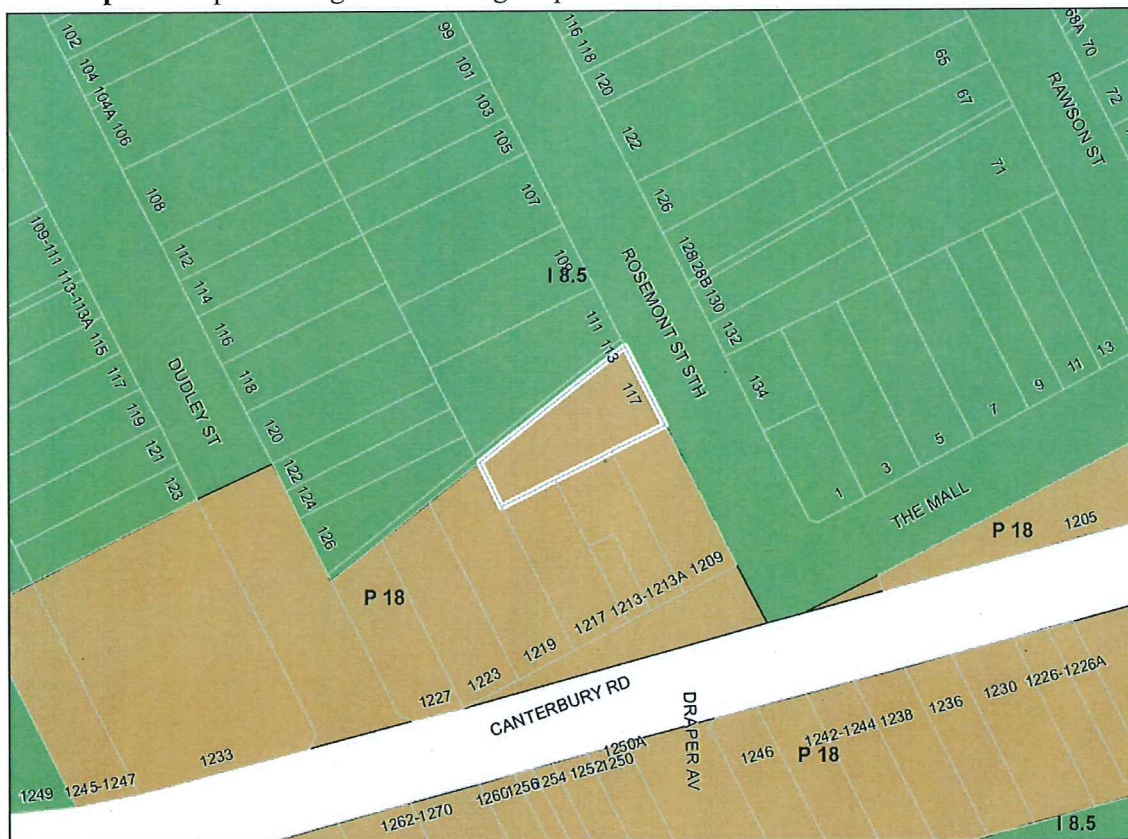


## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 9:** Existing Land Zoning Map in relation to 117 Rosemount Street, Punchbowl**Map 10:** Proposed Land Zoning Map in relation to 117 Rosemount Street, Punchbowl

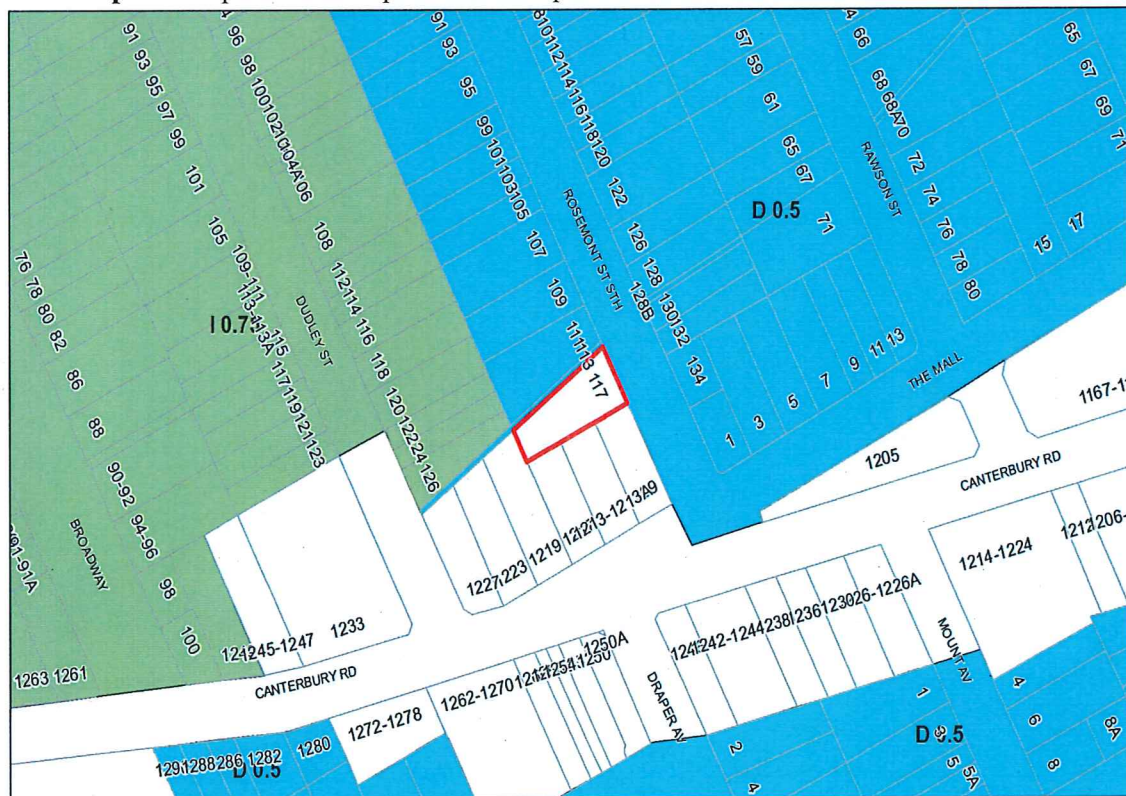


## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 11: Existing Height of Building Map in relation to 117 Rosemount Street, Punchbowl****Map 12: Proposed Height of Building Map in relation to 117 Rosemount Street, Punchbowl**



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 13:** Existing Floor Space Ratio Map in relation to 117 Rosemount Street, Punchbowl**Map 14:** Proposed Floor Space Ratio Map in relation to 117 Rosemount Street, Punchbowl

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**(11) 102-102A Rogers Street, Roselands**

- a) Land Zoning Map – rectify error from two zonings of IN2 Light Industrial and R3 Medium Density Residential into one Zone IN2 Light Industrial
- b) Height of Building Map – change from two different height limits of 8.5 metres and no height limit into no height limit for the whole site
- c) Floor Space Ratio (FSR) – change from two different FSR of 1:1 and 0.5:1 into FSR of 1:1 for the whole site

This mapping error shows two different zones for the site at 102–102A Rogers Street, Roselands (Lot 1 in DP 623244 and Lot B in DP 399441). The front section of the subject parcel of land is shown as being within in the R3 Medium Density Residential Zone, while the remaining portion of land in the IN2 Light Industrial zone.

**Photograph 2:** Show the subject land, view from Rogers Street, Roselands



This zoning error is also replicated on the Height of Building and Floor Space Ratio maps, which show an incorrect 8.5 metre height and 0.5:1 FSR respectively

The error came about as a result of the directive that roads are to be zoned in accordance with the Standard Instrument template. Prior to LEP 2012, this land was shown as unzoned as there was an earlier intention to carry out local road widening in this location. This is now not proposed to take place and it would therefore be appropriate to rectify these mapping anomalies. It is therefore recommended that the subject land be included within the Zone IN2 Light Industrial in their entirety to have a single zone, and Height of Building Map and FSR Maps adjusted accordingly.

The maps below show the existing and proposed details.



**Map 15:** Existing Land Zoning Map in relation to 102-102A Rogers Street, Roselands

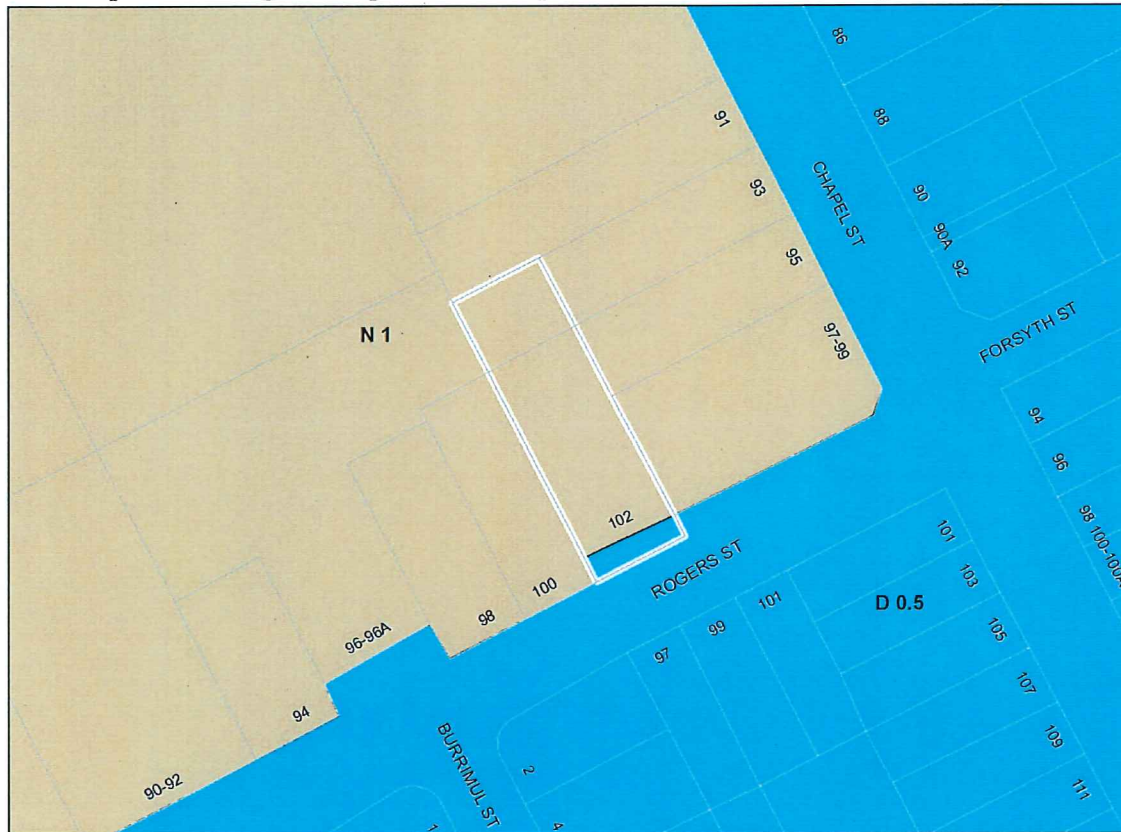
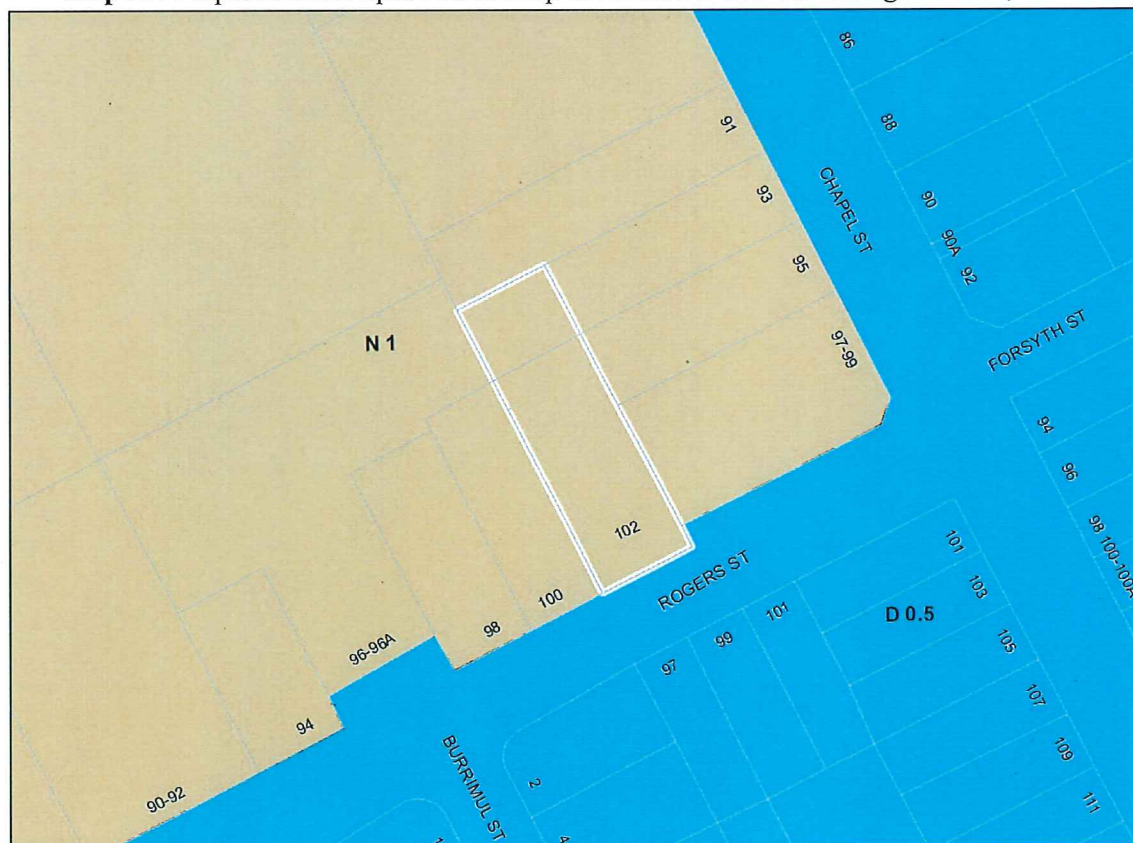


## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 17:** Existing Height of Building Map in relation to 102-102A Rogers Street, Roselands**Map 18:** Proposed Height of Building Map in relation to 102-102A Rogers Street, Roselands



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 19:** Existing Floor Space Ratio Map in relation to 102-102A Rogers Street, Roselands**Map 20:** Proposed Floor Space Ratio Map in relation to 102-102A Rogers Street, Roselands



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**(12) 1214-1224 Canterbury Road, Roselands**

- a) Land Zoning Map – rectify error from two zonings of B5 Business Development and R3 Medium Density Residential into one Zone B5 Business Development
- b) Height of Building Map – change from two different height limits of 18 metres and 8.5 metres into 18 metres height limit for the whole site
- c) Floor Space Ratio – change from two different FSRs of no FSR and 0.5:1 into no FSR for the whole site

This mapping error shows two different zones for the site at 1214-1224 Canterbury Road, Roselands (DP 1167666). The front section of the subject parcel of land is shown as being within the B5 Business Development while a small portion of the land fronting Mount Avenue is within the R3 Medium Density Residential Zone.

This zoning error is also replicated on the Height of Building and Floor Space Ratio maps, which show incorrect 8.5 metre height and 0.5:1 FSR respectively at the southern portion of the land.

The error came about as a result of translating previous zonings under the Canterbury Planning Scheme Ordinance into LEP 2012 maps. The property is also now consolidated under one deposited plan and it would therefore be appropriate to rectify these mapping anomalies so that zoning and cadastral boundaries align.

The maps below show the existing and proposed details.

**Photograph 3:** Show the subject land, view from Mount Avenue, Roselands



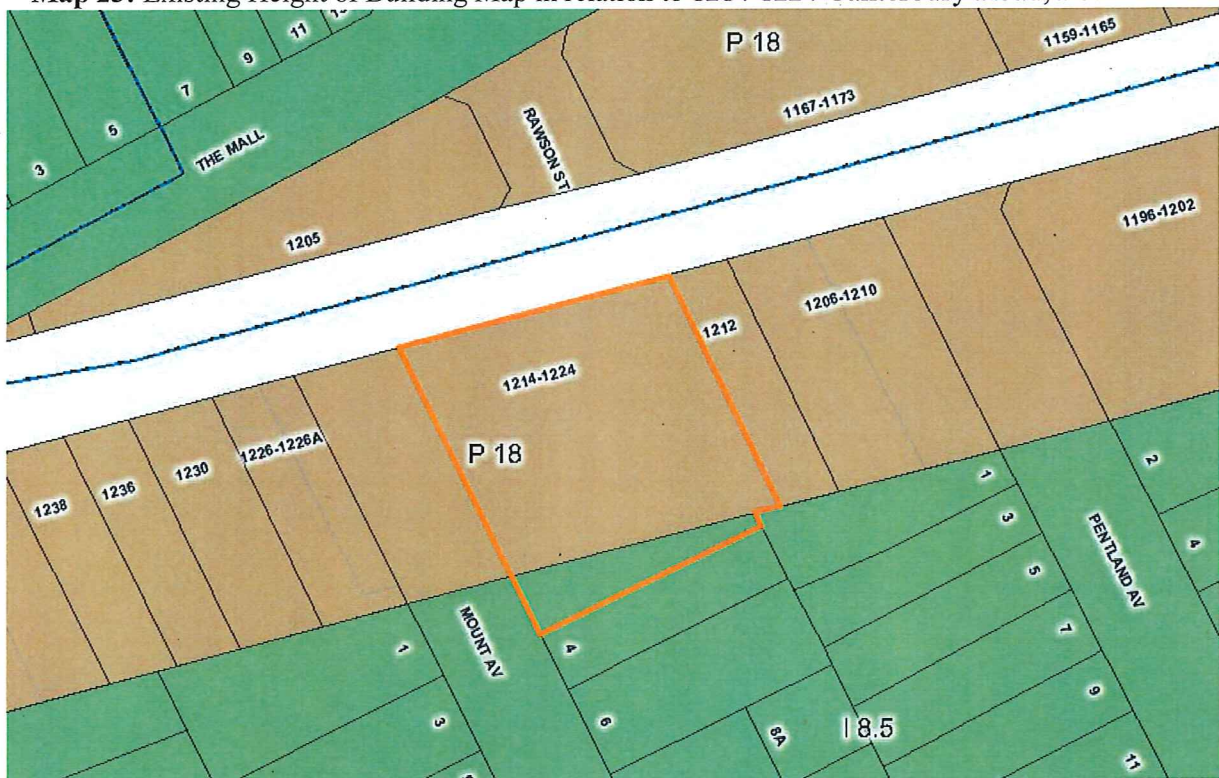
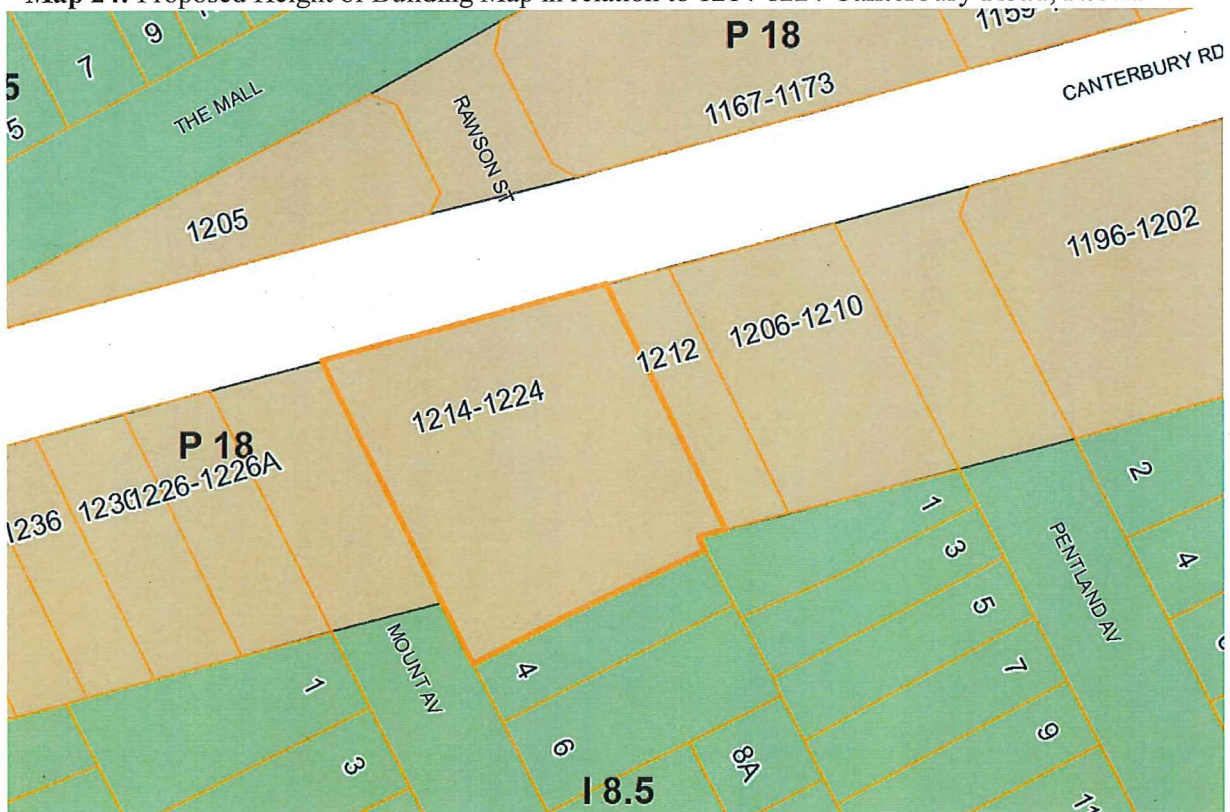


**Map 21: Existing Land Zoning Map in relation to 1214-1224 Canterbury Road, Roselands**





## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

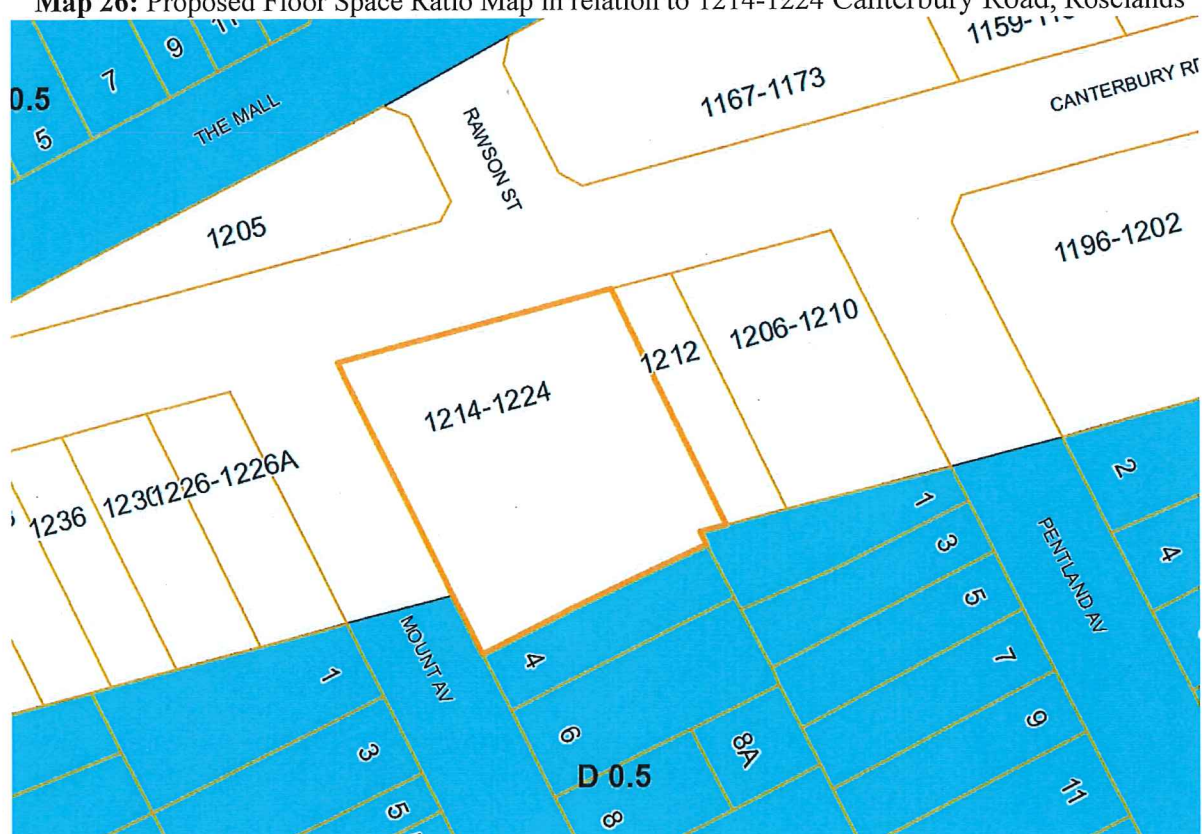
**Map 23:** Existing Height of Building Map in relation to 1214-1224 Canterbury Road, Roselands**Map 24:** Proposed Height of Building Map in relation to 1214-1224 Canterbury Road, Roselands



**Map 25: Existing Floor Space Ratio Map in relation to 1214-1224 Canterbury Road, Roselands**



**Map 26:** Proposed Floor Space Ratio Map in relation to 1214-1224 Canterbury Road, Roselands





## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

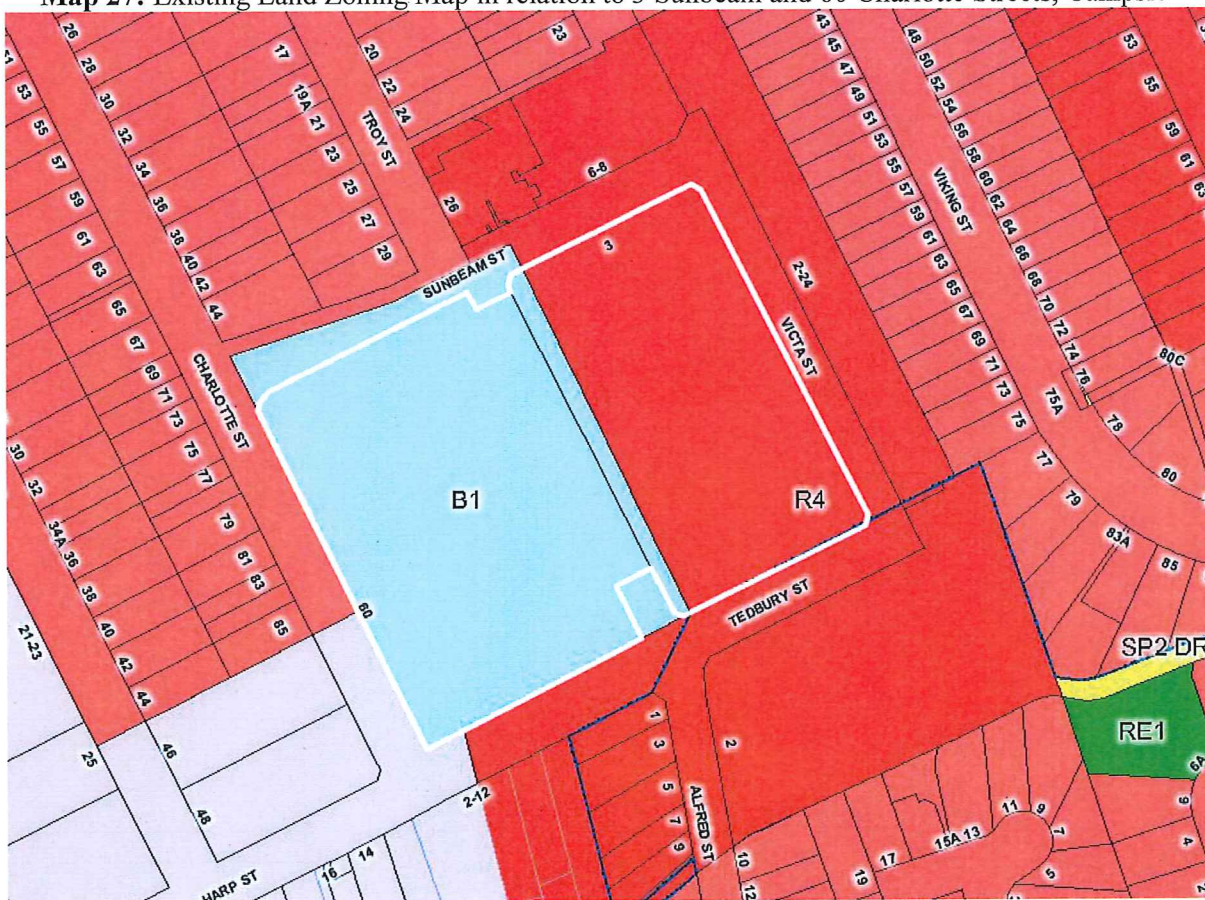
**(13) 3 Sunbeam Street and 60 Charlotte Street, Campsie**

- a) Land Zoning Map - adjust zone boundary between R4 High Density Residential and B1 Neighbourhood Centre to reflect the final subdivision layout
- b) Height of Building Map – adjust accordingly to the zoning boundaries
- c) Floor Space Ratio Map – adjust accordingly to the zoning boundaries

The re-development of the former Sunbeam site, previously known as 60 Charlotte Street, Campsie, was approved under the former Part 3A of the Environmental Planning and Assessment Act. The zoning subsequently applied under CLEP 2012 was based on this Concept Plan approval. As development of the site has progressed, subsequent land subdivisions have given rise to a zoning mismatch between the initial LEP zone boundary and the actual final subdivision boundary within the site between the B1 Neighbourhood Centre zone and the R4 High Density Residential zone.

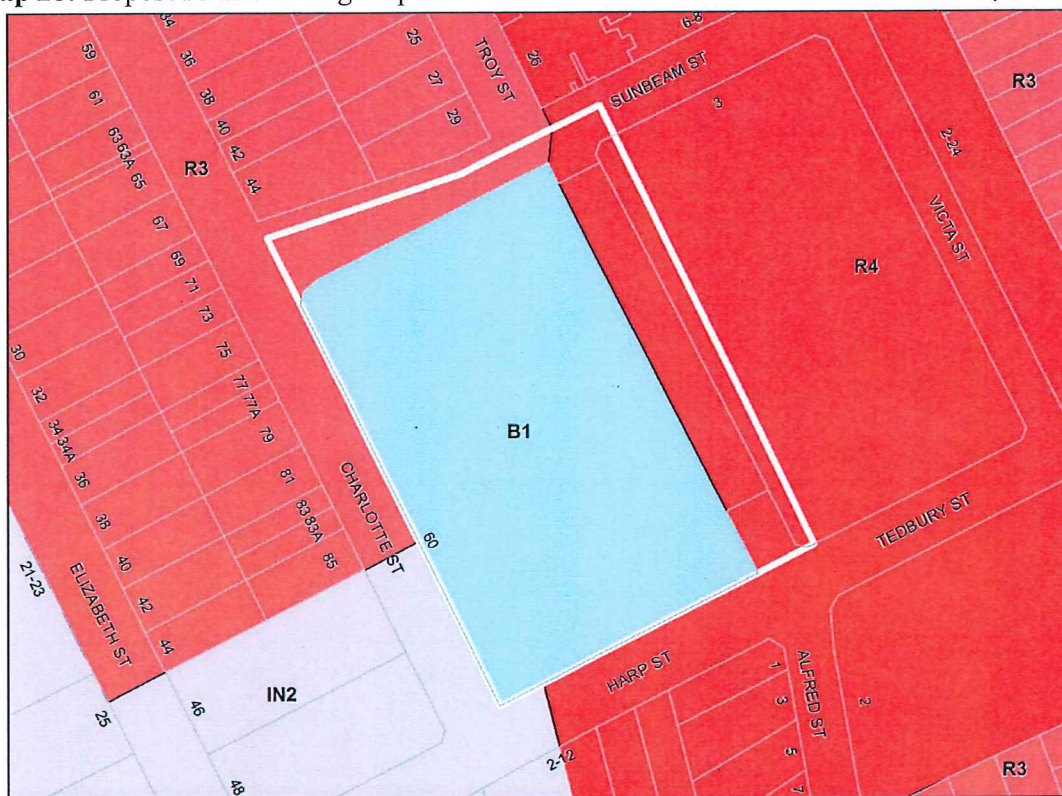
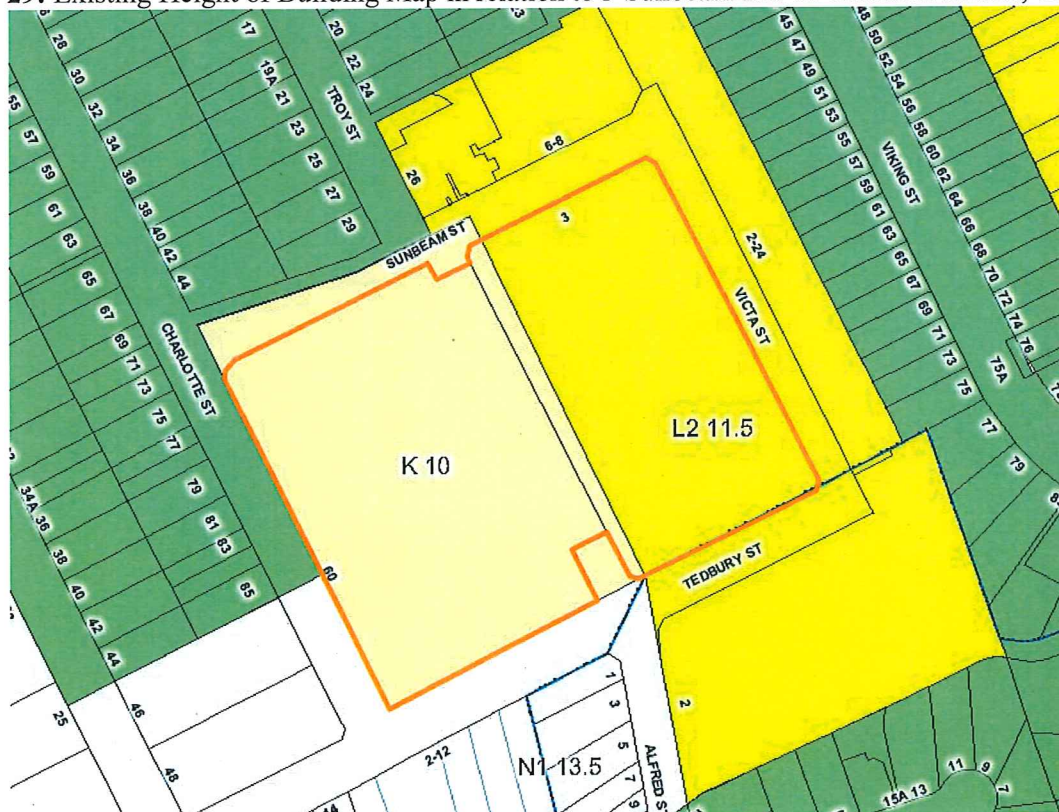
It is proposed that the Land Zoning Map be amended to show the boundary between these two zones reflecting the final subdivision boundary as approved and constructed. Consequently, the Building Height Map and Floor Space Ratio Map need to be adjusted accordingly to the appropriate zoning boundaries. The details of these adjustments are shown on the maps below.

**Map 27:** Existing Land Zoning Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie



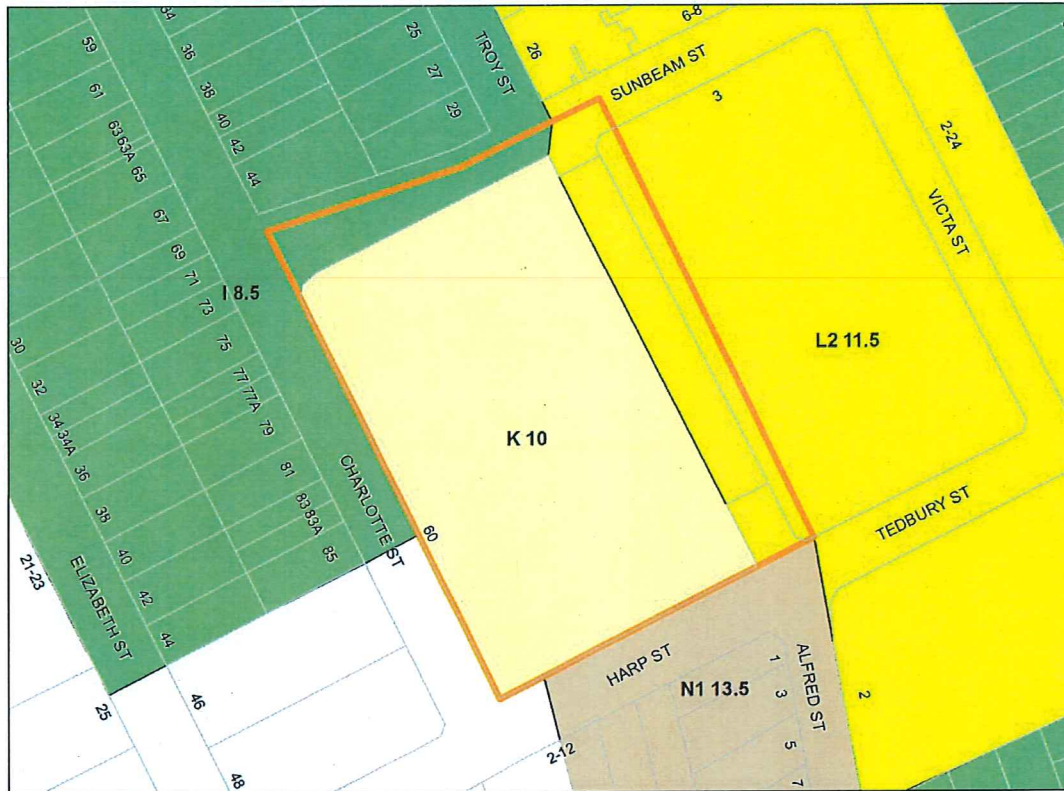
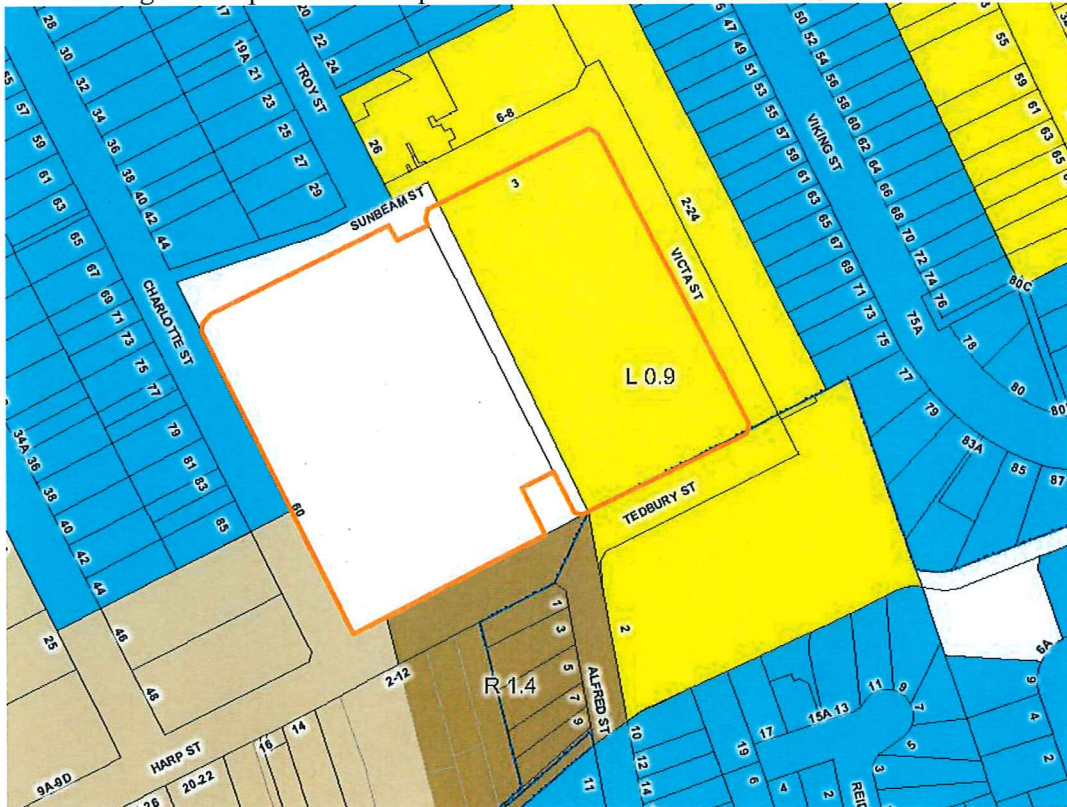


## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 28:** Proposed Land Zoning Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie**Map 29:** Existing Height of Building Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 30:** Proposed Height of Building Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie**Map 31:** Existing Floor Space Ratio Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie

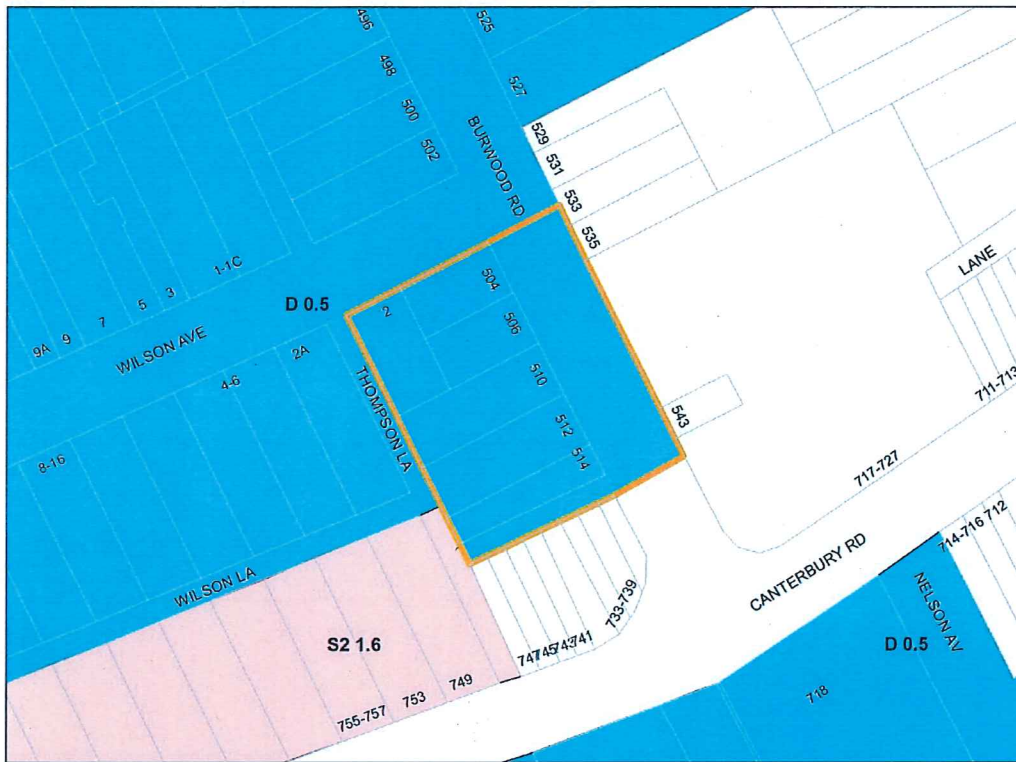


## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

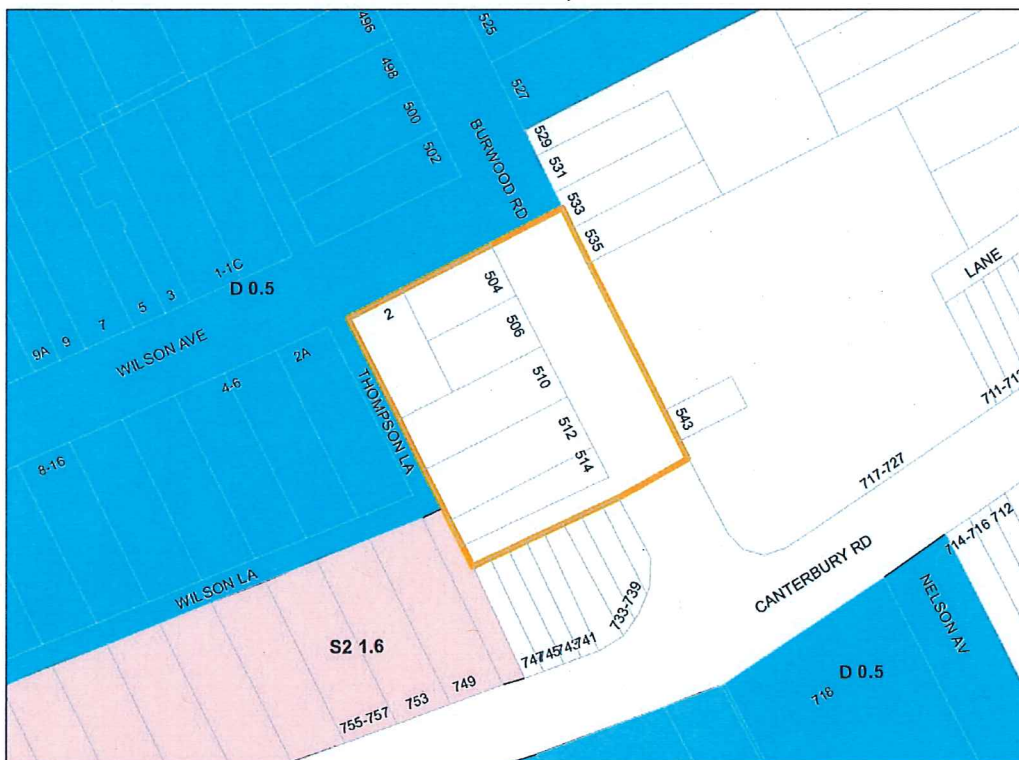
**Map 32:** Proposed Floor Space Ratio Map in relation to 3 Sunbeam and 60 Charlotte Streets, Campsie

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 33:** Existing Floor Space Ratio Map in relation to 504-514 Burwood Road and 2 Wilson Avenue, Belmore



**Map 34:** Proposed Floor Space Ratio Map in relation to 504-514 Burwood Road and 2 Wilson Avenue, Belmore





## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**(15) 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl**

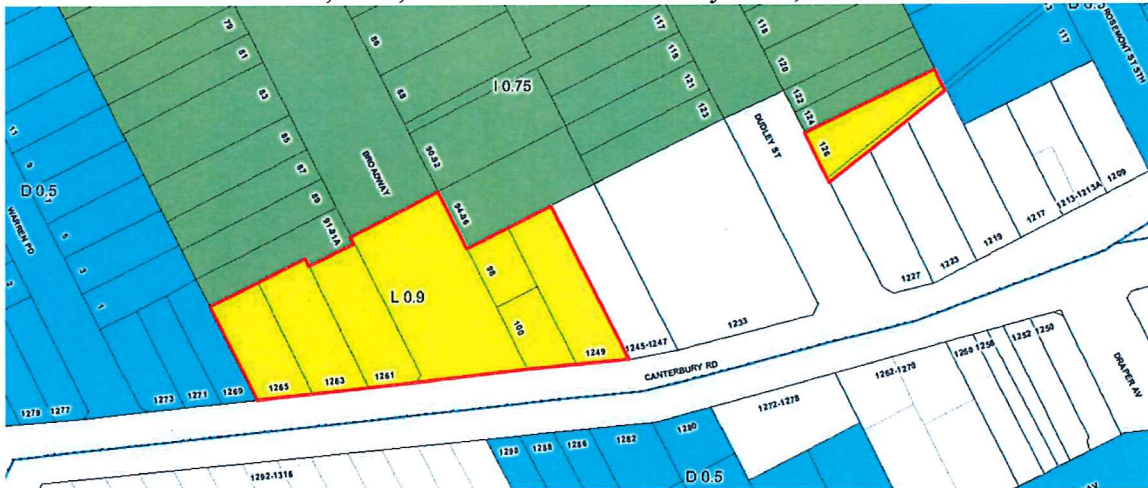
Amend Floor Space Ratio Map – by changing from an FSR 0.9:1 to an FSR of 0.75:1

These properties are zoned R4 High Density Residential and have a Building Height limit of I 8.5 (8.5m). However, the FSR map is incorrectly showing L 09 (0.9:1) instead of I 7.5 (0.75:1) consistent with surrounding R4 zoned land.

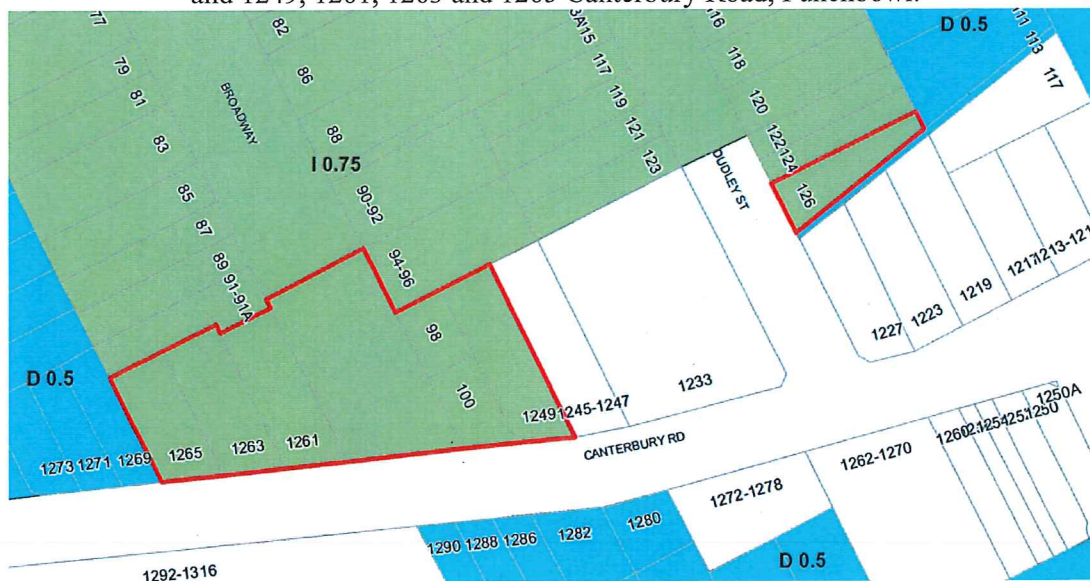
This error came about as a result of translating previous FSR maps under the Canterbury Planning Scheme Ordinance into LEP 2012 maps. This should be corrected and shown as FSR of I 0.75 (0.75:1) consistent with the remaining R4 zoned land within the vicinity.

The details of these adjustments are shown on the maps below.

**Map 35:** Existing Floor Space Ratio Map in relation to 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl.



**Map 36:** Proposed Floor Space Ratio Map in relation to 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl.





## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

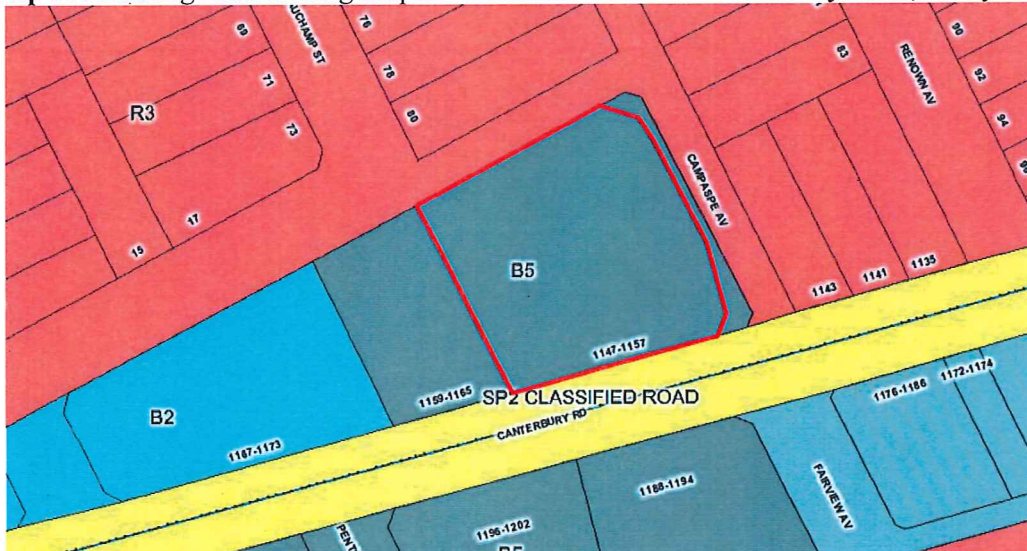
**(16) 1147-1157 Canterbury Road, Wiley Park**

- a) Land Zoning Map – adjust zone boundary to cadastral boundary
- b) Height of Building Map – adjust height of building boundary to cadastral boundary
- c) Floor Space Ratio Map - adjust floor space ratio boundary to cadastral boundary

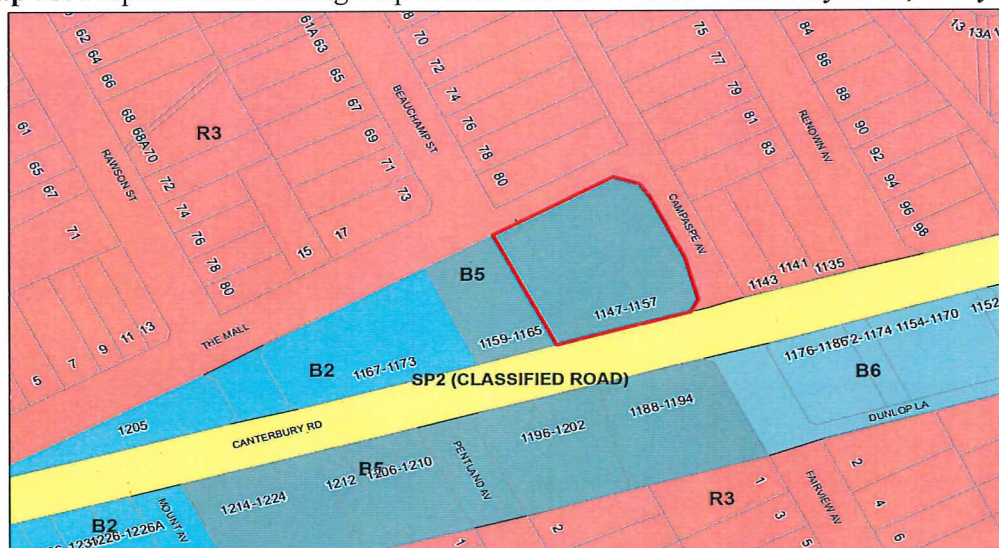
This mapping error for the site at 1147-1157 Canterbury Road, Wiley Park, came about as a result of road widening of Campaspe Avenue. The cadastral boundary was corrected, but Zoning, Height of Building and Floor Space Ratio Maps were not altered. It is therefore assumed appropriate to rectify these mapping anomalies accordingly. It is recommended that Zoning, Height of Building and FSR Maps be amended to eliminate mismatch by adjusting to cadastral boundary.

The details of these adjustments are shown on the maps below.

**Map 37:** Existing Land Zoning Map in relation to 1147-1157 Canterbury Road, Wiley Park

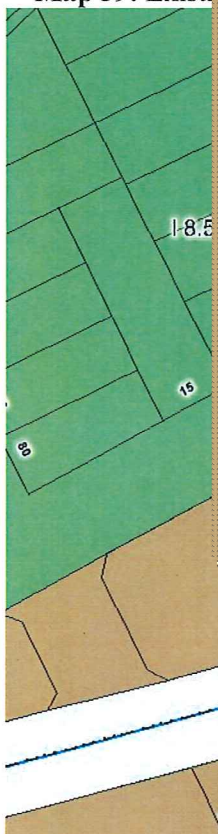


**Map 38:** Proposed Land Zoning Map in relation to 1147-1157 Canterbury Road, Wiley Park

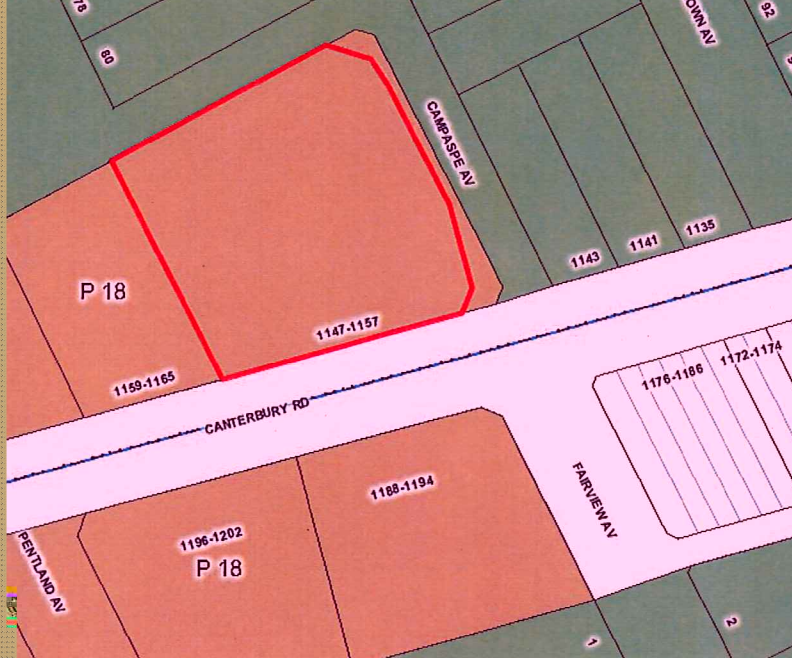
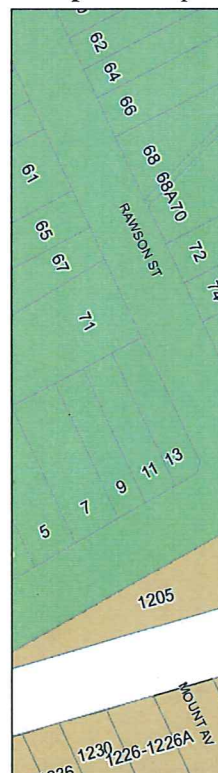




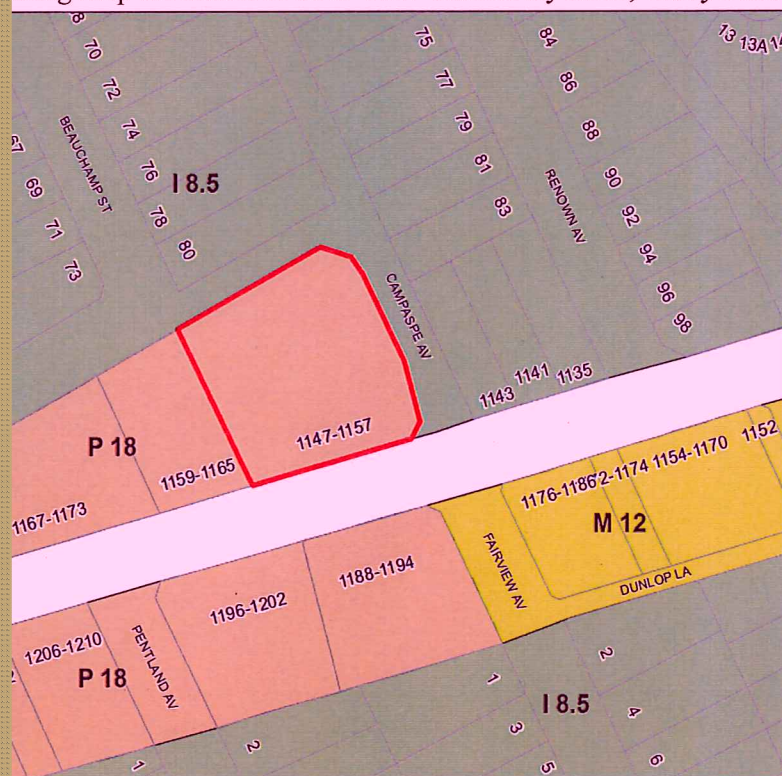
### Map 39: Existing



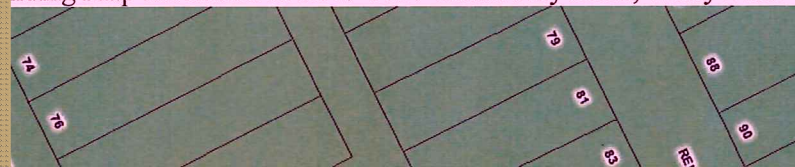
### Map 40: Propos



### Indexing Map in relation to 1147-1157 Canterbury Road, Wiley Park

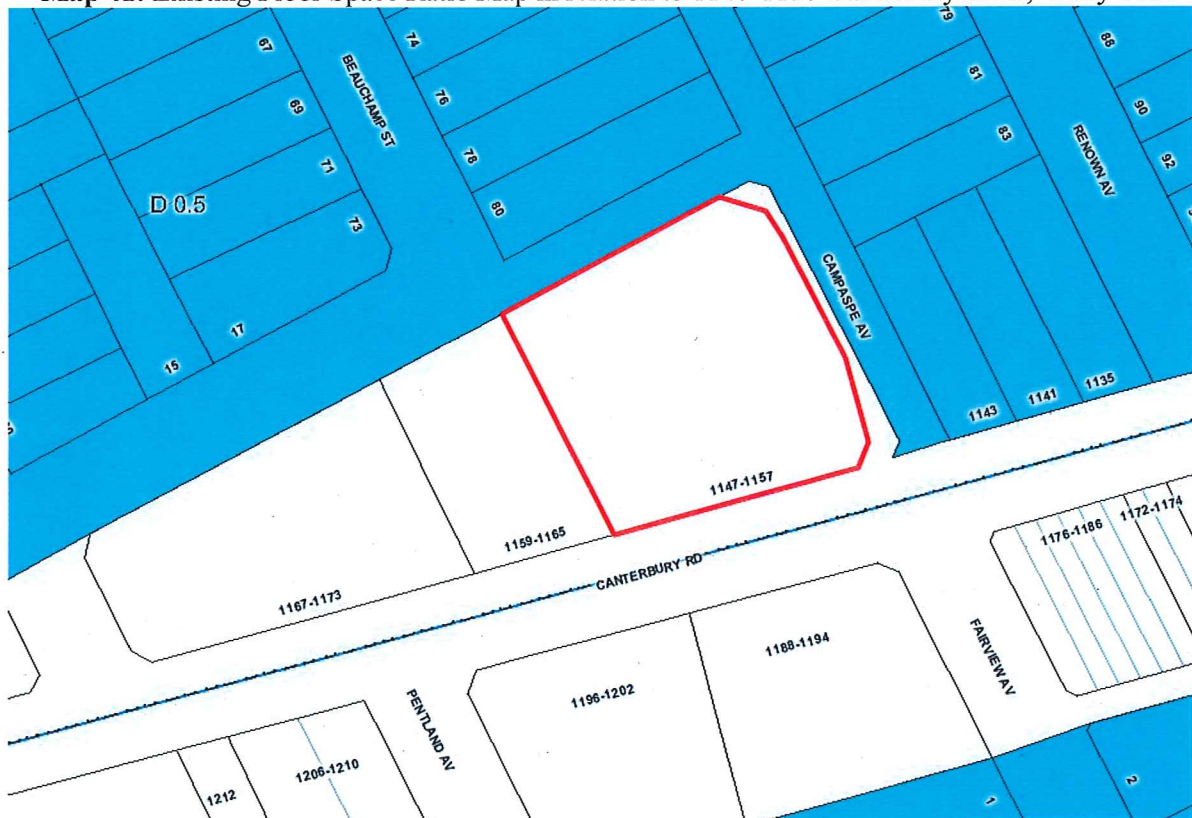
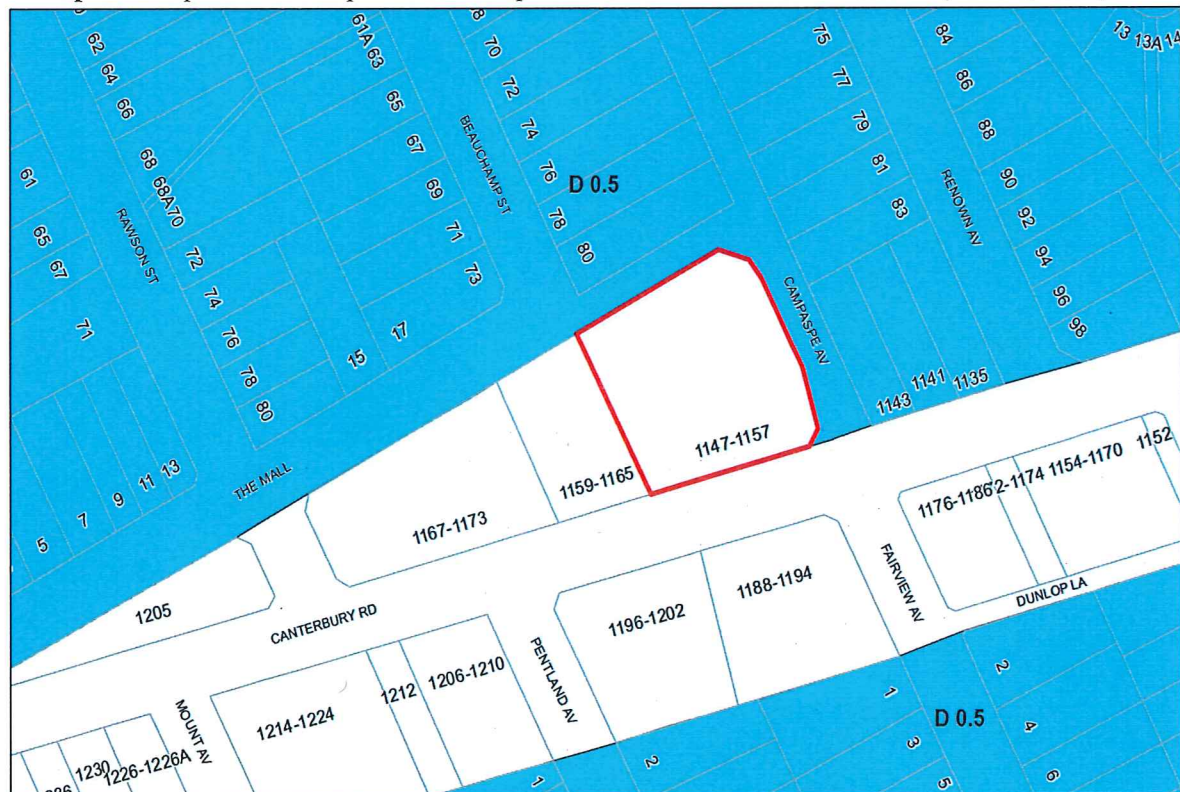


Building Map in relation to 1147-1157 Canterbury Road, Wiley Park





## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Map 41:** Existing Floor Space Ratio Map in relation to 1147-1157 Canterbury Road, Wiley Park**Map 42:** Proposed Floor Space Ratio Map in relation to 1147-1157 Canterbury Road, Wiley Park



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

**Conclusion**

A total of sixteen minor amendments to the LEP 2012 have been identified. They relate primarily to the correction of a number of minor mapping anomalies and/or drafting errors, some minor corrections to the LEP text and the Schedule of heritage items.

It is recommended that the proposed amendments to the CLEP 2012 be adopted for the purposes of preparing a Planning Proposal for submission to the Department of Planning and Environment seeking a Gateway Determination.

**RECOMMENDATION:**

THAT a Planning Proposal be prepared to:

1. Add "Emergency Services Facility" as a permissible use in Zone RE1 Public Recreation.
2. Remove the objective "To provide for residential uses, but only as part of mixed use development" from Zone B6 Enterprise Corridor.
3. Amend Item No. I 69 of Schedule 5 to read "Inter war urban park – Saint Mary MacKillop Reserve".
4. Amend Item No. I 82 of Schedule 5 to read "Canterbury Sugar Works".
5. Amend Item No. I 140 of Schedule 5 to read "Moorefield's Methodist Cemetery".
6. Amend the Land Reservation Map to remove the land reservation for 46 Fairmount Street, Lakemba.
7. Amend the Land Reservation Map to remove land reservation for 15 Wangee Road, Lakemba.
8. Amend the Land Reservation Map to remove land reservation for 39 Ludgate Street, Roselands
9. Amend the Land Reservation Map to add land reservation for 34 Allan Avenue, Belmore
10. In relation to land at 117 Rosemont Street south, Punchbowl
  - a) Land Zoning Map be amended to Zone B2 Local Centre,
  - b) Height of Building Map be amended to 18 m,
  - c) Floor Space Ratio Map be amended to no maximum FSR.
11. In relation to land at 102-102A Rogers Street, Roselands the:
  - a) Land Zoning Map be amended to IN2 Light Industrial across the site,
  - b) Height of Building Map be amended to no height limit across the whole site,
  - c) Floor Space Ratio Map be amended to a FSR of 1:
12. In relation to land at 1214-1224 Canterbury Road, Roselands:
  - a) Land Zoning Map be amended to Zone B5 Business Development,
  - b) Height of Building Map be amended to 18 metres,
  - c) Floor Space Ratio Map be amended to have no maximum FSR
13. In relation to land at 3 Sunbeam Street and 60 Charlotte Street, Campsie to amend;
  - a) Adjust zone boundary between R4 High Density Residential and B1 Neighbourhood Centre to reflect the final subdivision layout,
  - b) Height of Building Map to adjust accordingly to the zoning boundaries,
  - c) Floor Space Ratio Map to adjust accordingly to the zoning boundaries.
14. In relation to land at 504-514 Burwood Road and 2 Wilson Avenue, Belmore amend the Floor Space Ratio Map to have no maximum FSR.
15. In relation to properties at 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl amend the Floor Space Ratio Map by changing from 0.9:1 to 0.75:1.

## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

16. In relation to land at 1147-1157 Canterbury Road, Wiley Park to amend:
  - a) Land Zoning Map by adjusting the zone boundary to cadastral boundary,
  - b) Height of Building Map by adjusting the height of building boundary to cadastral boundary,
  - c) Floor Space Ratio Map by adjusting the FSR boundary to cadastral boundary.
17. The planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination.

**CITY DEVELOPMENT COMMITTEE  
RESOLUTION - 12 NOVEMBER 2015**

**2      VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012**

FILE NO:      T-29-177

**Min. No. 418 RESOLVED** (Councillors Hawatt/Kebbe)

THAT a Planning Proposal be prepared to:

1. Add "Emergency Services Facility" as a permissible use in Zone RE1 Public Recreation.
2. Remove the objective "To provide for residential uses, but only as part of mixed use development" from Zone B6 Enterprise Corridor.
3. Amend Item No. I 69 of Schedule 5 to read "Inter war urban park – Saint Mary MacKillop Reserve".
4. Amend Item No. I 82 of Schedule 5 to read "Canterbury Sugar Works".
5. Amend Item No. I 140 of Schedule 5 to read "Moorefields Methodist Cemetery".
6. Amend the Land Reservation Map to remove the land reservation for 46 Fairmount Street, Lakemba.
7. Amend the Land Reservation Map to remove land reservation for 15 Wangee Road, Lakemba.
8. Amend the Land Reservation Map to remove land reservation for 39 Ludgate Street, Roselands.
9. Amend the Land Reservation Map to add land reservation for 34 Allan Avenue, Belmore.
10. In relation to land at 117 Rosemont Street south, Punchbowl:
  - a) Land Zoning Map be amended to Zone B2 Local Centre,
  - b) Height of Building Map be amended to 18 m,
  - c) Floor Space Ratio Map be amended to no maximum FSR.
11. In relation to land at 102-102A Rogers Street, Roselands the:
  - a) Land Zoning Map be amended to IN2 Light Industrial across the site,
  - b) Height of Building Map be amended to no height limit across the whole site,
  - c) Floor Space Ratio Map be amended to a FSR of 1.
12. In relation to land at 1214-1224 Canterbury Road, Roselands:
  - a) Land Zoning Map be amended to Zone B5 Business Development,
  - b) Height of Building Map be amended to 18 metres,
  - c) Floor Space Ratio Map be amended to have no maximum FSR.



## VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CONT.)

13. In relation to land at 3 Sunbeam Street and 60 Charlotte Street, Campsie to amend:
  - a) Adjust zone boundary between R4 High Density Residential and B1 Neighbourhood Centre to reflect the final subdivision layout,
  - b) Height of Building Map to adjust accordingly to the zoning boundaries,
  - c) Floor Space Ratio Map to adjust accordingly to the zoning boundaries.
14. In relation to land at 504-514 Burwood Road and 2 Wilson Avenue, Belmore amend the Floor Space Ratio Map to have no maximum FSR.
15. In relation to properties at 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl amend the Floor Space Ratio Map by changing from 0.9:1 to 0.75:1.
16. In relation to land at 1147-1157 Canterbury Road, Wiley Park to amend:
  - a) Land Zoning Map by adjusting the zone boundary to cadastral boundary,
  - b) Height of Building Map by adjusting the height of building boundary to cadastral boundary,
  - c) Floor Space Ratio Map by adjusting the FSR boundary to cadastral boundary.
17. The planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination.

FOR	AGAINST
The Mayor, Councillor Robson	
Deputy Mayor, Councillor Saleh	
Councillor Adler	
Councillor Azzi	
Councillor Eisler	
Councillor Hawatt	
Councillor Kebbe	
Councillor Nam	
Councillor Paschalidis-Chilas	
Councillor Vasiliades	

At this stage of the meeting Councillor Eisler requested that it be noted that she did not support point 12 of the resolution.