



New South Wales

Bankstown Local Environmental Plan 2015 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

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

AMANDA HARVEY
As delegate for the Minister for Planning

Bankstown Local Environmental Plan 2015 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Bankstown Local Environmental Plan 2015 (Amendment No 14)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land at Regents Park—

- (a) 30 Auburn Road, Lot 1, DP 656032,
- (b) 46 Auburn Road, Lot 2, DP 433938.

Schedule 1 Amendment of Bankstown Local Environmental Plan 2015

Part 6 Additional local provisions

Insert in appropriate order in Part 6, with appropriate clause numbering—

Additional building heights and floor space—30 and 46 Auburn Road, Regents Park

- (1) The objective of this clause is to provide for additional building heights and floor space if development on the land—
 - (a) is compatible with surrounding land uses and site constraints, and
 - (b) provides for certain public amenities.
- (2) This clause applies to the following land at Regents Park—
 - (a) 30 Auburn Road, Lot 1, DP 656032,
 - (b) 46 Auburn Road, Lot 2, DP 433938.
- (3) A building on land to which this clause applies may have—
 - (a) a floor space ratio of up to 2:1, and
 - (b) a maximum height of—
 - (i) for land within 26m of the eastern boundary to Auburn Road—23m, or
 - (ii) for the northern area—41m, or
 - (iii) otherwise—29m.
- (4) Subclause (3) applies only if the consent authority is satisfied of the following—
 - (a) for a building fronting the eastern boundary to Auburn Road—the building will have a setback of at least 6m from the boundary,
 - (b) a single area of at least 3,000m² will be provided as publicly accessible open space,
 - (c) at least 50% of the publicly accessible open space will receive at least 3 hours of direct sunlight between 9am and 3pm on 21 June each year,
 - (d) a development control plan is prepared for the land.
- (5) The development control plan must provide for detailed development controls for the proposed development, including the following—
 - (a) design principles drawn from an analysis of the land and its context,
 - (b) building envelopes and built form controls including number of storeys and building setbacks,
 - (c) pedestrian, cycle, vehicular and service access and circulation requirements, including car parking,
 - (d) environmental impacts including overshadowing, solar access and visual and acoustic privacy,
 - (e) the impact on, and proposed improvements to, the public domain,
 - (f) a minimum 25% tree canopy coverage of the land,
 - (g) measures to mitigate land use conflict between the residential component of future development and employment uses surrounding the land, including industrial and railway uses,

- (h) the application of environmental design principles to facilitate crime prevention,
 - (i) stormwater management,
 - (j) water sensitive urban design.
- (6) In this clause—
 - northern area*** means land—
 - (a) within 25m to 41m of the northern boundary that adjoins—
 - (i) Lot 23, DP 854452, 7 Gunya Street, Regents Park, and
 - (ii) Lot 4, DP 845800, 17 Gunya Street, Regents Park, and
 - (b) set back at least 125m from the eastern boundary to Auburn Road.