



Bankstown Local Environmental Plan 2001 (Amendment No 1)— Revesby Urban Village

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979. (P99/00004/S69)

ANDREW REFSHAUGE, M.P.,
Minister for Planning

2002 No 544

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 1)—
Revesby Urban Village

Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village

1 Name of plan

This plan is *Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village*.

2 Aims of plan

This plan aims to permit development for the purpose of housing (dual occupancies, detached housing, Revesby Villas, townhouses, apartments and shop-top apartments) which achieves an increased residential density in Revesby, and occurs in a way that maintains a strong and “individual” character which is reflected through residential design cohesion, community artworks and active public domain spaces.

3 Land to which plan applies

This plan applies to all land shown on Sheet 1 of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village” held in the office of Bankstown City Council, except the land identified as deferred on Sheet 2 of that map.

4 Amendment of Bankstown Local Environmental Plan 2001

Bankstown Local Environmental Plan 2001 is amended as set out in Schedule 1.

Schedule 1 Amendment of Bankstown Local Environmental Plan 2001

(Clause 4)

[1] Clause 46 Core residential development standards

Insert at the end of the clause:

- (9) This clause does not apply to the following land:
Land to which Part 14 applies

[2] Part 14

Insert after Part 13:

Part 14 Revesby Urban Village

61 Aims of Part

This Part aims to allow development for the purpose of housing (dual occupancies, detached housing, Revesby Villas, townhouses, apartments and shop-top apartments) which achieves an increased residential density in Revesby Urban Village, and occurs in a way that maintains a strong and “individual” character which is reflected through residential design cohesion, community artworks and active public domain spaces.

62 Land to which this Part applies

This Part applies to the land at Revesby bounded by Bransgrove Road, The River Road, Weston Street, Tarro Avenue (and its projection north across the East Hills Railway Line to Polo Street) and Polo Street.

2002 No 544

Bankstown Local Environmental Plan 2001 (Amendment No 1)—
Revesby Urban Village

Schedule 1

Amendment of Bankstown Local Environmental Plan 2001

63 Application of Part

This Part supplements the other provisions of this plan by:

- (a) specifying objectives and the desired future character for development in different parts, known as precincts, of the Revesby Urban Village, and
- (b) enabling consent to be granted to development that may otherwise be prohibited under this plan if it achieves the objectives and desired future character for the precinct containing the development site, and
- (c) enabling the consent authority to regulate development that is otherwise allowed on the land, so that the objectives and desired future character for the precinct containing the development site are achieved to the maximum extent.

64 Development of Revesby Urban Village

- (1) In this clause:

existing means existing at the commencement of this clause.

precinct means a precinct identified on the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village—Precinct Plan” held at the office of the Council.

Revesby Urban Village means the land to which this Part applies.

Revesby Villas means a group of three or more one or two-storey dwellings (whether attached or not) on a single site with a minimum street frontage of 40 metres.

- (2) Despite any other provision of this plan, consent may be granted to the carrying out of development within Revesby Urban Village, and conditions may be imposed on such a consent, to achieve the following specific *objectives for precincts*:

Precinct 1A:

Dual occupancy scale development which retains and reinforces the existing subdivision pattern.

Precinct 1B:

Single detached house scale development of one or two storeys which retains individual lots in the existing subdivision pattern for housing and may include family housing.

Retention or enhancement of the existing “cottage” and “bungalow” architectural style.

Retention of the existing narrow and “intimate” character of Simmons Street and Lillian Crescent.

Precinct 1C:

Revesby Villa and townhouse scale development that enhances the range and mix of residential accommodation whilst retaining the existing streetscape character which is defined by detached housing on individual lots.

Retention or enhancement of the existing “cottage” and “bungalow” architectural styles, but achievement of a density of 300m² per dwelling with new development.

Precinct 2A:

Revesby Villa, townhouse and apartment scale development which supports higher density residential development of 175m² per dwelling with a maximum of two storeys and a maximum height of 7 metres from natural ground level to the underside of the ceiling.

Encouragement of site amalgamation for higher density residential development.

Provision of open space and legible pedestrian links between higher density development in this precinct and the Public Domain Precinct.

Precinct 3A:

Mixed use two or three-storey scale buildings that encourage individual shop fronts and some larger “supermarket” or “bank” style buildings along Selems Parade and the eastern end of Marco Avenue.

Encouragement of shop-top apartments and studios, lofts and townhouses which contain small businesses or home occupation activities.

Retention of a consistent building alignment along the street-front.

2002 No 544

Bankstown Local Environmental Plan 2001 (Amendment No 1)—
Revesby Urban Village

Schedule 1

Amendment of Bankstown Local Environmental Plan 2001

Precinct 3B:

Provision of a car park designed to provide for a well-landscaped, safe environment.

Precinct 3C:

Provision of a car park designed to provide for a well-landscaped, safe environment and to be sensitive to the amenity and character of the adjoining residential area in Simmons Street.

Precinct 3D:

Three-storey scale mixed use buildings that encourage ground floor retail or business activities and also contain shop-top housing. A consistent building alignment along the street-front is to be provided.

Precinct 4A (to the extent that Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village applies):

Three-storey scale mixed use buildings with shop-top housing.

Encouragement of site amalgamation. Buildings designed so as not to dominate the streetscape.

A consistent building alignment along the street front.

Note. Part of this precinct is land excluded from *Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village* (see Sheet 2 of the map supporting that plan).

Precinct 4B:

Passive open space that retains and enhances recreational opportunities.

Precinct 4C:

Active community facilities.

New development must “address” Ray McCormack Reserve and improve the surveillance and security of that reserve by its building design.

Precinct 5A:

Note. Land (including the land occupied by the Revesby Workers Club) that is proposed to comprise this precinct is excluded from *Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village* (see Sheet 2 of the map supporting that plan).

Precinct 6A (to the extent that Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village applies): Revesby Villa and townhouse scale development to achieve a density of not less than 175m² per dwelling with new buildings.

On-site car parking must not dominate the streetscape.

Note. Part of this precinct is land excluded from *Bankstown Local Environmental Plan 2001 (Amendment No 1)—Revesby Urban Village* (see Sheet 2 of the map supporting that plan).

Precinct 6B:

Dual occupancy scale development which retains and reinforces the existing subdivision pattern.

Precinct 6C:

Single, detached house scale development of one or two storeys which retains individual lots in the existing subdivision pattern for housing and may include family housing.

Retention or enhancement of the existing “cottage” and “bungalow” architectural styles.

Public Domain Precinct:

Shared vehicular/pedestrian zones that build a vibrant “village centre” character with artworks, market days and public “feature” activities that occur in the public domain.

Street planting and works that achieve a pleasant micro-climate with a strong physical and visual pedestrian link across the railway line and discourage through vehicular traffic.

Enhancement of Abel Reserve with new landscaping, seating, shade structures, lighting, paving, new playground facilities and public artworks.

Use of Abel Reserve as a community meeting place and a place for relaxation.

- (3) In considering whether the development proposed by a development application complies with the specific objectives for precincts within Revesby Urban Village, the consent authority shall have particular regard to any development control plan made specifically for Revesby Urban Village.

2002 No 544

Bankstown Local Environmental Plan 2001 (Amendment No 1)—
Revesby Urban Village

Schedule 1

Amendment of Bankstown Local Environmental Plan 2001

65 Development standards

The consent authority may grant consent for development that does not comply with:

- (a) a floor space ratio set by clause 30 (2), or
- (b) a minimum allotment size or width set by clause 46,

provided it is satisfied that the departure from the standard is necessary to achieve the aims of this Part and the objectives for the precinct in which the development site is situated.

BY AUTHORITY