



New South Wales

Auburn Local Environmental Plan 2000 (Amendment No 3)

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*. (P00/00010/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 827

Clause 1 Auburn Local Environmental Plan 2000 (Amendment No 3)

Auburn Local Environmental Plan 2000 (Amendment No 3)

1 Name of plan

This plan is *Auburn Local Environmental Plan 2000 (Amendment No 3)*.

2 Aims of plan

This plan aims:

- (a) to rezone certain surplus government land:
 - (i) to enable redevelopment for residential and general industrial purposes, and
 - (ii) to encourage a safe, sustainable, convenient and attractive urban setting, and
 - (iii) to enable development for the purposes of community facilities and amenities, and
- (b) to permit development for the purpose of recreation areas and recreation facilities to occur with the consent of the Council in land zoned 2 (b) Residential (Medium Density).

3 Land to which plan applies

This plan applies:

- (a) in relation to the aims set out in clause 2 (a), to land situated in the local government area of Auburn, comprised in Certificate of Title Folio 6840, Volume 1, at Chisholm Road, Regents Park, as shown edged heavy black on the map marked “Auburn Local Environmental Plan 2000 (Amendment No 3)” deposited in the office of Auburn Council, and
- (b) in relation to the aims set out in clause 2 (b), to all land within the Residential (Medium Density) Zone under *Auburn Local Environmental Plan 2000*.

4 Amendment of Auburn Local Environmental Plan 2000

Auburn Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 12 Zoning controls for Zone No 2 (b)—Residential (Medium Density) Zone

Insert after “public buildings” in clause 12 (3):

- recreation areas
- recreation facilities

[2] Clause 64 Staged development

Insert after clause 64 (3):

- (4) Consent must not be granted to the first stage of a staged development of the parcel of land identified in Part 1 of Schedule 7 as the Royal Australian Air Force (RAAF) Site unless the consent:
 - (a) applies to the whole of the Site, or
 - (b) applies to:
 - (i) all the land zoned 2 (b) Residential (Medium Density) within the Site, or
 - (ii) all the land zoned 4 (a) General Industrial within the Site,and the staged development application makes provision, to the satisfaction of the consent authority, for vehicular and pedestrian access to the remainder of that Site.

[3] Schedule 1 Definitions

Insert at the end of the definition of *The map*:

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Schedule 1 Amendments

[4] Schedule 6 Additional uses

Insert at the end of Schedule 6 in Columns 1 and 2:

Land shown within Zone No 2 (b), Residential (Medium Density), on the map marked "Auburn Local Environmental Plan 2000 (Amendment No 3)", being the Royal Australian Air Force (RAAF) Site at Regents Park	residential flat buildings containing altogether a maximum of 110 dwellings
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[5] Schedule 7 Staged development

Insert after clause 3 in Part 2 of Schedule 7:

- 4 The following additional matters are to be taken into account in the staged development of the Royal Australian Air Force (RAAF) Site:
 - (a) whether the staged development proposal has made provision for remedial action of the contaminated land,
 - (b) whether the land will be remediated before the land is used for the proposed development,
 - (c) whether the land is suitable, in its contaminated state (or will be suitable, after remediation) for the proposed development,
 - (d) whether satisfactory arrangements have been made with respect to the drainage of the land and whether that drainage affects the drainage of other land, whether or not the other land is land to which this plan applies.

Nothing in this clause affects the operation of *State Environmental Planning Policy No 55—Remediation of Land*.

BY AUTHORITY
