



Botany Local Environmental Plan 1995 (Amendment No 33)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/02035/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 130

Clause 1 Botany Local Environmental Plan 1995 (Amendment No 33)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Botany Local Environmental Plan 1995 (Amendment No 33)*.

2 Aims of plan

The aim of this plan is to extend the matters as to which the Council of the City of Botany Bay must be satisfied before it allows increased floor space ratios in Zone No 2 (b).

3 Land to which plan applies

This plan applies to the whole of the land to which *Botany Local Environmental Plan 1995* applies.

4 Amendment of Botany Local Environmental Plan 1995

Botany Local Environmental Plan 1995 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 12 Floor space ratios

Insert after clause 12 (2) (d):

- (d1) the provision of on-site car parking does not dominate or detract from the appearance of the proposed development or the streetscape,

[2] Clause 12 (2) (e)

Omit “and” where secondly occurring.

[3] Clause 12 (2) (e1)

Insert after clause 12 (2) (e):

- (e1) the proposed development includes landscaping that screens and softens the visual effect of the buildings on the site, and creates useable and comfortable open space areas,

[4] Clause 12 (2) (g)–(j)

Insert after clause 12 (2) (f):

- (g) the proposed development ensures adequate sunlight, ventilation and privacy to its residents, to residents of adjoining development and to users of nearby public and private open space,
- (h) the proposed development makes provision for the adequate absorption of stormwater, and includes deep root zones for tree planting,
- (i) the proposed development incorporates pedestrian links at points where they are most prominently and safely connected to the existing street and pedestrian network, and
- (j) the proposed development provides a safe and secure environment for its residents.