



New South Wales

State Environmental Planning Policy Amendment (Carter Street Priority Precinct) 2015

under the

Environmental Planning and Assessment Act 1979

His Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ROBERT STOKES, MP
Minister for Planning

State Environmental Planning Policy Amendment (Carter Street Priority Precinct) 2015

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Carter Street Priority Precinct) 2015*.

2 Commencement

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

3 Maps

The maps adopted by *Auburn Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

4 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

Schedule 1 Amendment of Auburn Local Environmental Plan 2010

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (c):

(ca) clause 6.8.

[2] Clause 5.1 Relevant acquisition authority

Insert after the matter relating to Zone SP2 in the table to clause 5.1 (2):

Zone SP2 Infrastructure and marked "School"	Department of Education
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[3] Clause 5.1A

Insert after clause 5.1:

5.1A Development on land intended to be acquired for public purposes

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the table to this clause that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that table.

Column 1	Column 2
Land	Development
Zone R4 High Density Residential and marked "Classified road"	Roads

[4] Clause 6.8

Omit the clause. Insert instead:

6.8 Arrangements for contributions to designated State public infrastructure (Carter Street Priority Precinct)

- (1) The objective of this clause is to require assistance towards the provision of designated State public infrastructure to satisfy needs arising from intensive development for residential accommodation and commercial purposes on the land identified as "Carter Street Priority Precinct" on the Priority Precinct Map (*Carter Street Priority Precinct land*).
- (2) This clause applies to development for residential accommodation and commercial purposes (including by way of subdivision) on Carter Street Priority Precinct land.
- (3) Development consent must not be granted for development to which this clause applies unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that development.

- (4) This clause does not apply to the granting of development consent if:
 - (a) the development will not result in an increase in the floor space for residential accommodation and commercial purposes provided on Carter Street Priority Precinct land, or
 - (b) the whole or any part of the land on which the development is to be carried out is in a special contributions area (as defined by section 93C of the Act).
- (5) In this clause, *designated State public infrastructure* means public facilities or services that are provided or financed by the State (or, if provided or financed by the private sector, to the extent of a financial or an in-kind contribution by the State) of any of the following kinds:
 - (a) State and regional roads,
 - (b) land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes).

[5] Dictionary

Insert in alphabetical order:

Priority Precinct Map means the Auburn Local Environmental Plan 2010 Priority Precinct Map.