



New South Wales

Bankstown Local Environmental Plan 2015 (Amendment No 10)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *Bankstown Local Environmental Plan 2015 (Amendment No 10)*.

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 in Bankstown—

- (a) Lots 19–20, DP 5541, 83 North Terrace,
- (b) Lot 18B, DP 412699, 85 North Terrace,
- (c) Lots 15–17, 21–24 and 27, DP 5541, Lot 1, DP 207810 and Lot 1, DP 507818, 99 North Terrace,
- (d) Lot 9, DP 777510, 62 The Mall.

Schedule 1 Amendment of Bankstown Local Environmental Plan 2015

Clause 6.12

Insert after clause 6.11—

6.12 Design excellence at certain sites at Bankstown

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the visual and built character values of Bankstown.
- (2) This clause applies to development on the following land in Bankstown—
 - (a) Lots 19–20, DP 5541, 83 North Terrace,
 - (b) Lot 18B, DP 412699, 85 North Terrace,
 - (c) Lots 15–17, 21–24 and 27, DP 5541, Lot 1, DP 207810 and Lot 1, DP 507818, 99 North Terrace,
 - (d) Lot 9, DP 777510, 62 The Mall.
- (3) If the consent authority is satisfied that the development exhibits design excellence, development consent may be granted to the erection of a new building on the land to which this clause applies with—
 - (a) despite clause 4.3—a maximum building height of 83 metres, and
 - (b) despite clause 4.4—a maximum floor space ratio of 5:1, and
 - (c) despite clause 6.9—the first floor of the building being used for the purposes of residential accommodation.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (iv) bulk, massing and modulation of buildings,
 - (v) street frontage heights,
 - (vi) environmental impacts such as sustainable design, wind and reflectivity,
 - (vii) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (viii) the impact on, and any proposed improvements to, the public domain,
 - (ix) achieving appropriate interfaces at ground level between the development and the public domain,
 - (x) integration of landscape design, including the configuration and design of communal access and communal recreation areas.