



New South Wales

Bankstown Local Environmental Plan 2001 (Amendment No 16)

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*. (P02/00681/S69)

DIANE BEAMER, M.P.,

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

2004 No 5

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 16)

Bankstown Local Environmental Plan 2001 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Bankstown Local Environmental Plan 2001 (Amendment No 16)*.

2 Aims of plan

This plan aims to:

- (a) correct minor mapping and drafting anomalies in *Bankstown Local Environmental Plan 2001*, and
- (b) introduce controls for bulky goods complexes in the City of Bankstown, and
- (c) amend definitions to provide consistency across development controls in *Bankstown Local Environmental Plan 2001*.

3 Land to which plan applies

This plan applies to land within the City of Bankstown.

4 Amendment of Bankstown Local Environmental Plan 2001

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 11 Development which is allowed or prohibited within a zone

Insert in alphabetical order in column 1 of the Table to clause 11 “Bulky goods complexes”.

[2] Clause 11

Insert “✓” in the column for Zone 3 (a) in the Table to clause 11 opposite the matter inserted by item [1].

[3] Clause 46 Core residential development standards

Omit clause 46 (7). Insert instead:

- (7) The consent authority is not to grant consent to development for the purpose of a residential flat building on an allotment of land within Zone 2 (b) unless:
 - (a) the allotment has an area of not less than 1,500 square metres or a width of not less than 30 metres at the front building line, and
 - (b) the site area per dwelling (excluding the area of access handles or rights of way for access) is:
 - (i) not less than 90 square metres, if the allotment is located within the area bounded by the land referred to in clause 56 (*railway land*), the Hume Highway and Stacey Street, or
 - (ii) not less than 120 square metres, if the allotment is located within the area bounded by railway land, Marion Street, Oxford Avenue, Shenton Avenue, Chapel Street, Hoskins Avenue (and its projection east to Stacey Street) and Stacey Street.

[4] Clause 50 Restrictions on certain development

Omit “or” wherever occurring in clause 50 (3).

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Schedule 1 Amendments

[5] Schedule 1 Dictionary

Insert in alphabetical order:

bulky goods complex means a building or place used to accommodate 2 or more bulky goods salesrooms or showrooms.

outbuilding means a detached building or structure used for purposes ancillary to the main dwelling on an allotment and includes cabanas, gazebos, garden sheds, greenhouses, garages, carports and the like.

[6] Schedule 1, definition of “Floor Space Ratio Map”

Insert at the end of the definition:

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[7] Schedule 1, definition of “gross floor area”

Insert at the end of paragraph (e):

, and

(f) outbuildings, with an area of not more than 70 square metres used for purposes ancillary to a dwelling house.

[8] Schedule 1, definition of “the map”

Insert in appropriate order:

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[9] Schedule 2 Additional uses

Insert after item 19:

20	Lots 1–5, DP 309748, Nos 1–3 Sir Joseph Banks Street, Bankstown and Nos 31–35 Rickard Road, Bankstown	Mixed commercial and residential development (comprising ground floor commercial uses and residential uses on the remaining levels) on a consolidated parcel of lots. The floor space ratio is to be no more than 2:1.
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| 21 | Nos 342–364 Hume Highway, Bankstown and Nos 2–8 George Street, Yagoona and Nos 2–24 Rookwood Road, Bankstown and Yagoona, being Lot 1 DP 574065, Lot 100 DP 716564, Lot 1 DP 599460, Lots 11 and 12 DP 16887 and Lots 1–17 DP 16667 | Bulky goods complex. The gross floor area of the bulky goods complex is to be at least 800 square metres. |
| 22 | Nos 9–71 Chapel Road, Nos 7–43 Hoskins Avenue, Nos 2–32 Clements Avenue and Nos 151–173 Canterbury Road, Bankstown, being Lot 1 DP 1036664, Lots E–L DP 13391, Lot A DP 317585, Lot B DP 367415, Lot 2 DP 350706, Lots 1, 2 and 4 DP 17159, Lots 101 and 102 DP 1008066, Lot 1 DP 122132, Lot 10 DP 571899, Lots 60, 61, 67–70, 75, 76 and 78 DP 13506, Lot 79 DP 626469, Lot 171 DP 537394, Lot A DP 374843, Lot 1 DP 572478, Lot 2 DP 707642, Lots 11–17 and 26–32 DP 730034, Lot 100 DP 816803 and Lot 210 DP 826461 | Bulky goods complex. The gross floor area of the bulky goods complex is to be at least 800 square metres. |
| 23 | Lot 1 DP 873629, No 2 Carysfield Road, Georges Hall | Refreshment room and tavern |
| 24 | Lot 10 DP 731859, No 56 Prescott Parade, Milperra | Hotel use in conjunction with existing clubhouse |