



New South Wales

Bankstown Local Environmental Plan 2001 (Amendment No 26)

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*. (SRW0000035/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 44

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 26)

Bankstown Local Environmental Plan 2001 (Amendment No 26)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Bankstown Local Environmental Plan 2001 (Amendment No 26)*.

2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies to partly Zone 2 (a)—Residential A and partly Zone 3 (b)—Business—Other Centres under *Bankstown Local Environmental Plan 2001*, and
- (b) to allow, with the consent of Bankstown City Council, the subdivision under the *Community Land Development Act 1989* of so much of the land as is within Zone 2 (a)—Residential A, but only if:
 - (i) the number of community development lots, precinct development lots and neighbourhood lots so created does not exceed 181, and
 - (ii) each community development lot, precinct development lot or neighbourhood lot so created is at least 200 square metres in area, and
- (c) to allow, with the consent of the Council the carrying out of development for the purpose of light industry on so much of the land as is within Zone 3 (b)—Business—Other Centres, and
- (d) to prohibit the carrying out of development for residential and certain other purposes on so much of the land as is within Zone 3 (b)—Business—Other Centres.

3 Land to which plan applies

This plan applies to Lot 101, DP 1041971, No 80 Miller Road, Villawood, as shown distinctively coloured, edged heavy black and lettered “2 (a)” or “3 (b)” on the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 26)” deposited in the office of the Bankstown City Council.

4 Amendment of Bankstown Local Environmental Plan 2001

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

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Schedule 1 Amendments

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(Clause 4)

[1] Clause 36B

Insert after clause 36A:

36B Development of land at 80 Miller Road, Villawood

- (1) This clause applies to Lot 101, DP 1041971, No 80 Miller Road, Villawood, as shown distinctively coloured, edged heavy black and lettered “2 (a)” or “3 (b)” on the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 26)”.
- (2) Despite any other provision of this plan, the consent authority may grant consent to the subdivision under the *Community Land Development Act 1989* of so much of the land to which this clause applies as is within Zone 2 (a), but only if:
 - (a) the number of community development lots, precinct development lots and neighbourhood lots so created does not exceed 181, and
 - (b) each community development lot, precinct development lot or neighbourhood lot so created is at least 200 square metres in area.
- (3) Despite any other provision of this plan, a person may, with the consent of the consent authority, carry out development for the purpose of light industry on so much of the land as is within Zone 3 (b).
- (4) Despite any other provision of this plan, the carrying out of development for the following purposes is prohibited in relation to so much of the land as is within Zone 3 (b):
 - (a) bed and breakfast establishments,
 - (b) boarding-houses,
 - (c) centre based child care centres,
 - (d) dual occupancies,
 - (e) dwelling houses,
 - (f) educational establishments,
 - (g) family day care centres,
 - (h) home businesses,
 - (i) home offices,
 - (j) hospitals,

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Amendments

Schedule 1

- (k) hotels,
- (l) housing for older people or people with disabilities,
- (m) motels,
- (n) residential flat buildings,
- (o) rowhouses,
- (p) serviced apartments,
- (q) villas.

[2] Schedule 1 Dictionary

Insert in appropriate order in the definition of *the map*:

Bankstown Local Environmental Plan 2001 (Amendment No 26)