



New South Wales

Bankstown Local Environmental Plan 2001 (Amendment No 28)

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*. (SRW0000038/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 541

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 28)

Bankstown Local Environmental Plan 2001 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Bankstown Local Environmental Plan 2001 (Amendment No 28)*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone and change the floor space ratio of part of the land within the Sefton Town Centre to which this plan applies, and
- (b) to prohibit dual occupancies within the Sefton Town Centre, and
- (c) to set out the conditions on which consent to development may be granted for the purposes of terrace houses and villas within the Sefton Town Centre, and
- (d) to define *terrace houses*.

3 Land to which plan applies

This plan applies:

- (a) in respect of the amendments made by Schedule 1 [3], [4] and [6]—to all land in the City of Bankstown, and
- (b) in respect of the other amendments made by Schedule 1—to land in the City of Bankstown as shown edged heavy black on the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 28)” deposited in the office of Bankstown City Council.

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 30 Floor space ratios

Insert after clause 30 (2):

- (3) Where a floor space ratio shown on the Floor Space Ratio Map applies only where consolidation of adjoining lots is achieved, the consent authority must not grant consent to development if it has a floor space ratio in excess of that floor space ratio unless all adjoining allotments shown edged with a heavy black line on the Floor Space Ratio Map are consolidated into a single allotment.

[2] Clause 45 General restrictions on development

Insert after clause 45 (2):

- (3) Development for the purpose of dual occupancies is prohibited on land within Zone 2 (a) or 2 (b) that is referred to in Schedule 10.

[3] Clause 46 Core residential development standards

Insert “, terrace house” after “rowhouse” in clause 46 (1) (d).

[4] Clause 46 (10) and (11)

Insert after clause 46 (9):

- (10) The consent authority may grant consent to development for the purpose of terrace houses on an allotment of land within Zone 2 (a) only where it is satisfied that:
 - (a) the allotment of land within Zone 2 (a) is identified on the map by black cross-hatching, and
 - (b) vehicle access to the allotment is from a road or right of way for access exists at the rear of the allotment.
- (11) Despite subclause (3), the consent authority is not to grant consent to development for the purpose of villas on an allotment of land within Zone 2 (a) or 2 (b) that is referred to in Schedule 10 unless:
 - (a) the allotment is at least 24 metres wide at the front building line, and
 - (b) the site area per villa (excluding the area of access handles or rights of way for access) is not less than 175 square metres.

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Schedule 1 Amendments

[5] Schedule 1 Dictionary

Insert in appropriate order in the definition of *Floor Space Ratio Map*:

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[6] Schedule 1, definition of “terrace houses”

Insert in appropriate order:

terrace houses means three or more attached dwellings facing the street with each having:

- (a) a common wall or walls with the adjoining dwelling or dwellings, and
- (b) vehicle access at the rear of the allotment.

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

Insert in appropriate order:

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[8] Schedule 10

Insert after Schedule 9:

Schedule 10 Land referred to in clauses 45 (3) and 46 (11)

(Clauses 45 (3) and 46 (11))

No	Street	Suburb	Lot No	DP No
1	Amesbury Avenue	Sefton	31	15418
3	Amesbury Avenue	Sefton	30	15418
5	Amesbury Avenue	Sefton	29	15418
7	Amesbury Avenue	Sefton	28	15418
9	Amesbury Avenue	Sefton	27	15418
11	Amesbury Avenue	Sefton	34	12674
13	Amesbury Avenue	Sefton	33	12674
15	Amesbury Avenue	Sefton	32	12674
17	Amesbury Avenue	Sefton	31	12674
19	Amesbury Avenue	Sefton	30	12674
21	Amesbury Avenue	Sefton	29	12674

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Schedule 1

No	Street	Suburb	Lot No	DP No
23	Amesbury Avenue	Sefton	28	12674
25	Amesbury Avenue	Sefton	27	12674
27	Amesbury Avenue	Sefton	26	12674
29	Amesbury Avenue	Sefton	25	12674
31	Amesbury Avenue	Sefton	24	12674
33	Amesbury Avenue	Sefton	23	12674
2	Waldron Road	Sefton	17	15418
4	Waldron Road	Sefton	18	15418
6	Waldron Road	Sefton	A	35913
7	Waldron Road	Sefton	114	82983
7A	Waldron Road	Sefton	3	620106
8	Waldron Road	Sefton	B	35913
9	Waldron Road	Sefton	4	620106
10	Waldron Road	Sefton	24	15418
			25	
			26	
11	Waldron Road	Sefton	2	620106
12	Waldron Road	Sefton	123	576289
13	Waldron Road	Sefton	1	319920
14	Waldron Road	Sefton	4	12674
			5	
15	Waldron Road	Sefton	2	319920
16	Waldron Road	Sefton	6	12674
			8	
17	Waldron Road	Sefton	3	319920
18	Waldron Road	Sefton	A	420536
19	Waldron Road	Sefton	8	22196
20	Waldron Road	Sefton	8	12674
			9	
21	Waldron Road	Sefton	7	22196

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Schedule 1 Amendments

No	Street	Suburb	Lot No	DP No
22	Waldron Road	Sefton	10	12674
23	Waldron Road	Sefton	6	22196
24	Waldron Road	Sefton	11	12674
			12	
25	Waldron Road	Sefton	5	22196
26	Waldron Road	Sefton	13	12674
			14	
27	Waldron Road	Sefton	4	22196
28	Waldron Road	Sefton	15	12674
			16	
29	Waldron Road	Sefton	3	22196
30	Waldron Road	Sefton	2	613200
31	Waldron Road	Sefton	2	22196
33	Waldron Road	Sefton	1	SP
			2	55704
			3	
34	Waldron Road	Sefton	1	613200
			B	384613
35	Waldron Road	Sefton	14	14526
36	Waldron Road	Sefton	G	354512
			A	384613
37	Waldron Road	Sefton	13	14526
38	Waldron Road	Sefton	F	354812
39	Waldron Road	Sefton	12	14526
40	Waldron Road	Sefton	E	354812
41	Waldron Road	Sefton	2	314327
42	Waldron Road	Sefton	1	660698
43	Waldron Road	Sefton	10	14526
44	Waldron Road	Sefton	B	359585
45	Waldron Road	Sefton	9	14526

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Schedule 1

No	Street	Suburb	Lot No	DP No
46	Waldron Road	Sefton	A	359585
47	Waldron Road	Sefton	8	14526
48	Waldron Road	Sefton	C	357024
49	Waldron Road	Sefton	7	14526
50	Waldron Road	Sefton	B	357024
51	Waldron Road	Sefton	6	14526
52A	Waldron Road	Sefton	1	525395
52B	Waldron Road	Sefton	2	525395
52	Waldron Road	Sefton	D	411629
53	Waldron Road	Sefton	5	14526
54	Waldron Road	Sefton	2	402859
55	Waldron Road	Sefton	4	14526
56	Waldron Road	Sefton	11	718633
61	Waldron Road	Sefton	2	543973
101	Hector Street	Sefton	26	14526
			2	543973
103	Hector Street	Sefton	27	14526
105	Hector Street	Sefton	3	20919
107	Hector Street	Sefton	2	20919
109	Hector Street	Sefton	1	20919
111	Hector Street	Sefton	A	354677
16	Helen Street	Sefton	45	16500
18	Helen Street	Sefton	46	16500
20	Helen Street	Sefton	47	16500
22	Helen Street	Sefton	48	16500
24	Helen Street	Sefton	49	16500
26	Helen Street	Sefton	50	16500
28	Helen Street	Sefton	51	16500
30	Helen Street	Sefton	52	16500
32	Helen Street	Sefton	53	16500

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Schedule 1 Amendments

No	Street	Suburb	Lot No	DP No
34	Helen Street	Sefton	54	16500
2A	Proctor Parade	Sefton	201	1033992
2B	Proctor Parade	Sefton	202	1033992
2	Proctor Parade	Sefton	1	542732
4	Proctor Parade	Sefton	77	16500
6	Proctor Parade	Sefton	78	16500
8	Proctor Parade	Sefton	79	16500
10	Proctor Parade	Sefton	41	16500
12	Proctor Parade	Sefton	42	16500
14	Proctor Parade	Sefton	43	16500
16	Proctor Parade	Sefton	44	16500
1	Torrington Avenue	Sefton	63	16500
3	Torrington Avenue	Sefton	64	11
5	Torrington Avenue	Sefton	207	610062
7	Torrington Avenue	Sefton	104	610061
9	Torrington Avenue	Sefton	103	610061
10	Torrington Avenue	Sefton	34	16500
11	Torrington Avenue	Sefton	102	610061
12	Torrington Avenue	Sefton	35	16500
13	Torrington Avenue	Sefton	101	610061
14	Torrington Avenue	Sefton	36	16500
15	Torrington Avenue	Sefton	84	260353
16	Torrington Avenue	Sefton	37	16500
17	Torrington Avenue	Sefton	83	260353
18	Torrington Avenue	Sefton	38	16500
19	Torrington Avenue	Sefton	82	260353
20	Torrington Avenue	Sefton	39	16500
21	Torrington Avenue	Sefton	73	16500
22	Torrington Avenue	Sefton	40	16500
23	Torrington Avenue	Sefton	81	260353

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Schedule 1

No	Street	Suburb	Lot No	DP No
25	Torrington Avenue	Sefton	75	16500
4	Rose Street	Sefton	209	610062
6	Rose Street	Sefton	110	610060
8	Rose Street	Sefton	111	610060
10	Rose Street	Sefton	112	610060
12	Rose Street	Sefton	113	610060
14	Rose Street	Sefton	6	14004
16	Rose Street	Sefton	98	260353
18	Rose Street	Sefton	99	260353
20	Rose Street	Sefton	9	14004
22	Rose Street	Sefton	100	260353
			101	1069756
22A	Rose Street	Sefton	102	1069756
24	Rose Street	Sefton	22	852950
24A	Rose Street	Sefton	21	852950
26	Rose Street	Sefton	3	510294
161	Wellington Road	Sefton	3	16500
163	Wellington Road	Sefton	2	16500
165	Wellington Road	Sefton	1	16500
167	Wellington Road	Sefton	6	35610
169	Wellington Road	Sefton	5	35610
171	Wellington Road	Sefton	4	35610
173	Wellington Road	Sefton	3	35610
175	Wellington Road	Sefton	2	35610
177	Wellington Road	Sefton	1	35610
179	Wellington Road	Sefton	A	314132
181	Wellington Road	Sefton	C	108509
183	Wellington Road	Sefton	2	367725
185	Wellington Road	Sefton	2	36874
187	Wellington Road	Sefton	1	36874

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Schedule 1 Amendments

No	Street	Suburb	Lot No	DP No
189	Wellington Road	Sefton	7	20919
191	Wellington Road	Sefton	A	410351
191A	Wellington Road	Sefton	1	120755
193	Wellington Road	Sefton	5	20919
195	Wellington Road	Sefton	4	20919

BY AUTHORITY