



New South Wales

Bankstown Local Environmental Plan 2001 (Amendment No 19)

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*. (P06/00072/PC)

KRISTINA KENEALLY, MP
Minister for Planning

2009 No 459

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 19)

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under the

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1 Name of plan

This plan is *Bankstown Local Environmental Plan 2001 (Amendment No 19)*.

2 Aims of plan

- (1) This plan aims to rezone part of the land to which this plan applies for residential, business and open space purposes:
 - (a) to facilitate the redevelopment of certain Bankstown City Council owned assets located within the Bankstown CBD (*the CBD*), contributing to the revitalisation of the CBD and providing new community facilities, expansion of commercial and retail floor space and residential accommodation, and
 - (b) to reinforce the status of the CBD as a major centre for transport, employment, economic activities and community facilities, and
 - (c) to allow some residential development to support the regional rail and bus routes, and the activities and services of the CBD.
- (2) This plan also aims:
 - (a) to set floor space ratio controls for part of the land to which this plan applies, and
 - (b) to permit entertainment facilities on certain land zoned 6 (a) Open Space to allow development of a regional arts hub that will include multi-functional performance spaces, and
 - (c) to set building height controls for part of the land to which this plan applies.

3 Land to which plan applies

This plan applies to the following land at Bankstown, as shown edged heavy black on Sheets 1–4 of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)” deposited in the office of Bankstown City Council:

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- (a) part of Lot 6, DP 777510, 375 Chapel Road and known as the Bankstown City Council Chambers and part of the road reserve on the northern side of The Mall,
 - (b) Lot 2, DP 615638, 5 West Terrace and known as the West Terrace carpark,
 - (c) Lot 2, DP 603705, 7 West Terrace,
 - (d) Lots 1–3, DP 11718, 32–36 Stanley Street,
 - (e) Lot 81, DP 8448 and Lots 1–4, DP 306558, 1–9 Leonard Street and Lots 10–13, DP 11718, 74–80 Restwell Street,
 - (f) Lot 9, DP 777510, 62 The Mall and known as the Bankstown Library,
 - (g) Lots A–C, DP 319337 and Lot 4, DP 5675, 42 Northam Avenue and known as the Brandon Avenue carpark,
 - (h) Lot 12, DP 861164, 4A Olympic Parade and known as Griffith Park,
 - (i) Lot 1, DP 1128871, Lot 1, DP 91976, Lot 1, DP 184924, Lot 1, DP 91978 and Lot 1, DP 187177, 5 and 7 Olympic Parade (located on the northern side of Olympic Parade) and known as the Bankstown Arts Centre,
 - (j) Terrace Lane road reserve,
 - (k) Lots A and B, DP 398156, 70 and 74 North Terrace, being part of the North Terrace road reserve.

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Schedule 1 Amendment of Bankstown Local Environmental Plan 2001

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[1] Schedule 1 Dictionary

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

Bankstown Local Environmental Plan 2001 (Amendment No 19)—Sheet 2

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

Insert in appropriate order:

Bankstown Local Environmental Plan 2001 (Amendment No 19)—Sheet 1

[3] Schedule 2 Additional uses

Insert in appropriate order:

- | | | |
|----|---|--------------------------|
| 26 | Lots A–C, DP 319337 and Lot 4, DP 5675, No 42 Northam Avenue, Bankstown, and known as the Brandon Avenue carpark and Lot 12, DP 861164, No 4A Olympic Parade, Bankstown, and known as Griffith Park, as shown edged heavy black on Sheet 3 of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)” | Entertainment facilities |
| 28 | Lot 1, DP 1128871, Lot 1, DP 91976, Lot 1, DP 184924, Lot 1, DP 91978 and Lot 1, DP 187177, Nos 5 and 7 Olympic Parade, Bankstown (located on the northern side of Olympic Parade), and known as the Bankstown Arts Centre, as shown edged heavy black on Sheet 3 of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)” | Entertainment facilities |

[4] Schedule 9 Special requirements for particular sites

Insert in alphabetical order of locality in Columns 1 and 2, respectively:

Bankstown

Lots A–C, DP 319337 and Lot 4, DP 5675 (42 Northam Avenue, Bankstown), and known as the Brandon Avenue carpark, as shown distinctively coloured, edged heavy black and lettered “K” on Sheet 4 (*the building height map*) of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)”

The consent authority must be satisfied that the height of any building on the land will not exceed the maximum height shown (in metres) for the land on the building height map above natural ground level.

Lot 81, DP 8448 and Lots 1–4, DP 306558 (1–9 Leonard Street, Bankstown) and Lots 10–13, DP 11718 (74–80 Restwell Street, Bankstown), as shown distinctively coloured, edged heavy black and lettered “Q” on Sheet 4 (*the building height map*) of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)”

The consent authority must be satisfied that the height of any building on the land will not exceed the maximum height shown (in metres) for the land on the building height map above natural ground level.

Lots 1–3, DP 11718 (32–36 Stanley Street, Bankstown), as shown distinctively coloured, edged heavy black and lettered “T2” on Sheet 4 (*the building height map*) of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)”

The consent authority must be satisfied that the height of any building on the land will not exceed the maximum height shown (in metres) for the land on the building height map above natural ground level.

Lots A and B, DP 398156 (70 and 74 North Terrace, Bankstown), and being part of the North Terrace road reserve, Lot 2, DP 615638 (5 West Terrace, Bankstown), and known as the West Terrace carpark, Lot 2, DP 603705 (7 West Terrace, Bankstown) and Terrace Lane road reserve, Bankstown, as shown distinctively coloured, edged heavy black and lettered “U” on Sheet 4 (*the building height map*) of the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 19)”

The consent authority must be satisfied that the height of any building on the land will not exceed the maximum height shown (in metres) for the land on the building height map above natural ground level.

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Schedule 1 Amendment of Bankstown Local Environmental Plan 2001

Part of Lot 6, DP 777510 (375 Chapel Road, Bankstown), and known as the Bankstown City Council Chambers and part of the road reserve on the northern side of The Mall, Bankstown and Lot 9, DP 777510 (62 The Mall, Bankstown), and known as the Bankstown Library as shown distinctively coloured, edged heavy black and lettered "V" on Sheet 4 (*the building height map*) of the map marked "Bankstown Local Environmental Plan 2001 (Amendment No 19)"

The consent authority must be satisfied that the height of any building on the land will not exceed the maximum height shown (in metres) for the land on the building height map above natural ground level.