



New South Wales

Bankstown Local Environmental Plan 2001 (Amendment No 44)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

2012 No 237

Clause 1 Bankstown Local Environmental Plan 2001 (Amendment No 44)

Bankstown Local Environmental Plan 2001 (Amendment No 44)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Bankstown Local Environmental Plan 2001 (Amendment No 44)*.

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 land to which *Bankstown Local Environmental Plan 2001* applies and, in particular, to the following land at Punchbowl:

- (a) 81 Wattle Street, being Lot 1, DP 226324,
- (b) 83 Wattle Street, being Lot 2, DP 226324,
- (c) 105 Wattle Street, being Lot 4, DP 541525,

as shown edged heavy black on the map marked “Bankstown Local Environmental Plan 2001 (Amendment No 44)” deposited in the office of Bankstown City Council.

Schedule 1 Amendment of Bankstown Local Environmental Plan 2001

[1] Clause 30 Floor space ratios

Insert after clause 30 (3):

- (4) The Floor Space Ratio Map may also indicate the maximum floor space ratio for particular types of development.

[2] Schedule 1 Dictionary

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

Bankstown Local Environmental Plan 2001 (Amendment No 44)—Sheet 2

[3] Schedule 1, definition of “single dwelling”

Insert in alphabetical order:

single dwelling means a dwelling house.

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

Insert in appropriate order:

Bankstown Local Environmental Plan 2001 (Amendment No 44)—Sheet 1

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Bankstown Local Environmental Plan 2001 (Amendment No 44)

Schedule 1 Amendment of Bankstown Local Environmental Plan 2001

[5] Schedule 9 Special requirements for particular sites

Insert after the matter relating to Greenacre in Columns 1 and 2, respectively:

Punchbowl

Lot 1, DP 226324 (81 Wattle Street),
Lot 2, DP 226324 (83 Wattle Street) and
Lot 4, DP 541525 (105 Wattle Street), as
shown distinctively coloured and edged
heavy black on Sheet 3 of the map marked
“Bankstown Local Environmental Plan
2001 (Amendment No 44)” (*the building
height map*)

The consent authority must be satisfied
that:

- (a) the site area per villa (excluding the area of access handles or rights of way for access) is not less than 250 square metres, and
- (b) the land is remediated in accordance with the requirements of *State Environmental Planning Policy No 55—Remediation of Land*, and
- (c) 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.