



New South Wales

Bankstown Local Environmental Plan 2015 (Amendment No 3)

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*.

BRETT WHITWORTH
As delegate for the Minister for Planning

Bankstown Local Environmental Plan 2015 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Bankstown Local Environmental Plan 2015 (Amendment No 3)*.

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 land to which *Bankstown Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Bankstown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Bankstown Local Environmental Plan 2015

[1] Clause 4.4 Floor space ratio

Omit clause 4.4 (2C). Insert instead:

- (2C) Despite subclause (2), the maximum floor space ratio for development on land in Zone B2 Local Centre:
- (a) that has a width of less than 20 metres at the front building line and is identified as “Area 1” on the Floor Space Ratio Map is 1:1, and
 - (b) that has a width of less than 18 metres at the front building line and is identified as “Area 7” on the Floor Space Ratio Map is 2:1.

[2] Clause 6.4 Biodiversity

Omit “Biodiversity Protection Map” from clause 6.4 (2).

Insert instead “Terrestrial Biodiversity Map”.

[3] Schedule 1 Additional permitted uses

Insert “and identified as ‘APU 7’ on the Additional Permitted Uses Map” after “7948” in clause 1A (1).

[4] Schedule 1, clause 1 (1)

Insert “and identified as ‘APU 1’ on the Additional Permitted Uses Map” after “Ellis Street”.

[5] Schedule 1, clause 2 (1)

Insert “and identified as ‘APU 3’ on the Additional Permitted Uses Map” after “872124”.

[6] Schedule 1, clause 3 (1)

Insert “and identified as ‘APU 2’ on the Additional Permitted Uses Map” after “731859”.

[7] Schedule 1, clause 4 (1)

Insert “, identified as ‘APU 4’ on the Additional Permitted Uses Map” after “following land”.

[8] Schedule 1, clause 5 (1)

Insert “and identified as ‘APU 5’ on the Additional Permitted Uses Map” after “430451”.

[9] Schedule 1, clause 6 (1)

Insert “and identified as ‘APU 6’ on the Additional Permitted Uses Map” after “1108849”.

[10] Schedule 1, clauses 7–9

Insert after clause 6:

7 Use of certain land at 56 Rabaul Road, Georges Hall

- (1) This clause applies to land at 56 Rabaul Road, Georges Hall, being Lot B, DP 407750 and identified as “APU 8” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a restaurant is permitted with development consent.

8 Use of certain land at 101–103 Hector Street and 61 Waldron Road, Sefton

- (1) This clause applies to the following land, identified as “APU 9” on the Additional Permitted Uses Map:
 - (a) land at 101–103 Hector Street, Sefton, being Lots 26 and 27, DP 14526,
 - (b) land at 61 Waldron Road, Sefton, being Lot 2, DP 543973.
- (2) Development for the purpose of shop top housing is permitted with development consent, if all of the lots to which this clause applies are consolidated into a single lot.

9 Use of certain land at 56 Waldron Road, Sefton

- (1) This clause applies to land at 56 Waldron Road, Sefton, being Lot 11, DP 718633 and identified as “APU 10” on the Additional Permitted Uses Map.
- (2) Development for the purpose of shop top housing is permitted with development consent.

[11] Schedule 4 Classification and reclassification of public land

Insert in appropriate order in Part 1 in Columns 1 and 2, respectively:

| | |
|--------------------------------|-------------------|
| 70 Biloela Street, Villawood | Lot 69, DP 25402 |
| 2D Birmingham Road, Villawood | Lot 66, DP 25401 |
| 195A Miller Road, Villawood | Lot 71, DP 25402 |
| 2 Monier Square, Villawood | Lot 68, DP 25402 |
| 5 Monier Square, Villawood | Lot 70, DP 25402 |
| 223B Woodville Road, Villawood | Lot 67, DP 657106 |

[12] Schedule 4, Part 2

Omit “Nil” from Column 1. Insert in Columns 1, 2 and 3, respectively:

| | | |
|--------------------------------|-----------------------------------|-----|
| 1 Baden Avenue, Bass Hill | Lot 1, DP 230755 | Nil |
| 51 Beatty Parade, Georges Hall | Lot 208, DP 652077 | Nil |
| 104 Carlingford Street, Sefton | Lot 1, DP 401481 | Nil |
| 29A Gundaroo Street, Villawood | Lot Q, DP 36602; Lot 1, DP 254884 | Nil |
| 197 Miller Road, Villawood | Lot 36, DP 25402 | Nil |

[13] Schedule 4, Part 3

Omit “Nil” from Column 1. Insert in Columns 1 and 2, respectively:

| | |
|---------------------------------|----------------------|
| 158 Virgil Avenue, Chester Hill | Lots 10–12, DP 15807 |
|---------------------------------|----------------------|

[14] Dictionary

Omit the definition of “*Biodiversity Protection Map*”.

[15] Dictionary

Insert the following in alphabetical order:

Additional Permitted Uses Map means the Bankstown Local Environmental Plan 2015 Additional Permitted Uses Map.

Terrestrial Biodiversity Map means the Bankstown Local Environmental Plan 2015 Terrestrial Biodiversity Map.