



New South Wales

## Burwood Local Environmental Plan No 56

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*. (S01/02211/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

## **Burwood Local Environmental Plan No 56**

### **1 Name of plan**

This plan is *Burwood Local Environmental Plan No 56*.

### **2 Aims of plan**

This plan aims:

- (a) to introduce development standards for subdivision of land within the Residential 2 (a) Zone of the *Burwood Planning Scheme Ordinance* that are consistent with the standards relating to the erection of dwelling-houses, and
- (b) to prohibit subdivision (including strata subdivision) of land within the Residential 2 (a) Zone that contains dual occupancy dwellings.

### **3 Land to which plan applies**

This plan applies to all the land to which the *Burwood Planning Scheme Ordinance* applies.

### **4 Amendment of Burwood Planning Scheme Ordinance**

The *Burwood Planning Scheme Ordinance* is amended as set out in Schedule 1.

## **Schedule 1 Amendments**

(Clause 4)

### **[1] Clause 4 Interpretation**

Insert in alphabetical order in clause 4 (1):

*dual occupancy development* means development that results in 2 dwellings (whether attached or detached) on a single allotment of land.

### **[2] Clauses 78P and 78Q**

Insert in appropriate order:

#### **78P Subdivision development standards**

- (1) This clause applies to land within Zone No 2 (a).
- (2) Land to which this clause applies must not be subdivided unless each separate allotment created by the subdivision:
  - (a) in the case of a hatchet-shaped (battleaxe) allotment:
    - (i) has an area of not less than 660 square metres (exclusive of the access corridor), and
    - (ii) has an access corridor not less than 3.6 metres wide, and
  - (b) in any other case:
    - (i) has an area of not less than 560 square metres, and
    - (ii) is not less than 15 metres wide at the front alignment of any dwelling to be erected on the allotment.
- (3) Land to which this clause applies must not be subdivided unless each separate allotment created by the subdivision has a boundary facing onto a public road.

2002 No 299

Burwood Local Environmental Plan No 56

## 78Q Subdivision of dual occupancy development

Consent must not be granted for a subdivision (including a strata subdivision) of an allotment within Zone No 2 (a) that creates separate allotments for each of the two dwellings resulting from a dual occupancy development.

BY AUTHORITY