



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.

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Schedule 1

Amendments

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