



New South Wales

Burwood Local Environmental Plan No 57

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*. (S02/00067/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Burwood Local Environmental Plan No 57

1 Name of plan

This plan is *Burwood Local Environmental Plan No 57*.

2 Aims of plan

This plan aims:

- (a) to encourage the revitalisation of the Liverpool Road-Coronation Parade commercial area, and
- (b) to provide for improvements to the public domain in and around the commercial area, and
- (c) to provide greater choice of residential development in a location capable of utilizing and enhancing existing infrastructure, and
- (d) to provide greater certainty for developers by setting out height limits and an altered floor space ratio as set out in the masterplan referred to in proposed clause 78R of *Burwood Planning Scheme Ordinance*.

3 Land to which plan applies

This plan applies to land situated within the area of Burwood, being land known as Lot 1, DP 576105 and Lots 1 and 2, DP 553295, as shown edged heavy black on the map marked “Burwood Local Environmental Plan No 57” deposited in the office of the Burwood Council.

4 Amendment of Burwood Planning Scheme Ordinance

Burwood Planning Scheme Ordinance is amended by inserting the following clause in appropriate order:

78R Development of certain land—Liverpool Road, Burwood

- (1) This clause applies to land to which Burwood Local Environmental Plan No 57 applies, being land known as Lot 1, DP 576105 and Lots 1 and 2, DP 553295,

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Burwood Local Environmental Plan No 57

Clause 4

Burwood, as shown edged heavy black on the map marked "Burwood Local Environmental Plan No 57" deposited in the office of the Council.

- (2) The Council must not grant consent for development on land to which this clause applies unless it has had regard to the masterplan entitled *Urban Design Review Recommended Building Envelopes 320a–338 Liverpool Road Enfield Lot 1 DP 576105, Lots 1&2 DP 553295*, prepared by the Urban Design Advisory Service and dated November 2001, with the amendments adopted by the Council on 15 January 2002.
- (3) The elevation of any building or part of a building fronting Liverpool Road must not exceed 6 storeys above footpath level.
- (4) The elevation of any building or part of a building fronting Cervetto Lane (off Byer Street) must not exceed 5 storeys above the natural ground level.
- (5) The floor space ratio of any development on the land to which this clause applies must not exceed 3.47:1.
- (6) The non-residential component of any building or part of a building fronting Liverpool Road must not be located above the ground floor.

BY AUTHORITY