



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,

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.