



New South Wales

Burwood Local Environmental Plan No 70

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. (9041608/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 244

Clause 1 Burwood Local Environmental Plan No 70

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1 Name of plan

This plan is *Burwood Local Environmental Plan No 70*.

2 Aims of plan

This plan aims to amend the *Burwood Planning Scheme Ordinance*:

- (a) to rezone the land to which this plan applies from Zone No 5 (a) Special Uses “A” (WS&D) to partly Zone No 2 (b2) Residential “B2” (to allow use for residential purposes) and partly Zone No 5 (a) Special Uses “A” (Municipal Purposes) (to allow use as new headquarters of the Burwood State Emergency Services), and
- (b) to allow, with the consent of Burwood Council, the use of so much of the land to which this plan applies as is within Zone No 2 (b2) Residential “B2” for the following purposes:
 - (i) pedestrian and vehicular access to so much of the land as is within Zone No 5 (a) Special Uses “A” (Municipal Purposes),
 - (ii) car parking associated with so much of the land as is within Zone No 5 (a) Special Uses “A” (Municipal Purposes).

3 Land to which plan applies

This plan applies to land situated within the Burwood local government area, being land known as 462 Georges River Road, Croydon Park (Lot 2, DP 539495), as partly shown coloured pink with red edging and lettered “2 (b2)” and partly shown coloured yellow and lettered “Special Uses 5 (a)—Municipal Purposes” on the map marked “Burwood Local Environmental Plan No 70” deposited in the office of Burwood Council.

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 appropriate order in the definition of *scheme map* in clause 4 (1):

Burwood Local Environmental Plan No 70

[2] Clause 78T

Insert after clause 78S:

78T Development of certain land—462 Georges River Road, Croydon Park

- (1) This clause applies to land known as 462 Georges River Road, Croydon Park, being Lot 2, DP 539495, as partly shown coloured pink with red edging and lettered “2 (b2)” and partly shown coloured yellow and lettered “Special Uses 5 (a)—Municipal Purposes” on the map marked “Burwood Local Environmental Plan No 70” deposited in the office of the Council.
- (2) Nothing in this Ordinance prevents, with the consent of the Council, the use of so much of the land as is within Zone No 2 (b2) for the following purposes:
 - (a) pedestrian and vehicular access to so much of the land as is within Zone No 5 (a) (Municipal Purposes),
 - (b) car parking associated with so much of the land as is within Zone No 5 (a) (Municipal Purposes).