



New South Wales

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

His Excellency the Lieutenant-Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979* in accordance with the recommendation made by the Minister for Planning. (S07/00995-1)

FRANK SARTOR, M.P.,
Minister for Planning

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Projects) 2005 (Amendment No 23)*.

2 Aims of Policy

The aims of this Policy are:

- (a) to insert development standards into *Burwood Planning Scheme Ordinance* relating to density, height and mix of uses in relation to land, known as 1 Railway Parade, Burwood (*the subject land*), and
- (b) to establish appropriate development controls for the subject land in a manner consistent with the Sydney Metropolitan Strategy and the draft *Burwood Town Centre Local Environmental Plan 2007*, and
- (c) to facilitate the development of an important urban site of significance to the State, being the subject land, so as to provide for the orderly economic use of that land for the benefit of the State, and
- (d) to promote and co-ordinate the economic use and development of the Burwood Town Centre, and
- (e) to provide a suitable mixture of compatible land uses on a key site within the Burwood Town Centre, and
- (f) to promote the development of the subject land that is appropriate and satisfies the principles of ecologically sustainable development, and
- (g) to encourage the revitalisation of the subject land, and
- (h) to promote mixed use planning by locating mutually supportive and compatible uses (such as residential uses, places of employment and shops) in close proximity to each other so as to minimise vehicular travel, and

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- (i) to maximise public transport patronage and encourage walking and cycling.

3 Land to which Policy applies

This Policy applies to land known as 1 Railway Parade, Burwood, being Lots 14 and 15 DP 749949.

4 Amendment of State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 is amended as set out in Schedule 1.

2007 No 456

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 23)

Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 13

Insert after clause 12:

13 Amendment of other environmental planning instruments

The environmental planning instruments specified in Schedule 4 are amended as set out in that Schedule.

[2] Schedule 4

Insert after Schedule 3:

Schedule 4 Amendment of other environmental planning instruments

(Clause 13)

Burwood Planning Scheme Ordinance

Clause 78U

Insert after clause 78T:

78U Development of certain land—1 Railway Parade, Burwood

- (1) This clause applies to land known as 1 Railway Parade, Burwood, being Lots 14 and 15 DP 749949.
- (2) Nothing in this Ordinance prevents, with the consent of the Council, the carrying out of development on the land to which this clause applies for any of the following purposes:
 - (a) commercial premises,
 - (b) mixed development,
 - (c) residential flat buildings,
 - (d) shops.
- (3) The ratio of total floor space of all buildings erected or proposed to be erected on the land to which this clause applies to the area of that land is not to exceed 5:1.
- (4) The ratio of total floor space of any residential flat buildings erected or proposed to be erected on the land to

which this clause applies to the area of that land is not to exceed 3.5:1.

- (5) The ratio of total floor space of any buildings erected or proposed to be erected on the land to which this clause applies for the purposes of commercial premises or shops to the area of that land is not to be less than 1:5.
- (6) Development must not be carried out on the land to which this clause applies if it results in a building that exceeds 17 storeys in height.
- (7) *State Environmental Planning Policy No 1—Development Standards* does not apply to a development standard imposed by this clause.