



New South Wales

Burwood Local Environmental Plan 2012 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

MICHAEL MCMAHON, GENERAL MANAGER, BURWOOD COUNCIL
As delegate for the Greater Sydney Commission

Burwood Local Environmental Plan 2012 (Amendment No 9)

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1 Name of Plan

This Plan is *Burwood Local Environmental Plan 2012 (Amendment No 9)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land to which *Burwood Local Environmental Plan 2012* applies.

4 Maps

The maps adopted by *Burwood Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Burwood Local Environmental Plan 2012

[1] Land Use Table

Insert “Residential flat buildings;” after “Registered clubs;” in item 3 of the matter relating to Zone B2 Local Centre.

[2] Clause 4.4A Exceptions to floor space ratio

Omit clause 4.4A (1). Insert instead:

- (1) The objectives of this clause are as follows:
 - (a) to limit the density of residential development in certain business zones to ensure that it does not dominate non-residential development in those zones,
 - (b) to limit the floor space of serviced apartments in certain business zones to ensure that they do not dominate service-providing and employment-generating commercial premises in those zones.

[3] Clause 4.4A (4)

Insert after clause 4.4A (3):

- (4) Despite clause 4.4, the ratio of the gross floor area of any part of a building used for the purpose of serviced apartments to the site area must not exceed:
 - (a) 0.6:1—if the building is on land identified as “Area 1” on the Floor Space Ratio Map,
 - (b) 0.45:1—if the building is on land identified as “Area 2” on the Floor Space Ratio Map,
 - (c) 0.3:1—if the building is on land identified as “Area 3” on the Floor Space Ratio Map,
 - (d) 0.3:1—if the building is on land identified as “Area 4” on the Floor Space Ratio Map,
 - (e) 0.25:1—if the building is on land identified as “Area 5” on the Floor Space Ratio Map,
 - (f) 0.18:1—if the building is on land identified as “Area 6” on the Floor Space Ratio Map,
 - (g) 0.18:1—if the building is on land identified as “Area 7” on the Floor Space Ratio Map,
 - (h) 0.2:1—if the building is on land identified as “Area 8” on the Floor Space Ratio Map.