



New South Wales

# **Burwood Local Environmental Plan 2012 (Amendment No 20)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**MALCOLM McDONALD**

As delegate for the Minister for Planning and Public Spaces

## **Burwood Local Environmental Plan 2012 (Amendment No 20)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Burwood Local Environmental Plan 2012 (Amendment No 20)*.

### **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 the following land in Burwood—

- (a) Lot 1, DP 588368, 42–50 Railway Parade,
- (b) Lot 16, DP 832440, 52–60 Railway Parade.

### **4 Amendment of Burwood Local Environmental Plan 2012**

#### **(1) Clause 4.4A Exceptions to floor space ratio**

Omit “0.1:1” from clause 4.4A(4)(i). Insert instead “1.054:1”.

#### **(2) Clause 4.4A(10)**

Insert after clause 4.4A(9)—

- (10) For the purposes of applying a floor space ratio to development on land in Area 9, including development for a purpose mentioned in subclause (3) or (4)—
  - (a) Lot 1, DP 588368 and Lot 16, DP 832440 are, despite clause 4.5(3)(b), taken to be a single site area, and
  - (b) the site area is taken to include land that—
    - (i) is dedicated to the Council for a public purpose or otherwise set aside as publicly accessible open space, and
    - (ii) would have been part of the site area if it had not been dedicated or set aside.