



New South Wales

Burwood Local Environmental Plan 2012 (Amendment No 17)

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*.

DYLAN PORTER, DIRECTOR, CITY STRATEGY
BURWOOD COUNCIL
As delegate for the local plan-making authority

Burwood Local Environmental Plan 2012 (Amendment No 17)

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1 Name of Plan

This Plan is *Burwood Local Environmental Plan 2012 (Amendment No 17)*.

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 in Zone R2 Low Density Residential under *Burwood Local Environmental Plan 2012*.

4 Amendment of Burwood Local Environmental Plan 2012

(1) Clause 1.8A Savings provision relating to development applications

Insert after clause 1.8A(2)—

- (3) An amendment made to this Plan by *Burwood Local Environmental Plan 2012 (Amendment No 17)* does not apply to a development application made but not finally determined before the commencement of the amendment.

(2) Clause 4.1B

Insert after clause 4.1A—

4.1B Subdivision of dual occupancies in Zone R2

- (1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.
- (2) This clause applies to land in Zone R2 Low Density Residential.
- (3) Development consent must not be granted for the subdivision of a dual occupancy on land to which this clause applies unless—
 - (a) each lot resulting from the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and
 - (b) 1 dwelling will be located on each lot, and
 - (c) each lot will have a minimum street frontage of 12 metres.