

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

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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.