



Key Controls for Residential Development



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What can I do with my land?

That is one of the most common questions asked of Council staff.

This fact sheet has been developed to provide a quick guide to the key development standards and controls that apply to popular types of residential development. This guide will help you to quickly “rule out” those types of residential development that cannot be accommodated on your property – most likely on account of the land’s zoning or size. The consolidation of multiple properties may be required to achieve the minimum site area.

If this guide indicates that a particular type of development may be possible on your land, you are then expected to consult the Local Environmental Plan and Development Control Plan for the complete controls that would apply to any development.

Dwelling House

Permissible in all Residential zones, B1 and B2 zones

- Maximum Floor Space Ratio (FSR) 0.55:1 (or 0.52:1 if the site area is over 500m²)
- Maximum Height 8.5m (in the R2 zone)
- Maximum Built Area 67%

Granny Flat

Permissible in all Residential zones under the Affordable Rental Housing SEPP

- Minimum Site Area 450m²
- Maximum size of the granny flat 60m²
- Site Frontage of at least 12m
- On-site detention of stormwater typically required

Dual Occupancy

Permissible in all Residential zones

- Minimum Site Area 600m² for a detached dual occupancy
- Minimum Site Area 500m² for an attached dual occupancy
- No subdivision is permitted
- Maximum Built Area 67%
- 1 parking space required for each dwelling
- 50m² of private open space required for each dwelling
- On-site detention of stormwater typically required

Multi Dwelling Housing (i.e. townhouses and villas)

Permissible in the R1 and R3 zones

- Minimum Site Frontage of 15m (if single storey) or 17m (if two storey)
- Maximum Floor Space Ratio (FSR) 0.55:1 (in the R3 zone)
- Maximum Height 8.5m (in the R3 zone)
- 25m² of private open space required for each dwelling
- 25% of the site to be landscaped (15% being deep soil)

Residential Flat Building

Permissible in the R1 and B4 zones

- Minimum Site Frontage 20m (in the R1 zone)
- Minimum Site Area 500m² (applies outside the Burwood Town Centre where the development height exceeds 9m)

Subdivision

Permissible in all Residential and Business zones

- Minimum Site Area 400m² outside the Burwood and Strathfield Town Centres
- Minimum Site Area 500m² inside the Burwood and Strathfield Town Centres
- Minimum Site Frontage 12m
- At least 2.5m width for access handle to a battle-axe block
- Not supported if a heritage item or a heritage conservation area

DISCLAIMER

This fact sheet provides a summary of development standards and development controls applicable to land in the Burwood area. This information is provided for guidance only. Council recommends that you review any relevant LEP, DCP or SEPP documents in their entirety prior to undertaking development. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council's Customer Service Counter should be undertaken. This document is subject to change without notice.