



New South Wales

# **Hornsby Local Environmental Plan 2013 (Amendment No 5)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

**SIMON MANOSKI**

As delegate for the Minister for Planning

## **Hornsby Local Environmental Plan 2013 (Amendment No 5)**

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### **1 Name of Plan**

This Plan is *Hornsby Local Environmental Plan 2013 (Amendment No 5)*.

### **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 land to which *Hornsby Local Environmental Plan 2013* applies.

## **Schedule 1      Amendment of Hornsby Local Environmental Plan 2013**

### **Clause 6.8**

Insert after clause 6.7:

#### **6.8 Design excellence**

- (1) The objective of this clause is to deliver the highest standard of architectural and urban design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building, which will result in a building with a height of more than 29.6 metres.
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
  - (c) whether the development detrimentally impacts on view corridors,
  - (d) whether the development achieves transit-oriented design principles, including the need to ensure direct, efficient and safe pedestrian and cycle access to nearby transit nodes,
  - (e) the requirements of the Hornsby Development Control Plan,
  - (f) how the development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) existing and proposed uses and use mix,
    - (iii) heritage issues and streetscape constraints,
    - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) bulk, massing and modulation of buildings,
    - (vi) street frontage heights,
    - (vii) environmental impacts and factors such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind, reflectivity, water and energy efficiency and water sensitive urban design,
    - (viii) the achievement of the principles of ecologically sustainable development,
    - (ix) pedestrian, cycle, vehicular and service access and circulation requirements,
    - (x) the impact on, and any proposed improvements to, the public domain,
    - (xi) achieving appropriate interfaces at ground level between the development and the public domain,

- (xii) integration of landscape design, including the configuration and design of communal access and communal recreation areas, to incorporate exemplary and innovative treatments and to promote an effective social atmosphere.