



New South Wales

Holroyd Local Environmental Plan 2013 (Amendment No 4)

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*.

MERV ISMAY, GENERAL MANAGER, HOLROYD CITY COUNCIL
As delegate for the Minister for Planning

Holroyd Local Environmental Plan 2013 (Amendment No 4)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Holroyd Local Environmental Plan 2013 (Amendment No 4)*.

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 *Holroyd Local Environmental Plan 2013* applies.

4 Maps

The maps adopted by *Holroyd Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Holroyd Local Environmental Plan 2013

[1] Clause 1.8A Savings provisions relating to development applications

Insert at the end of clause 1.8A:

- (2) If a development application has been made before the commencement of *Holroyd Local Environmental Plan 2013 (Amendment No 4)* in relation to a matter to which that Plan applies and the application has not been finally determined before that commencement, the application must be determined as if that Plan had not commenced.

[2] Clause 4.1A Exceptions to minimum lot sizes for certain residential development

Omit clause 4.1A (2) (a). Insert instead:

- (a) the subdivision is for the purpose of a dual occupancy, multi dwelling housing or a semi-detached dwelling, or

[3] Clause 6.10

Insert after clause 6.9:

6.10 Ground floor development in Zones B2 and B4

- (1) The objective of this clause is to ensure that active uses are provided at the street level in certain business zones to encourage the presence and movement of people.
- (2) This clause applies to land in the following zones:
 - (a) Zone B2 Local Centre,
 - (b) Zone B4 Mixed Use.
- (3) Despite any other provision of this Plan, development consent must not be granted to development for the purposes of commercial premises or to a mixed use development with a commercial premises component, or a change of use of a building to commercial premises, on land to which this clause applies unless the consent authority is satisfied that the ground floor of the building:
 - (a) will not be used for the purposes of residential accommodation, and
 - (b) will not be used for a car park or to provide ancillary car parking spaces, and
 - (c) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building.
- (4) Subclause (3) (b) does not apply to a site that:
 - (a) is greater than 60 metres in depth from all street frontages, or
 - (b) has a gradient steeper than 15%, measured from boundary to boundary, or
 - (c) is owned by a public authority and is to be used as a public or commuter car park.
- (5) Subclause (3) (c) does not apply to any part of a building that:
 - (a) faces a service lane that does not require active street frontages, or

- (b) is used for one or more of the following purposes:
- (i) a lobby for a commercial, residential, serviced apartment or hotel component of the building,
 - (ii) access for fire services,
 - (iii) vehicular access.

[4] Schedule 2 Exempt development

Insert at the end of Schedule 2:

Signage (sports field advertising)

- (1) Maximum height—1.2m or the height of the fence, whichever is lower.
- (2) Must be located on the playing field surface or facing the playing area on the inside of a fence around the playing surface, spectator stands or scoreboards.
- (3) Must provide information about sponsors, or products of sponsors, of teams or organisations using the sporting facility.
- (4) Must not be illuminated.

Temporary use of land (community events and fundraising events)

- (1) Must take place on land owned and managed by the Council, on land used as a school or on land used as a place of public worship.
- (2) If conducted on land used as a school or on land used as a place of public worship, the use must not exceed 2 consecutive days.
- (3) Maximum period of use—52 days in any period of 12 months.
- (4) May only operate between 8.00 am and 10.00 pm.

[5] Schedule 5 Environmental heritage

Omit the matters relating to items I01157, I93 and I109 from Part 1. Insert instead in appropriate order under the headings “Suburb”, “Item name”, “Address”, “Property description”, “Significance” and “Item No” respectively:

Guildford	Guildford Railway Station	Great Southern Railway (primary), Military Road (alternate), Railway Terrace (alternate)		Local	I43
Pendle Hill	Bonds administrative building, storage building, cutting room and cotton bale stores	190–220 Dunmore Street	Lot 1, DP 735207	Local	I109
Pendle Hill	Former Bonds Bobbin Mill facade	211–215 Dunmore Street	Lot 65, DP 881163	Local	I93

[6] Dictionary

Insert in alphabetical order:

community event has the same meaning as in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.