



New South Wales

# **Holroyd Local Environmental Plan 2013 (Amendment No 10)**

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*.

**CATHERINE VAN LAEREN**

As delegate for the Greater Sydney Commission

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### **1 Name of Plan**

This Plan is *Holroyd Local Environmental Plan 2013 (Amendment No 10)*.

### **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 Greater Sydney Commission on the making of this Plan.

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

### **[1]    Clause 6.11**

Insert after clause 6.10:

#### **6.11    Design excellence**

- (1) The objective of this clause is to ensure that development to which this clause applies exhibits the highest standard of architectural and urban design as part of the built environment.
- (2) This clause applies to development involving the construction of a new building, or external alterations to an existing building, that will result in a building that is greater than 30 metres in height on land shown bounded by a blue line on the Design Excellence Map.
- (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 the development has been endorsed by the Cumberland Design Excellence Panel as exhibiting design excellence,
  - (b) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (c) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
  - (d) whether the development detrimentally impacts on view corridors,
  - (e) 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 location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (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 such as sustainable design, overshadowing, wind and reflectivity,
    - (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.
- (5) Despite clause 4.3, the height of a building to which this clause applies may exceed the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 10% of the amount shown on that map.

- (6) Despite clause 4.4, the floor space ratio for a building to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map by an amount, to be determined by the consent authority:
  - (a) of up to 0.5:1, and
  - (b) if at least 4,400 square metres of floor space above the ground floor of the building is used for the purposes of commercial premises or a health services facility—of up to 0.5:1, and
  - (c) if at least 4,000 square metres of floor space within the building is used for the purposes of a supermarket—of up to 1:1.
- (7) Each amount of additional floor space permitted by subclause (6) is in addition to each other amount of additional floor space permitted by subclause (6).

**[2] Dictionary**

Insert in alphabetical order:

***Design Excellence Map*** means the Holroyd Local Environmental Plan 2013 Design Excellence Map.