



New South Wales

# **Holroyd Local Environmental Plan 2013 (Amendment No 17)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**STEPHEN MURRAY**

As delegate of the Minister for Planning and Public Spaces

## **Holroyd Local Environmental Plan 2013 (Amendment No 17)**

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### **1 Name of Plan**

This Plan is *Holroyd Local Environmental Plan 2013 (Amendment No 17)*.

### **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 certain land at Merrylands Road, Pitt Street, McFarlane Street and Terminal Place, Merrylands and Lot 11, DP 746514, 42–44 Dunmore Street, Wentworthville.

### **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 local plan-making authority on the making of this Plan.

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

### **[1] Clause 4.4 Floor space ratio**

Omit the first row from the Table to clause 4.4 (2A). Insert instead:

2.5:1	5.5:1	7.5:1
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### **[2] Clause 6.11 Design excellence**

Omit clause 6.11 (2). Insert instead:

- (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) a building that is greater than 30 metres in height on land shown bounded by a blue line and identified as “Area 1” on the Design Excellence Map, or
  - (b) a building that is greater than 55 metres in height on land shown bounded by a blue line and identified as “Area 2” on the Design Excellence Map.

### **[3] Clause 6.11 (6) and (7)**

Omit the subclauses. Insert instead:

- (6) Despite clause 4.4, the floor space ratio of 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, of up to 0.5:1.

### **[4] Clause 6.12**

Insert after clause 6.11:

#### **6.12 Development on land at 42–44 Dunmore Street, Wentworthville**

- (1) This clause applies to Lot 11, DP 746514, being land at 42–44 Dunmore Street, Wentworthville.
- (2) Despite clause 4.4, the floor space ratio of a building on land 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) 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
  - (b) 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.
- (3) Each amount of additional floor space permitted by subclause (2) is in addition to each other amount of additional floor space permitted by subclause (2) or by clause 6.11.