

Holroyd Development Control Plan 2013

Date of Adoption: 16 July 2013

Date of Effect: 5 August 2013



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Introduction

Name of this Development Control Plan

This Development Control Plan is to be known as Holroyd Development Control Plan 2013.

Where this Development Control Plan applies

Holroyd Development Control plan applies to all development within Holroyd Local Government Area.

Adoption of Plan

This plan was adopted by Council on 16 July 2013, and came into effect on 5 August 2013.

This plan constitutes a development control plan under section 74C of the Environmental Planning and Assessment Act, 1979 and has been prepared in accordance with Part 3 of the Environmental Planning and Assessment Regulation 2000.

Related plans and policies

Holroyd Local Environmental Plan 2013

The Holroyd Local Environmental Plan 2013 is a legal planning instrument that has the broad function of controlling development throughout the City. It divides land into different zones and, among other things, details the activities that can be carried out within each zone and those activities which are prohibited.

The Development Control Plan (DCP) provides greater detailed policies and guidelines adopted by Council for development within Holroyd. The information contained within the Holroyd Development Control Plan is applied in addition to the provisions of the Holroyd Local Environmental Plan 2013.

State Planning Policies

State Environmental Planning Policies address matters of state significance and should be read in conjunction with the Holroyd Local Environmental Plan 2013 and the Holroyd Development Control Plan. Should there be a conflict in controls between a SEPP and a LEP or DCP, the provisions within a SEPP shall prevail unless otherwise stated.

Contributions Plans

Under Section 94 of the Environmental Planning and Assessment Act, 1979, Councils are able to levy contributions from developments for the provision of public services and facilities required as a consequence of development. These contributions are used for the upgrade and development of community facilities, recreation facilities, infrastructure, roads and traffic management and town centre improvements.

The development contributions plan supplements the provisions of the Holroyd Local Environmental Plan 2013 and the Holroyd Development Control Plan 2013.

Savings Provision

This DCP applies to all development applications lodged on or after the date of effect of this DCP. Development applications lodged before that date will be assessed and determined under the provisions of the former Holroyd Development Control Plan 2007.

Objectives of Draft Holroyd Development Control Plan 2013

The objectives of Holroyd Development Control Plan 2013 are:

- To provide detailed development controls to supplement the provisions of Holroyd Local Environmental Plan 2013.
- To provide direction for the manner in which development may be carried out in the City of Holroyd.
- To ensure that the natural environment of the City of Holroyd is protected and enhanced throughout all stages of development works.
- To promote economically, socially and environmentally sustainable development within the City of Holroyd.
- To protect and enhance the amenity of the City of Holroyd.
- To require a appropriate standard of urban design for all development.
- To ensure that development is designed to avoid, minimise and manage potential environmental risks.
- To create development that will enhance the City of Holroyd as a great place to live and work.
- To provide a appropriate opportunity for the public to participate in the development process.

In addition to the Holroyd Development Control Plan 2013 Council is required to consider all matters within 79C of the Environmental Planning and Assessment Act 1979.

Structure of Draft Holroyd Development Control Plan 2013

Holroyd DCP 2013 contains 18 Parts. Each part contains objectives and development controls that relate to development within Holroyd Local Government Area.

The plan is divided into the following Parts:

Part A - General Controls

Part B - Residential Controls

Part C - Commercial, Shop Top Housing and Mixed Use Development Controls

Part D - Industrial Controls

Part E - Public Participation

Part F - Advertising and Signage Controls

Part G - Places of Public Worship Controls

Part H - Heritage and Conservation Controls

Part I - Child Care Centre Controls

Part J - Site Specific Controls

Part K - Holroyd Gardens Controls

Part L - Town Centre Controls

Part M - Merrylands Centre Controls

Part N - Transitway Station Precinct Controls

Part O - Guildford Pipehead Site Controls

Part P - Pemulwuy Residential Controls

Part Q - Pemulwuy Northern Employment Lands Controls

Part R - Tamplin Road Reserve

Definitions