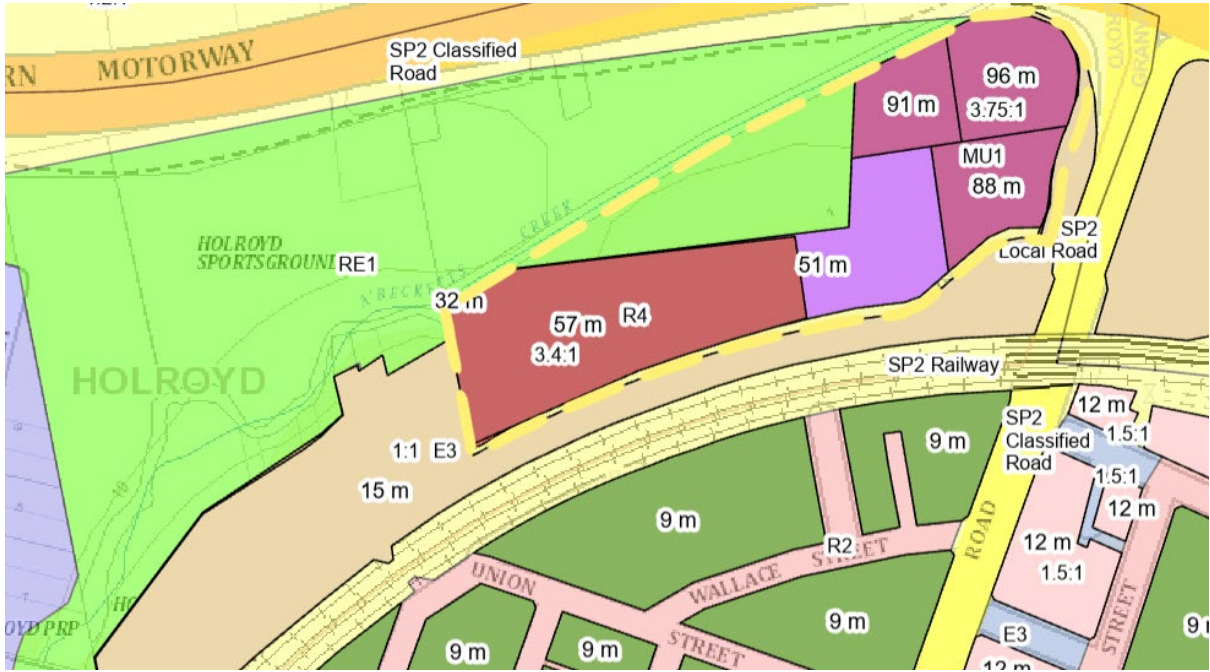


1 Crescent Street, Holroyd – Planning Controls



Cumberland Local Environmental Plan 2021

Current version for 26 April 2023 to date (accessed 23 June 2023 at 13:24)

[Part 6](#) > Section 6.20

6.20 Development of land at 1 Crescent Street, Holroyd—general

- (1) This clause applies to Lot 700, DP 1241836, 1 Crescent Street, Holroyd (the *subject land*).
- (2) Development consent must not be granted to development on the subject land unless a development control plan that provides for all of the following applies to the land—
 - (a) design principles drawn from an analysis of the land and its context,
 - (b) the objectives for development on the land,
 - (c) built form controls, including the maximum number of storeys and minimum setbacks for buildings,
 - (d) measures to ensure development of the land does not negatively impact on the character of surrounding land,
 - (e) encouragement of sustainable transport, including the following—
 - (i) connectivity to, and increased use of, public transport,
 - (ii) safe and effective pedestrian access and cycling,
 - (iii) road access, the circulation network, car parking provision and integrated options to reduce car use,
 - (f) landscaping of open space,
 - (g) impact on, and improvements to, the public domain.
- (3) Development consent must not be granted to development on the subject land unless the consent authority has obtained the concurrence of the Planning Secretary.
- (4) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address those impacts, including whether a planning agreement has been, or will be, entered into, contributing to designated State public infrastructure.

(5) Development consent must not be granted to development on the subject land if—

- (a) the development results in the ground or first floor of a building being used for the purposes of residential accommodation, and
- (b) the building—
 - (i) is on land in Zone MU1 Mixed Use, and
 - (ii) has frontage to Woodville Road.

(6) In this clause—

designated State public infrastructure means public facilities or services that are provided or financed by the State or, if provided or financed by the private sector, to the extent of the financial or in-kind contribution by the State, of the following kinds—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) rail infrastructure and land,
- (d) regional parks and public space,
- (e) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.

Cumberland Local Environmental Plan 2021

Current version for 26 April 2023 to date (accessed 23 June 2023 at 13:24)

[Part 6](#) > Section 6.21

6.21 Development of land at 1 Crescent Street, Holroyd—gross floor area and car parking

- (1) This clause applies to Lot 700, DP 1241836, 1 Crescent Street, Holroyd (the *subject land*).
- (2) The maximum gross floor area for all commercial premises on the subject land, other than retail premises, is 5,000m².
- (3) The maximum gross floor area for all retail premises on the subject land is 2,500m².
- (4) The maximum number of car parking spaces permitted in connection with the following uses of the subject land is as follows—
 - (a) for commercial premises other than retail premises—1 space per 70m² of gross floor area used for that purpose,
 - (b) for retail premises—1 space per 50m² of gross floor area used for that purpose,
 - (c) for residential accommodation—
 - (i) 0.6 spaces per studio dwelling, and
 - (ii) 0.9 spaces per dwelling with 1 bedroom, and
 - (iii) 1.2 spaces per dwelling with 2 bedrooms, and
 - (iv) 1.5 spaces per dwelling with 3 or more bedrooms, and
 - (v) 1 visitor car parking space per 5 dwellings.
- (5) If the total number of car parking spaces under subclause (4) is not a whole number, the total must be rounded down to the next whole number.
- (6) In this clause—

car parking space means a space for the parking of motor vehicles that is ancillary to another land use, but does not include a place primarily used for—

- (a) the washing of vehicles, or
- (b) the loading or unloading of goods, or
- (c) the storage of bicycles.

visitor car parking space means a car parking space for use by visitors to, and not residents of, a building.