

Holroyd Local Environmental Plan 2013			
Standard	Required/Permitted	Comment	Comply
Part 2 Permitted or prohibited development			
Zoning B6 Enterprise Corridor Objectives	<ul style="list-style-type: none"> To promote businesses along main roads and to encourage a mix of compatible uses. To provide a range of employment uses (including business, office, retail and light industrial uses). To maintain the economic strength of centres by limiting retailing activity. To provide for residential uses, but only as part of a mixed use development. 	<p>The development achieves the objectives of the zone by providing for a community facility which will service the needs the residents in association with the operation of the existing temple on the subject site.</p> <p>In this regard, the use along with the existing place of public worship is considered a compatible use noting that the temple has been in operation prior to the gazettal of the current HLEP in 2013. In addition, it is noted that a community facility is permitted with consent under the B6 Enterprise Corridor zoning and is considered a well matched use in relation to the existing temple facility.</p>	Yes
Permissible uses	Community Facility	The development is defined as a Community Facility.	Yes
2.7	Demolition requires consent.	Demolition of existing dwellings at 3 – 9 Belinda Place is proposed. In this regard, demolition conditions are included in the proposed Conditions of Consent provided as Attachment 3 .	Yes
Part 4 Principal development standards			
4.3	Height of Buildings 15 metres	The proposal is in part non-compliant with the maximum height control for the 15m height limit with the proposed roof form varying in height up to 1.34m above the maximum 15m height control. The application has been accompanied by a Clause 4.6 variation under the LEP which is considered acceptable in this instance.	No Clause 4.6 Variation submitted. Refer to discussion in Section 6 of the Report.
4.4	Floor Space Ratio 1:1 maximum	<p>The following comments were provided by the applicant via amended plans with regard to Floor Space Ratio:</p> <p><i>Existing dwellings at No. 3-9 Belinda Place are proposed to be demolished. Remaining structures on the amalgamated land – existing Temple (825sqm), existing Cultural Hall (395 sqm), existing admin/ library (275), existing kitchen/services (930 sqm) and new Cultural Hall (3,500 sqm) – will have a combined gross floor area of 5,925 sqm.</i></p> <p><i>The proposed FSR, therefore, is calculated as 0.41:1 and the</i></p>	Yes

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		<p><i>proposed development is fully compliant with the maximum FSR development standard of 1:1.</i></p> <p>It is also noted that the receipt of amended information has included a FSR plan indicating where floor area is distributed across the subject site. The figures provided are considered acceptable and in this regard the proposed FSR is compliant also taking into consideration that the site has now been increased in area with incorporation of 3 Belinda Place into the subject allotment.</p>	
4.6	Clause 4.6	<p>The applicant has submitted a written request justifying the contravention of the height of buildings development standard and considers that strict compliance is unreasonable and unnecessary in the circumstances.</p> <p>There are sufficient environmental planning grounds to justify varying the development standard. A copy of the Applicant's written request is provided at Attachment 2.</p> <p>The variations will not have unreasonable impacts on neighbouring properties or the character of the area. The proposal is considered to achieve the objectives of the development standard and the B6 Enterprise Corridor zone.</p> <p>In accordance with Clause 64 of the Environmental Planning and Assessment Regulation 2000, a consent authority, in this case the Sydney West Central Planning Panel, has 'assumed concurrence' from the Secretary of the Department of Planning and Environment.</p>	<p>Yes Clause 4.6 variation submitted at Attachment 2. Refer to discussion in Section 6 of the Report.</p>
Part 5 Miscellaneous provisions			
5.6	Architectural Roof Features	<p>The application has provided a discussion in relation to Clause 5.6 as follows;</p> <p><i>The roof feature satisfies the criteria under clause 5.6 (3)(a) in that:</i></p> <p><i>. The roof will comprise of cultural masonry reliefs integrated into the gable ends of the building. These are shown indicatively only in the DA drawings as the final designs will be finalized at detailed design (and CCI stage;</i></p>	<p>Yes</p>

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		<ul style="list-style-type: none"> These features will not involve advertising structures and cannot be converted into floor space in the future, and; Will not result in any overshadowing of adjacent properties. <p>The proposed architectural roof design is considered acceptable in this instance noting the cultural significance of the building and minimal amenity impacts upon surrounding residential properties</p>	
5.10	Heritage	The subject site is not within the vicinity of a heritage item.	N/A
Part 6 Additional local provisions			
6.1	Acid Sulfate Soils	The site is not affected by potential acid sulfate soils.	N/A
6.2	Earthworks	The proposed earthworks allow for cut and fill to various areas of the site. The proposed earthworks are considered to not create a detrimental effect on surrounding land uses and the design responds appropriately to the topography of the site.	Yes
6.3	Essential Services	Essential services are available to the subject site.	Yes
6.4/6.7	Flood Planning and Stormwater Management	The application was referred to Council's Stormwater Engineer who has raised no objection to the proposal subject to the provision of appropriate conditions.	Yes
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	N/A
6.6	Riparian land and watercourses	The site is not identified on Council's Riparian Lands and Watercourses Map.	N/A
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity.	To be conditioned

