

Attachment 3 – Holroyd Local Environmental Plan 2013

Standard	Required/Permitted	Provided	Compliance
2.1	Land Use Zones - IN1 General Industrial	'Warehouse and Distribution Centre' is permissible in the IN1 zone.	Yes
4.1	Minimum subdivision lot size - 1200sqm	Subdivision is not proposed as part of this application.	N/A
4.3	Height of Buildings The Height of Buildings Map does not specify a maximum height for the site.	Nevertheless, the warehouse building is two storeys and has a height of 13.7m and the office building is two storeys and has a height of 8.5. The proposal is consistent with the development in the area.	NA
4.4	Floor Space Ratio The Floor Space Ratio Map does not specify a maximum FSR for the site.	Nevertheless, the proposal has a FSR of 0.28:1 for Lot 3, DP 231327. No buildings are proposed on Lot 12, DP 1048988.	NA
4.6	Exceptions to development standards	N/A	N/A
5.9	Preservation of Trees or Vegetation	The application does not involve any tree removal.	N/A
5.10	Heritage	The site is not heritage listed or within close proximity to any heritage items.	NA
6.1	Acid Sulfate Soils	The site is not affected by Acid Sulfate Soils	N/A
6.4/6.7	Flood Planning and Stormwater Management	The site is subject to flooding. Council's Development Engineer has reviewed the stormwater drainage concept and advises that the design is acceptable subject to the imposition of conditions.	Yes

6.5	Terrestrial Biodiversity	There is no evidence of any terrestrial biodiversity on the site.	Yes
6.6	Riparian Land and Watercourse	<p>The site contains riparian land and a watercourse along the southern rear boundary.</p> <p>No development is proposed within this portion of the site. The proposed development is located at least 80m from this area.</p>	Yes
6.8	Salinity	The site is located on land identified as being affected by moderate salinity.	Yes