

Attachment 4 – Holroyd Local Environmental Plan 2013 compliance table

Clause	Comment	Yes	No	N/A
Land use table				
Zone B5 – Business Development				
1 Objectives of zone - To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. - To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	The proposed development satisfies the objectives of the B5 – Business Development zone in that it contributes to the services and employment opportunities on offer. The proposal also provides services to meet the day to day needs of workers in the area.	☒	☐	☐
2 Permitted without consent Nil				
3 Permitted with consent Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Specialised retail premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4	All proposed uses are permitted with consent in the zone. Centre-based child care facilities, food and drink premises, and specialised retail premises are all specifically listed as permitted. <i>Medical centre</i> is not listed at item 2 or item 4 of the table and as such is also permitted with consent.	☒	☐	☐
4 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight				

Clause	Comment	Yes	No	N/A
transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities				
4.3 Height of buildings The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map .	A maximum height of 20 m applies to the subject site. The proposed development has a maximum height of 15 m (pylon sign), which complies with the standard.	☒	☐	☐
4.4 Floor space ratio The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map .	A maximum FSR of 1:1 applies to the subject site. The proposed development has an FSR of 0.48:1 (according to the applicant's SEE) which complies with the standard. A condition is included in the draft determination to require compliance with the maximum GFA under the concept plan and the maximum FSR standard for the whole site, when stage 3 of the development proceeds.	☒	☐	☐
4.6 Exceptions to development standards Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.	The proposal does not involve any variations to the applicable development standards.	☐	☐	☒
6.1 Acid sulfate soils	The subject site is not affected by acid sulfate soils	☐	☐	☒
6.2 Earthworks	The proposal does not involve any earthworks other than that approved under DA 2017/7	☐	☐	☒

Clause	Comment	Yes	No	N/A
6.4 Flood planning This clause applies to land at or below the flood planning level.	The application was reviewed by Council's Development Engineer and is considered satisfactory subject to conditions.	☒	☐	☐
6.5 Terrestrial Biodiversity	The subject site is not identified as containing any remnant native vegetation on the Biodiversity Map.	☐	☐	☒
6.7 Stormwater Management	The application was reviewed by Council's Development Engineer and is considered satisfactory subject to conditions.	☒	☐	☐
6.8 Salinity	The site is identified as having moderate salinity potential. Standard conditions are included in the draft determination to address this issue.	☒	☐	☐

