

Attachment 3 – Holroyd Local Environmental Plan 2013 compliance table

Holroyd Local Environmental Plan 2013			
No.	Required/Permitted	Comment	Comply
Part 2 Permitted or prohibited development			
	Zoning IN2 – Light Industrial Objectives of zone: <ul style="list-style-type: none"> To provide a wide range of light industrial, warehouse and related land uses. To encourage employment opportunities ad to support the viability of centres. To minimise any adverse effect of industry on other land uses. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. To support and protect industrial land for industrial uses. 	The subject site is zoned IN2 – Light Industrial pursuant to HLEP 2013. The proposal is defined as a 'warehouse and distribution centre' under the provisions of HLEP 2013. <i>warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.</i> 'Warehouse or distribution centres' is permissible in the zone with consent. The proposal is considered to be consistent with the IN2 zone objectives as it is for the purposes of an industrial/warehouse land use which provides employment opportunities within the locality. The proposal also implements appropriate environmental management measures to minimise adverse impacts on surrounding properties.	Yes
2.7	Demolition requires consent.	Demolition is sought as part of this application.	Yes
Part 4 Principal Development Standards			
4.1	Minimum Lot Size	Subdivision is not proposed as part of this application.	N/A
4.3	Height of Buildings	Not Applicable. Max. height of warehouse buildings = 13.7m Max. height of signage (Pylon sign) = 16m	N/A
4.4	Floor Space Ratio	Not Applicable. Total gross floor area of the premises = 45,705m ²	N/A
4.6	Exceptions to Development Standards	Not Applicable.	N/A
Part 5 Miscellaneous Provisions			
5.6	Architectural Roof Features	Not Applicable.	N/A
5.10	Heritage	The subject site does not contain a heritage item, and is not located within the vicinity of the heritage item or heritage conservation area.	Yes
Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils	The site is not affected by acid sulfate soils.	N/A
6.2	Earthworks	The proposal has been designed to respond to the topography of the site and provides for a split level design of the southern warehouse to correspond with existing levels. Minor earthworks will be required to provide a suitable pad for the proposed buildings,	Yes

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		<p>including a level of filling in the area of the site that previously formed a basement.</p> <p>All imported fill shall be validated in accordance with Council's Contaminated Land Policy.</p> <p>Appropriate conditions are imposed as part of the DA relating to imported fill and measures to be implemented to ensure the proposed works would not adversely impact on neighbouring properties and natural environment.</p>	
6.3	Essential Services	Standard conditions shall be imposed with regard to the servicing of the site for the proposal.	Yes
6.4 & 6.7	Flood Planning and Stormwater Management	<p>The site is identified as a flood control lot affected by the 1% Annual Exceedance Probability (AEP) flood. The proposed building levels meet flood planning requirements of the 1% AEP flood plus 500mm, noting that bunding to driveways on Pavesi Street will be required.</p> <p>Council's Development Engineer has reviewed the application in the context of flood planning and stormwater management, and raises no concerns.</p>	Yes
6.5	Terrestrial Biodiversity	There is no evidence of terrestrial biodiversity on the site.	N/A
6.6	Riparian land and watercourses	The subject site is not adjacent or adjoins riparian land or a watercourse.	N/A
6.8	Salinity	<p>The site is located on lands identified as being affected by moderate salinity.</p> <p>Appropriate conditions are imposed in the Draft Notice of Determination to address this issue.</p>	Yes