

Attachment 3 – Holroyd Development Control Plan 2013 Compliance Table

The controls within Holroyd Development Control Plan 2013 which are relevant to the modification application are discussed below:

Part A - General Controls			
3.	Car parking controls	Comment	Compliance
	<p>3.1 Minimum Parking Spaces.</p> <p>C1. Parking spaces shall be provided in compliance with Council's minimum car parking spaces requirements as set out in Table 3.1.</p> <p>Table 3.1. states the following parking rates for factories (Including amenities):</p> <ul style="list-style-type: none"> - 1 car space per 70sqm for gross floor area - 1 car space per 40sqm for gross floor area of offices <p>Table 3.1. states the following parking rates for Warehouses (Including amenities):</p> <ul style="list-style-type: none"> - 1 car space per 300sqm for gross floor area - 1 car space per 40sqm for gross floor area of offices 	<p><u>Ground Floor</u></p> <p>Total GFA: 3883.95sqm comprising of:</p> <ul style="list-style-type: none"> - Warehouse including amenities GFA (1 space per 300sqm): 2400.47sqm = 8 spaces - Factory GFA (1 space per 70sqm:) 1483.48sqm = 21.19 spaces <p><u>First Floor</u></p> <p>Total GFA: 201.5m² comprising of:</p> <ul style="list-style-type: none"> - Office and amenities parking rate of 1 space per 40m² applied: 5.04 spaces <p><u>Total spaces required:</u> 34.23 (35 spaces)</p> <p><u>Total spaces provided:</u> 35 spaces</p>	Yes
3.3. Dimensions and Gradients	C1. A minimum parking space length of 5.5 metres applies.	Yes – Subject to conditions to comply with relevant Australian Standards	Yes
	C2. A minimum parking space width of 2.4 metres applies	Yes – Subject to conditions to comply with relevant Australian Standards	Yes
3.6 Accessible Parking	C1. Provide parking for the disabled at the rate of 2 spaces per 100 visitors or customer spaces up to 400 spaces, and 1 per 100 thereafter	The development proposal includes two (2) accessible spaces which is deemed acceptable as the use of the site is not proposed to be open to the public/visitors.	Yes
7.0 Stormwater Management	<p><u>Objectives</u></p> <p>O1. To manage flooding and to minimise urban run-off impacts on watercourses and downstream properties.</p> <p>O2. To minimise any negative impacts on development and natural processes in urban environments.</p> <p>O3. To provide effective measures to:</p> <p>a) prevent adverse effects on the flood</p>	<p>The application is for change of use of an existing warehouse. In this regard the stormwater management for the subject site is as existing.</p> <p>The development application was reviewed by Council's development engineer for stormwater management and the NSW EPA for stormwater pollution</p>	Yes

	<p>peak at any point upstream or downstream of development; and b) ensure development will not adversely alter the quality or flow characteristics of stormwater leaving the site; and c) minimise alteration of flow distributions and velocities to avoid adverse impacts on the proposed development or other properties.</p> <p>O4. To incorporate effective measures to improve the water quality of stormwater leaving the site, where likely or potentially adverse impacts have been identified.</p> <p>O5. To emulate the runoff characteristics of more natural site conditions.</p> <p>O6. To reduce mains water consumption by capturing stormwater.</p> <p>O7. To ensure the provision of all roofing with adequate gutters and downpipes connected to the site stormwater system.</p>	and was deemed acceptable subject to conditions.	
11. Waste Management	Waste Management Plan	A Waste Management Plan was submitted with the development application which was reviewed by Council's waste management officer and the Waste Management Plan is deemed acceptable subject to conditions.	Yes
Part D – Industrial Development			
2.2 Site Layout	Controls	Comment	Compliance
	C2. Satisfy the operational requirements of the particular land use whilst providing a safe, pleasant and convenient work environment	The application was submitted with architectural plans indicating site operations including vehicle movements as well in addition, an air quality assessment, Plan of Management, Building Code of Australia assessment, Dangerous Goods report, fire safety study, Noise Impact Assessment and a waste management plan to address operations from the site providing minimal impact upon the vicinity of the subject site.	Yes

		<p>Council and Endeavour Energy reviewed the development application as a transmission line easement traverses the rear of the site and raised no concerns subject to conditions.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	
	<p>C3. Where in close proximity to residential areas, design new buildings to minimise any adverse effects on the amenity of residential areas, including such effects as overshadowing, overlooking, lighting, dust, noise or fumes.</p>	<p>The site is not located within close proximity to residential properties and is alterations to an existing warehouse only.</p> <p>The hours of operation of the use and an acoustic report have been assessed as being satisfactory. Appropriate conditions are provided addressing noise impacts.</p>	N/A
	<p>C5. Locate the warehouse/factory functions as well as car parking, manoeuvring areas, loading and unloading facilities within the site.</p>	<p>All proposed operations are located within the site and their proposed locations are considered to be satisfactory.</p>	Yes
<p>2.3 Amenity Impacts on Nearby and Adjoining zones</p>	<p>C1. Where industrial development abuts residential, public open space or sensitive land uses (e.g. schools), ensure height of such industrial development does not exceed (in metres) the height allowed for the adjoining use along the common boundary, subject to meeting the controls of overshadowing</p>	<p>The subject site is located adjacent to land zoned RE1 – Public Recreation and which includes public open space.</p> <p>The proposal includes fitting ten roof stacks for discharge of air emissions externally on the roof of the existing warehouse. In this regard, an overall maximum height of 15.6m is proposed.</p> <p>In accordance with the Height of Buildings Map accompanying HLEP 2013, no maximum building height applies to the site. The proposed overall maximum building height is deemed</p>	Yes

		acceptable and is not expected to have a significant impact upon the industrial vicinity, streetscape or from the public open space area.	
	C2. Ensure building height does not involve the loss of significant views from adjoining residential areas, both adjacent and across the street.	The proposed maximum building height will not result in a loss of any significant views and the subject site does not adjoin any residential areas.	Yes
	C6. Provide window placement and/or tall trees as ways to protect privacy, reduce noise and light pollution.	The application is for change of use and alterations to an industrial warehouse only and the subject site does not adjoin any residential properties.	N/A
	C8. Design new development so that noise-producing activity is remote from the interface boundary.	<p>The site is not located within close proximity to residential properties and is alterations to an existing warehouse only.</p> <p>The hours of operation and an acoustic report have been assessed as being satisfactory. Appropriate conditions are provided addressing noise impacts.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	Yes
	C9. Site sources of noise such as garbage collection, deliveries, machinery, motors, parking areas and air conditioning plants away from adjoining properties; and where necessary, screen them by walls or other acoustic treatment.	<p>The application was submitted with an Acoustic report which was reviewed by Council and the NSW EPA, a Waste Management Plan which was reviewed by Council's waste management officer and a Plan of Management which was reviewed by Council.</p> <p>In this regard, the application including the above documentation was deemed satisfactory subject to conditions.</p>	Yes

	C10. Do not locate new manoeuvring areas and parking areas adjacent to existing residential areas where noise resulting from such activities may have a negative impact on residential amenity.	All manoeuvring and parking areas are located at the rear of the site which does not adjoin any residential properties.	Yes
	C12. Locate the warehouse/factory functions of a new development away from the residential areas.	The site does not adjoin any residential properties. All operations of the warehouse are located internally with the exception of partial chemical storage which is located adjacent to the rear wall of the existing warehouse.	Yes
	C13. Ensure loading and unloading times do not detract from the amenity of nearby residential areas, or residentially zoned land. Where loading and unloading movements are likely to affect residential areas or residentially zoned land, provide schedules of vehicle movements and their routes, which may be regulated in conditions of consent.	The site does not adjoin any residential properties.	Yes
	C14. Accompany all Development Applications for potential noise generating industries adjacent to residential zoned land with documentation from a qualified Acoustic Engineer specifying noise standards.	<p>The site is not located within close proximity to residential properties and is alterations to an existing warehouse only.</p> <p>The hours of operation and an acoustic report have been assessed as being satisfactory. Appropriate conditions are provided addressing noise impacts.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	N/A
	C15. Ensure compliance with the relevant requirements such as the Noise Guide for Local Government and	The application including an acoustic report has been assessed as being satisfactory. Appropriate conditions are	Yes

	the New South Wales Industrial Noise Policy.	<p>provided addressing noise impacts.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	
	C21. Industrial development adjoining residential or open space land zones shall comply with the setbacks in Table 1 which states rear setback adjoining a residential use/zone is to minimum 6m (includes the landscape setback required) and 3m landscaping (within the building setback).	All setbacks are as existing.	Yes
2.4 Building design and appearance	C10. Fire Safety - Comply with the fire safety provisions for industrial building.	A Building Code of Australia report, Plan of Management, Dangerous Goods Report and a Fire Safety Study were submitted with the development and deemed acceptable subject to conditions.	Yes
2.6 Parking and Vehicular Access	C2. Parking and manoeuvring areas must be adequately dimensioned to facilitate convenient and safe usage.	<p>The modification application includes manoeuvring areas and 35 parking spaces within the rear setback of the site.</p> <p>The application was submitted with a Plan of Management, Traffic Impact Assessment and swept path analysis for manoeuvring.</p> <p>The application including traffic documentation was reviewed by Council's development engineer who raised no objections subject to conditions including forward in and out movements to and from the site and compliance with the relevant Australian Standards for parking space dimensions.</p>	Yes
	C3. Integrate parking into the site planning with high quality landscaping.	No additional hard stand parking area is proposed as part of the modification application.	Yes

	C11. Ensure that parking areas are readily accessible and useable, and adequately provide for circulation and manoeuvring of vehicles.	Yes, subject to conditions.	Yes
	C12. Design vehicular movements to and from the site to reduce potential conflict with street traffic and pedestrians.	<p>The site currently contains 3 vehicular crossovers and no alterations to the vehicular crossovers, or any additional vehicular crossovers are proposed as part of the application.</p> <p>The application was submitted with a Plan of Management, Traffic Impact Assessment and swept path analysis for manoeuvring.</p> <p>The application including traffic documentation was reviewed by Council's development engineer who raised no objections subject to conditions including forward in and out movements to and from the site.</p>	Yes
	C13. Provide vehicular crossings with a maximum width of 8 metres at the boundary line. This however this is dependant upon the traffic flows, sight distances, manoeuvring and the type of vehicles using the crossing.	The site currently contains 3 vehicular crossovers and no alterations to the vehicular crossovers, or any additional vehicular crossovers are proposed as part of the application.	Yes
	C14. Minimise driveway width in front of the building line.	The site currently contains 3 vehicular crossovers and no alterations to the vehicular crossovers, or any additional vehicular crossovers are proposed as part of the application.	Yes
	C17. Ensure all vehicles enter and leave the site in a forward direction. Provide for turning circles to accommodate the largest type of truck which could reasonably be expected to service the site. Turning circles should not encroach upon any building footprint.	<p>The application was submitted with a Plan of Management, Traffic Impact Assessment and swept path analysis for manoeuvring/turning circles.</p> <p>The application including traffic documentation was reviewed by Council's development engineer who raised no objections subject to conditions including forward in and out movements to and from the site.</p>	Yes
	C19. Provide separation between parking and service areas (i.e. loading/unloading areas). Locate and	The proposed location of parking spaces is separated from any service area, including loading/unloading.	Yes

	design service areas to facilitate convenient and safe usage.		
	C20. Locate loading docks so they do not: a) interfere with visitor and employee parking spaces; b) interfere with pedestrians or vehicles circulating on the site or adjacent streets; and c) require or permit, when in use, delivery vehicles to stand on any public road, footway, laneway or service road.	No change to existing loading dock arrangements on site.	Yes
	C23. Design loading areas so that goods vehicles enter and leave the site in a forward direction. Provide adequate manoeuvring space on site to facilitate this.	The loading and unloading areas is located within the existing warehouse and is accessed from the rear of the site. The application including traffic documentation was reviewed by Council's development engineer who raised no objections subject to conditions including forward in and out movements to and from the site.	Yes
	C24. Maintain proposed parking areas, truck docks, driveways, vehicular ramps and turning areas so they are clear of obstruction. Under no circumstances are such areas or any portion thereof to be used for the storage of goods and waste materials.	Yes, subject to conditions.	Yes
	C25. Ensure loading/unloading areas are physically line marked and are maintained free of obstruction for the sole use of delivery vehicles.	Yes, subject to conditions.	Yes
	C26. Ensure parking areas, truck docks, driveways, vehicular ramps and turning areas are used exclusively for the purposes of car parking, loading or unloading and vehicular access respectively.	Yes, subject to conditions.	Yes
	C27. Ensure all garbage collection is carried out wholly within the site, with suitable collection points at convenient locations.	All garbage collection occurs within the site. A Waste Management Plan and Plan of Management were submitted with the development application which were reviewed by Council's waste management officer and the Waste Management Plan and Plan of Management are deemed acceptable subject to conditions.	Yes

	C28. Do not locate service areas adjacent to a non-industrial adjoining use.	All service areas are located adjacent to industrial land uses.	Yes
	C29. Garbage storage and location areas are to be designed so as to be readily serviced within the confines of the site with minimum impact on adjoining uses.	A Waste Management Plan and Plan of Management were submitted with the development application which were reviewed by Council's waste management officer and the Waste Management Plan and Plan of Management are deemed acceptable subject to conditions.	Yes
3.0 Landscaping of Industrial Sites	C2. Landscape all unbuilt-upon areas of a site to soften the impact of buildings and car parking areas.	The application does not propose any additional landscaping or hard surface areas.	N/A
	C3. In the case of lots greater than 2,000m ² , provide and maintain a minimum of 15% of the site as landscaped area.	The application does not propose any additional landscaping or hard surface areas.	N/A
	C11. Effectively screen storage areas and other potentially unsightly areas from adjacent properties.	All operations of the warehouse are located internally with the exception of partial chemical storage which is located adjacent to the rear wall of the existing warehouse and is within enclosed silos with an awning over.	Yes
4. Retail and commercial uses in industrial Zones	C1. In the General Industrial IN1 and the Light Industrial IN2 zones, Council will only permit business and office premises and non-retail showrooms which: <ul style="list-style-type: none"> a) are ordinarily incidental or subsidiary to and situated on the same land as an industry; b) cover no more than 20% of the gross floor area of the industrial building; and c) provide no retailing or over-the-counter sales. 	<p>The proposal is for alterations and additions to an existing industrial building and use as an E-Waste Recycling Facility.</p> <p>The existing warehouse on site includes multiple existing office rooms located on the Mezzanine level.</p> <p>The current application proposes to reduce the total office space gross floor area of the existing warehouse by removing three existing office areas within the Mezzanine level and does not propose any new office space gross floor area.</p> <p>The application proposes 4.68% (191m²/4,085.45m²) of gross floor area allocated to office use.</p>	Yes

		<p>The application does not propose any retailing or over-the-counter sales.</p> <p>Even though an office premises, being a type of commercial premises, is prohibited in the IN1 zone, the office areas are ancillary to the proposed use of the warehouse as a resource recovery facility, which is categorised as a waste or resource management facility which is a permissible land use within the zone with consent.</p>	
	<p>C3. The Council, under normal circumstances, restricts the hours of industrial operations to the hours of 7.00am to 7.00pm, Monday to Friday; 7.00am to 12 noon, Saturday and no work on Sunday.</p>	<p>The application proposes the following hours of operation:</p> <p><u>Administration office:</u> Monday to Friday: 7am and 5pm Saturday and Sunday: No operation</p> <p><u>Processing Plant:</u> 24 hours a day, 7 days per week.</p> <p><u>Deliveries:</u> 24 hours a day, 7 days per week.</p> <p>The site is not located within close proximity to residential properties and is alterations to an existing warehouse only.</p> <p>The hours of operation, a Plan of Management and an Acoustic report have been assessed as being satisfactory. Appropriate conditions are provided addressing noise impacts.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including</p>	<p>No</p>

		conditions outlined in the General Terms of Approval issued for the development.	
	C5. Provide a noise impact assessment with Development Applications that propose activities with operating hours outside Council's standard business hours.	<p>A Noise Impact Assessment was submitted with the development application.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	Yes
5. Pollution Control	<p>C1. Control the emission of air impurities, as defined under the Protection of the Environment Operations Act, 1997, to the satisfaction of Council at all times.</p> <p>Note: If any proposed use or activity within the site falls into Schedule 1 of the Protection of the Environment Operations Act 1997, the occupier must also hold a licence from the NSW OEH, or its equivalent.</p>	<p>The development application included a Plan of Management and an Air Quality Impact Assessment report.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	Yes
	C4. Within the Statement of Environmental Effects of a Development Application, include an assessment of air quality according to EPA standards.	<p>The development application included a Statement of Environmental Effect, a Plan of Management and an Air Quality Impact Assessment report.</p> <p>The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p>	Yes

	C5. Do not discharge industrial waste water onto the site, nor onto neighbouring land, nor into any road, drain, pipeline or watercourse.	Council's Development Engineer reviewed the development application and raised no concerns subject to conditions and the NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.	Yes
	C6. Submit details of the chemical and/or biological composition of liquid waste with the Development Application.	Application reviewed by Council's Environmental Health unit and the NSW EPA and considered satisfactory.	Yes
	C7. If the premises are subject to licence under the Protection of the Environment Operations Act, 1997, comply with any conditions of such licence that form part of any building approval.	The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including compliance with the conditions outlined in the General Terms of Approval issued for the development	Yes
	C10. Adequately sound-proof any machinery or activity that creates a noise nuisance in accordance with the provisions of the Protection of the Environment Operations Act, 1997.	A Noise Impact Assessment was submitted with the development application. The NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.	Yes
	C11. Conduct the industry so as to avoid unreasonable noise and cause no interference to adjoining industrial occupations. Take special precautions to avoid nuisance in neighbouring residential zones, particularly from	A Noise Impact Assessment was submitted with the development application. The NSW EPA reviewed the development application as the	Yes

	<p>warning sirens, public address systems, heavy-duty compressors and the like.</p>	<p>application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions including conditions outlined in the General Terms of Approval issued for the development.</p> <p>The application is considered satisfactory subject to compliance with conditions including the conditions outlined in the General Terms of Approval issued for the development to protect adjoining industrial uses.</p>	
	<p>C14. Where a development involves the storage and/or use of hazardous goods or chemicals, full details of the type of goods and chemicals are to be submitted with the development application, together with the storage location and the use intended for the goods and chemicals. The requirements and conditions of the Storage and Handling of Dangerous Goods: Code of Practice (WorkCover NSW; 2005) shall form part of the building approval.</p>	<p>The development application nominates the storage of hazardous chemicals. The development was lodged with documentation addressing State Environmental Planning Policy 33 - Hazardous and Offensive Development including a detailed Statement of Environmental Effects, Plan of Management, Waste Management Plan, Preliminary Hazard Analysis and a Dangerous Goods report.</p> <p>Council's Environmental Health Unit, Endeavour Energy and the NSW EPA reviewed the development application as the application is nominated as integrated development in accordance with Protection of the Environment Operations Act and the NSW EPA raised no objections subject to conditions.</p>	<p>Yes</p>