

Attachment 4 – Holroyd Local Environmental Plan 2013 compliance table

Holroyd Local Environmental Plan 2013			
No.	Required/Permitted	Comment	Comply
Part 2 Permitted or prohibited development			
	Zone IN1 – General Industrial 1 Objectives of zone <ul style="list-style-type: none"> To provide a wide range of industrial and warehouse land uses. To encourage employment opportunities. To minimise any adverse effect of industry on other land uses. To support and protect industrial land for industrial uses. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. 	<p>The subject site is zoned IN1 – General Industrial pursuant to HLEP 2013.</p> <p>The proposal is defined as a 'waste management facility' under the provisions of HLEP 2013.</p> <p>Waste or resource management facility means any of the following – (a) A resource recovery facility, (b) A waste disposal facility, (c) A waste or resource transfer station, (d) A building or place that is a combination of any of the things referred to in paragraphs (a)-(c).</p> <p>A 'waste management facility' is permissible in the zone with consent.</p> <p>The proposal is considered to be consistent with the IN1 zone objectives as it is for the purposes of an industrial land use which provides employment opportunities within the locality. The proposal also implements appropriate environmental management measures to minimise adverse impacts on surrounding properties.</p>	Yes
2.7	Demolition requires consent.	Demolition of the existing outbuilding at the rear of the site 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	No change to existing building height proposed.	N/A
4.4	Floor Space Ratio	Total gross floor area of the premises = 1,477.6m 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	<p>Minor cut and fill works will be required to facilitate the proposed on-site parking spaces.</p> <p>All imported fill shall be validated in accordance with Council's Contaminated Land Policy.</p>	Yes

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		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.	
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.</p> <p>Council's Development Engineer has outlined that the proposed works are clear of the 1 in 100 year flooding and raises no objections with respect to flood planning and stormwater management, subject to the imposition of recommended conditions.</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
6.9	Buffer area between industrial and residential zones	The subject site is not identified as "Industrial-residential buffer area" on the Site Specific Provisions Map.	N/A