

## Attachment 5 - Holroyd Development Control Plan 2013 compliance table

HDCP 2013 contains general controls which relate to all developments under Part A, and industrial controls under Part D. An assessment of the proposed development against the relevant provisions of HDCP 2013 is provided below.

Holroyd Development Control Plan 2013			
Part A – General Controls			
No.	Control	Provided	Compliance
1	Subdivision		
1.1	Design and Landscaping for Subdivision		
	In determining the suitability of any subdivision application, consider the following:- a) Slope and orientation of land; b) Opportunities for solar and daylight access to future development; c) Design of roads, access ways and individual site access; d) Retention of special qualities or features of a site, such as trees and views; e) Availability of utilities; f) Evacuation controls as per flood risk precincts table in Section 8; g) Provision of adequate site drainage; h) Provision of public open space; i) Heritage conservation; j) The adequacy of each site in achieving relevant development standards detailed within this control plan such as setbacks, car parking, landscaping, etc; and k) The relationship of the subdivision layout to adjacent land suitable for subdivision.	Subdivision is not proposed as part of this DA.	N/A
	General Landscaping Controls	Not Applicable.	N/A
	Easement of support and retaining wall controls.	Not Applicable.	N/A
1.2	Services		
	Standard conditions shall be imposed with regard to the servicing of the site for the proposal.		Yes
1.3	Drainage		
	Council's Development Engineer has reviewed the proposal and advised that the proposed development is acceptable subject to conditions.		Yes
2	Roads and Access		
2.4	Vehicular Crossings, Splay Corners, & Kerb & Guttering		
	VC to be reconstructed if in poor condition, damaged or design doesn't comply	The proposed development seeks to utilise the existing VC located along the northern boundary. Standard conditions to be imposed for the reconstruction of the existing VC.	To be conditioned
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc. or condition their relocation	There are no existing services obstructing the existing VC.	Yes
	Corner sites VC to be min. 6m from the tangent point	The subject site is not a corner allotment.	N/A
	Corner sites require 4m x 4m (commercial) and 6m x 6m (industrial) splay corner to be dedicated		
2.7	Guidelines For Road Widenings, Road Closures And Splay Corners in and Adjacent to Residential R4 Zones		
	Refer to maps in Appendix K	The site not identified in Appendix K as being subject to road widening or road closures.	N/A

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<b>3</b>	<b>Car Parking</b>													
<b>3.1</b>	<b>Minimum Parking Spaces</b>													
	<p>It is noted that there are no specific parking rates contained in Part A of HDCP 2013 for waste management facilities. The most appropriate parking rate for the proposed use is comparable to a warehouse. In this regard, the required on-site parking spaces is based on the warehouse (including amenities) parking rate as outlined below.</p> <p><b>Warehouses (including amenities)</b></p> <table border="1"> <thead> <tr> <th>Use</th><th>Measure</th><th>Minimum spaces required</th><th>Maximum spaces required</th></tr> </thead> <tbody> <tr> <td rowspan="2">Warehouse (including amenities)</td><td>GFA</td><td>1 per 300m<sup>2</sup></td><td>N/A</td></tr> <tr> <td>+ GFA of offices</td><td>1 per 40m<sup>2</sup></td><td>N/A</td></tr> </tbody> </table> <p>Required parking spaces:  GFA = 1,322.8m<sup>2</sup> (1,233.2m<sup>2</sup> ground floor + 89.6m<sup>2</sup> first floor)  Office GFA = 154.8m<sup>2</sup></p> <p>Total parking required = 12 (both figures rounded up)  (1,322.8m<sup>2</sup> / 300m<sup>2</sup>) + (154.8m<sup>2</sup> / 40m<sup>2</sup>)</p> <p><u>Provided:</u> 12 parking spaces (including 1 accessible parking space)  6 parking spaces within the front setback and 6 parking spaces to the rear of the site.</p>		Use	Measure	Minimum spaces required	Maximum spaces required	Warehouse (including amenities)	GFA	1 per 300m <sup>2</sup>	N/A	+ GFA of offices	1 per 40m <sup>2</sup>	N/A	Yes
Use	Measure	Minimum spaces required	Maximum spaces required											
Warehouse (including amenities)	GFA	1 per 300m <sup>2</sup>	N/A											
	+ GFA of offices	1 per 40m <sup>2</sup>	N/A											
<b>3.3</b>	<b>Dimensions &amp; Gradient</b>													
	Council's Development and Traffic Engineer has reviewed the vehicular access point and internal driveway arrangements and raise no objections with the design subject to the imposition of conditions.		Yes											
<b>3.6</b>	<b>Parking for the Disabled</b>													
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof.	Total parking spaces provided = 12  1 accessible parking space provided	Yes											
<b>4</b>	<b>Tree and Landscape Works</b>													
	No trees are proposed to be removed. No changes to existing landscaped areas on site are proposed.		Yes											
<b>5</b>	<b>Biodiversity</b>	There is no evidence of terrestrial biodiversity on the site.	Yes											
<b>6</b>	<b>Soil Management</b>													
<b>6.1</b>	<b>Cut &amp; Fill and Retaining Walls</b>													
	Generally <1m in height (If >1m, engineering detail to be provided)	The weighbridge specifications show at least 1m of cut is required for the footings and construction of the weighbridge. Conditions are imposed requiring engineering detail and certification for the weighbridge.  No retaining walls proposed.	Yes											
<b>6.3</b>	<b>Erosion and Sediment Control</b>	An erosion and sediment control plan has been submitted with the application, which has been considered acceptable by Council's Environmental Health Officer.	Yes											
<b>7</b>	<b>Stormwater Management</b>													
<b>7.4</b>	<b>Stormwater Management – Easements</b>	The subject site is not burdened by existing easements.	N/A											
<b>8</b>	<b>Flood Prone Land</b>													
	The site is identified as a flood control lot affected by the 1% Annual Exceedance Probability (AEP) flood. No changes are sought to the existing building levels.		Yes – subject to conditions.											

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	Council's Development Engineer has reviewed the application in the context of flood planning and stormwater management, and raises no concerns, subject to the imposition of conditions.	
<b>9</b>	<b>Managing External Road Noise &amp; Vibration</b>	
	Not Applicable.	N/A
<b>10</b>	<b>Safety and Security</b>	
	Safety and security has been maintained to an acceptable level.	Yes
<b>11</b>	<b>Waste Management</b>	
	Council's Waste Management Officer has reviewed the proposal and considers the waste areas during the operational stage acceptable.	Yes
<b>12</b>	<b>Services</b>	
	Standard conditions shall be imposed with regard to the servicing of the site for the proposal.	Yes, with Condition
<b>Part D – Industrial Development</b>		
<b>1</b>	<b>Subdivision</b>	
	Where lot size $\geq 1200\text{sqm}$ , min. lot frontage of 24m and min. depth of 45m.	Not Applicable. N/A
	Where lot size is $< 1200\text{sqm}$ , min. lot frontage of 20m and min. depth of 20m.	Not Applicable. N/A
	Corner allotments shall have a min. width of 28m to both frontages with 6m cutoff for splay purposes.	Not Applicable. N/A
	Battle-axe allotment controls.	Not Applicable. N/A
<b>2</b>	<b>Design Guidelines</b>	
<b>2.1</b>	<b>Site Area, Frontage and Gross Floor Area</b>	
	Provide, where possible, a min. street frontage of 24m.	Site frontage = 25.56m Yes
	Food and drink premises in Zone IN1 & IN2 shall be limited to 300sqm.	Not Applicable. N/A
<b>2.2</b>	<b>Site Layout</b>	
	Buildings shall be located to reinforce the streetscape.	No changes to the building are proposed. Streetscape presentation of existing building is acceptable. Yes
	Where in close proximity to residential areas, industrial developments shall be designed to maintain amenity. Consideration shall be given to overshadowing, overlooking, lighting, dust, noise and fumes.	The subject site is surrounded by industrial land uses. Having regard to the nature of the proposal, appropriate environmental measures are in place to maintain amenity of surrounding businesses and residential properties further north of the site. Yes
	Offices shall address and activate the street/s.	The existing office and building entry addresses the Percival Street frontage. Yes
	All warehouse/factory functions, car parking, maneuvering areas and loading and unloading facilities within the site.	All scrap metal processing functions, car parking, maneuvering areas and loading and unloading facilities are located within the site. Yes
	Where a site adjoins a non-industrial use other than residential, side and rear setbacks shall be min. 4m.	Not Applicable. N/A
<b>2.3</b>	<b>Amenity Impacts on Nearby and Adjoining Zones</b>	
	The proposal is considered to maintain an appropriate level of amenity for industrial developments within the vicinity of the site.	Yes
<b>2.4</b>	<b>Building Design and Appearance</b>	
	The appearance of the development is considered acceptable as seen from the public domain.	Yes

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2.5	Setbacks		
	Landscape all front setbacks to provide a high quality street presence.	Existing landscaping located within the front setback is proposed to be retained and is considered acceptable.	Yes
	Front setback areas shall not be used for storage, display of goods, excessive signage, loading / unloading or large areas of car parking.	<p>Car parking and hardstand area are currently located within the required 15m front setback area.</p> <p>The proposal seeks to reconfigure existing on-site parking within the front setback area to be adjacent to the building entry only, and implement line marking to formalise car parking spaces.</p> <p>Conditions of consent are imposed requiring entry / exit driveways to be indicated with appropriate signage and line marking to avoid traffic conflicts at the driveway.</p> <p>The existing landscaped area within the front setback area is proposed to be retained.</p>	This is an existing non-compliance considered acceptable as existing landscaping is proposed to be retained, and manoeuvring within the site is improved through directional line marking and signage, and the line marking of parking spaces.
	Proportionally increase any setbacks between the development and adjoining residential developments relative to the height of the development.	The site does not adjoin any residential developments.	N/A
	Min. 1m setback is required to at least one side boundary.	No changes to existing building. Northern side setback = 3.5m Southern side setback = 0.8m	Yes
	Where basement parking extends beyond the building envelope, a minimum soil depth of 1m is required.	Not Applicable.	N/A
	Landscape setbacks shall be free from overhangs, paths, ramps, signs, parking and advertising structures.	Front landscape setback area contains parking, and handstand area required for maneuvering of trucks and vehicles within the site. The existing landscaped area is proposed to be retained. As this is the existing conditions of the front setback area, the landscape setback treatment is considered acceptable.	No - Acceptable
	Ensure that setbacks for new development on corner sites are consistent with setback requirements for each particular street.	The subject site is not a corner allotment.	N/A
	In locations where a 30.5 metre or 15 metre building line to the principal street frontage of a corner lot is required, maintain minimum requirements for the secondary frontage. However, car parking and access driveways may be located in part of the setback to the secondary frontage, provided a 6 metre wide landscaped strip is provided along the public road.		
	In locations where less than 15 metre building line is required to the principal street frontage, provide a minimum building line of 4.5 metres to the secondary frontage. (In certain circumstances		

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	Council may accept parking within this 4.5 metre setback as long as not less than a 2 metre wide landscaping strip is maintained).		
	Pad mount substations may be within front setback but must be setback 7.5m from the road, should be suitably screened with landscaping. Council's preference is for the pad mount substation to be to the rear of buildings.	A pad mount substation is not proposed as part of this application.	N/A
	Setbacks for specific street frontages.  <b>Required:</b> Smithfield Industrial area (west of Fairfield Road), = 15m	The existing building is setback 15.4m from the front boundary.	Yes
<b>2.6</b>	<b>Parking and Vehicular Access</b>		
	For major industrial undertakings, provide at least one courier space.	Having regard to the nature of the proposal, a courier space is not required.	N/A
	Integrate parking into the site planning with high quality landscaping.	Parking is sited behind the existing landscaped area.	Yes
	Suitably cover car parking areas with canopy trees.	Car parking located within the front setback and rear of the site is considered acceptable.	Yes
	Tandem parking will not be accepted for new developments.	Tandem parking is not proposed.	N/A
	Permit only limited visitor & disabled car parking (max. 50% of street frontage) within the front setback, where the front setback equals or exceeds 15m (excluding multi-unit industrial development).	Maneuvering for trucks and vehicles are located within the 15m front setback area.  Car parking provided within the front setback area is considered acceptable as discussed above.	No - Acceptable
	Provide all loading and unloading facilities and the majority of car parking to the rear / side of the development (excluding multi-unit industrial development).	Loading and unloading will occur within the external receival bay at the rear of the site.  Private vehicles will enter the building via the southern roller doors to unload scrap metal.	Yes
	Car parking and loading areas are not permitted within the front setback of multi-unit industrial development.	Car parking proposed within front setback area. The site is not a multi-unit industrial development.  All loading areas are located behind the front setback area, within the building and at the rear of the site.	Yes
	All parking areas shall be readily accessible and useable.	All parking areas are readily accessible and useable.	Yes
	Vehicular crossings shall be maintained to a max. width of 8m.	The vehicular crossing is 5.5m.	Yes
	Locate driveways on side or rear road frontages where available.	All vehicular access via the existing VC along the northern boundary.	Yes
	All vehicles shall enter and exit the site in a forward direction.	Standard Condition of Consent.	Yes
	Do not locate driveways off an arterial road, unless no option is available.	Not Applicable.	N/A
	Entry gates shall be designed to all the largest vehicle to enter the site, without blocking the footpath when the gate is closed.	Fencing is as per existing.  A condition relating to use is imposed outlining that the existing front fence	Yes

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		with sliding gate is to not cause queuing on Percival Road and Jumal Place.	
	Provide separation between parking and loading / unloading areas.	Separation between parking and loading / unloading areas is provided.	Yes
	For small factories and factory units, provide one small truck bay for each factory / factory unit.	Not Applicable.	N/A
	All garbage collection shall be carried out wholly within the site.	Bin storage can be adequately accommodated on site.	Yes
	Service areas shall not be located adjacent to non-industrial adjoining uses.	Not Applicable.	N/A
	Large expanses of plain concrete and stenciled concrete are not permitted. A contrast of paving materials shall be provided.	No changes to existing plain concrete hardstand within front setback area sought.	N/A
2.7	Road Design and Construction within Industrial Zones		
	Not Applicable		N/A
2.8	Fences		
	Fences shall be located within the 3m width landscape frontage (between the front parking and boundary).	Location of existing palisade fencing along the front boundary, provides controlled access and security, and is acceptable as sight lines are not obstructed.	No – Acceptable as no change to existing fencing sought.
	The front fence shall be open (permeable) style, with a dark finish. Solid metal panel fences are not permitted.		
	Max. height of 1.2m for fences in the front setback, or 2.1m for fences behind the front setback.		
	Masonry elements within the front fence are limited to 1.2m high.		
3	Landscaping of Industrial Sites		
	Min. of 10% of the site shall be landscaped. Where the site is >2000m², provide a minimum of 15% of the site.  <b>Required:</b> 15% x 6,195.7m² = 929.4m²	Provided = 973.7m² (15.7%) Front landscaped area = 54.9m² Rear landscaped area = 918.8m²	Yes
4	Retail & Commercial Uses in Industrial Zones		
	In the General Industrial IN1 and the Light Industrial IN2 zones, Council will only permit business and office premises and non-retail showrooms which: 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.  <b>Max.:</b> <b>Warehouse</b> – 20% x 1,477.6m² = 295.52m²	The office areas are subsidiary to the operations of the waste management facility.  GFA of office areas = 154.8m² (10.5%)	Yes
	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.	The proposed operating hours of the facility are: o Monday to Friday: 7am to 4pm o Saturday: 7am-1pm o No works on public holidays or Sundays  The subject site is surrounded by industrial zoned land, with the nearest	No – Acceptable, subject to conditions.

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		<p>residential properties being located approximately 360m north of the site.</p> <p>Council's Environmental Health officer has reviewed the proposal and accompanying Noise Impact Assessment and supports the proposed hours of operation, noting that the proposed facility seeks to operate an additional hour to 1pm on Saturdays, which exceeds the prescribed trade hours as outlined in Part D of HDCP 2013 for industrial premises.</p> <p>The proposed hours of operation are not considered to pose adverse amenity impacts on surrounding businesses or residential properties further north of the site (approximately 360m), noting that the primary metal processing activities are conducted within the building, and no crushing, grinding or screening activities will take place at the site.</p> <p>Conditions of consent are imposed requiring compliance with recommendations, and implementation of noise mitigation measures as outlined in the Noise Impact Assessment.</p>	
	The Council, under normal circumstances, restricts the hours of retail trade in industrial zones to the hours of 7.00am to 8.00pm, Monday to Saturday and 7.00am to 2.00pm on Sunday.	No retail trade is proposed.	N/A
	An acoustic report is required, where activities are proposed outside of Council's standard hours of operation.	<p>A Noise Impact Assessment has been submitted to be support the proposed hours of operation.</p> <p>The accompanying Noise Impact Assessment has been reviewed by Council's Environmental Health officer and deemed acceptable as noted above.</p>	Yes
<b>5</b>	<b>Pollution Control</b>		
	Council's Environmental Health Officer raises no concerns, subject to the imposition of conditions.		Yes
<b>7</b>	<b>Prospect Creek</b>		
	In addition to the requirements for land within the Environmental Conservation zone and the local clauses of the HLEP 2013, such land shall not be used for the erection or use of any building or the carrying out or use of any work other than for landscaping, bush fire hazard reduction, subdivision, drainage or installation of underground utility services. Further details can be gained by contacting officers of Council's Environmental and Planning Services.	The subject site does not adjoin E2 zoned land.	N/A
<b>9</b>	<b>Yennora Distribution Park</b>		
	Not Applicable.		N/A

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Part E – Public Participation	
	In accordance with Schedule 1 of Environmental Planning and Assessment Act 1979 and Council's Notification requirements contained within the HDCP 2010, the proposal was publicly notified for a minimum period of twenty-eight (28) days between 6 February and 8 March 2020. As a result of the notification period, no submissions were received.