

**APPENDIX B**

**Holroyd Local Environmental Plan 2013**

The proposed development is defined as a 'centre – based child care facility' under the provisions of Holroyd LEP 2013. Child care facilities are a permissible land use with consent under the R2 – Low Density Residential zoning applying to the land under Holroyd LEP 2013.

A summary of the relevant provisions applicable to the Application is provided in the following table.

Clause	Standard	Comment	Comply?		
			Yes	No	N/A
<b>Part 2 Permitted or prohibited development</b>					
	<b>Zone</b> <b>R2 - Low Density Residential</b>  <b>Objectives of zone</b> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.</li> </ul>	The proposed child care centre is considered to be consistent with the objectives of the zone as it provides a service that meets the day to day needs of residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Permissible Uses/Development</b>	A childcare centre is a permissible form of development within the R2 – Low Density Residential Zone, and requires the consent of Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.7	<b>Demolition requires consent</b>	Demolition is sought as part of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part 4 Principal development standards</b>					
4.3	<b>Height of Buildings</b> 9 metres	The overall height of the existing building is 8.4m, as measured from natural ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	<b>Floor Space Ratio</b> 0.5:1	<b>Site Area:</b> 560.2m <sup>2</sup> <b>Maximum FSR:</b> 0.5:1 <b>Maximum GFA:</b> 280.1m <sup>2</sup>  <b>Provided: 268m<sup>2</sup> (0.47:1)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	<b>Exceptions to development standards</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Part 5 Miscellaneous provisions</b>					
5.9	<b>Repealed</b>				

CUMBERLAND LOCAL PLANNING PANEL

Clause	Standard	Comment	Comply?		
			Yes	No	N/A
5.10	Heritage conservation	The site is not identified as a heritage item and it is not located within a heritage conservation area and in the vicinity of other heritage item.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Part 6 Additional local provisions</b>					
6.1	Acid Sulfate Soils	The site is not affected by potential acid sulfate soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4/6.7	Flood planning and Stormwater Management	Site is not affected by flooding. Overland flood study undertaken applies to site. The application was referred to Council's Development Engineer, who raised no objection subject to conditions imposed for overland flow mitigation measure. Finished floor level of indoor play area for age 3 – 5 years is to be amended to comply accordingly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7	Riparian land and watercourses	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity potential. Standard conditions have been included within the Draft Notice of Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>