

## Attachment 1 – Holroyd Local Environmental Plan 2013 Compliance Table

Clause	Yes	No	N/A	Comment
<b>Land use table</b>				
<b>Zone IN1 General Industrial</b> <b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To support and protect industrial land for industrial uses.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The subject site is zoned IN1 General Industrial pursuant to HLEP 2013.</p> <p>The proposed development is defined as a <i>sex services premises</i>, which is prohibited development</p> <p>Despite this the development is considered to be consistent with the IN1 zone objectives.</p>
<b>4.3 Height of buildings</b>  (1) The objectives of this clause are as follows: (a) to minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties, (b) to ensure development is consistent with the landform, (c) to provide appropriate scales and intensities of development through height controls.  (2) The height of a building on any land is not to exceed the maximum height shown for the land on the <a href="#">Height of Buildings Map</a> .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>In accordance with the Height of Buildings Map accompanying HLEP 2013, no maximum building height applies to the site.</p> <p>The proposal does not seek to change the existing maximum building height on site.</p>
<b>4.4 Floor space ratio</b>  (1) The objectives of this clause are as follows: (a) to support the viability of commercial centres and provide opportunities for economic development within those centres, (b) to facilitate the development of a variety of housing types, (c) to ensure that development is compatible with the existing and desired future built form and character of the locality,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>In accordance with the FSR map accompanying HLEP 2013, no maximum FSR is applicable to the site.</p> <p>The proposal will increase the GFA on site by 87m<sup>2</sup>.</p>

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<p>(d) to provide a high level of amenity for residential areas and ensure adequate provision for vehicle and pedestrian access, private open space and landscaping.</p> <p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the <a href="#">Floor Space Ratio Map</a>.</p>				
<p><b>4.6 Exceptions to development standards</b></p> <p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No variation to development standards is proposed by the subject application.</p>
<p><b>6.2 Earthworks</b></p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <ul style="list-style-type: none"> <li>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,</li> <li>(b) the effect of the development on the likely future use or redevelopment of the land,</li> <li>(c) the quality of the fill or the soil to be excavated, or both,</li> <li>(d) the effect of the development on the existing and likely amenity of adjoining properties,</li> <li>(e) the source of any fill material and the destination of any excavated material,</li> <li>(f) the likelihood of disturbing relics,</li> <li>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</li> <li>(h) any appropriate measures proposed to avoid, minimise or</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No proposed earthworks included in the subject modification.</p>

Clause	Yes	No	N/A	Comment
mitigate the impacts of the development.				
<b>6.7 Stormwater management</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal includes no changes to approved stormwater management system.
<b>6.8 Salinity</b> Consult the Salinity Map accompanying HLEP 2013	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is identified as having a moderate salinity potential.  No ground works are proposed as such no concerns are raised.
<b>Schedule 1 – Additional Permitted Uses</b>  <b>Clause 12</b>  (1) This clause applies to land at Smithfield that is identified as “APU 12” on the Additional Permitted Uses Map.  (2) Development for the purposes of sex services premises is permitted with development consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is identified on the Additional Permitted Uses Map as “APU 5”.  Accordingly development for the purpose of sex services premises is permitted.