

NOTE: THE FOLLOWING TABLE IS AN UPDATED ASSESSMENT FROM THE ORIGINAL ASSESSMENT CARRIED OUT AND CONSIDERED BY THE PANEL AT THE 30 AUGUST 2017 MEETING. AMENDED SECTIONS OF THIS ASSESSMENT ARE UNDERLINED AND COLOURED IN BLUE TEXT.

Holroyd Local Environmental Plan 2013			
Standard	Required/Permitted	Comment	Comply
<b>Part 2 Permitted or prohibited development</b>			
Zoning B2 Local Centre Objectives	<ul style="list-style-type: none"> <li>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> <li>To encourage employment opportunities in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To permit residential development that is complementary to, and well-integrated with, commercial uses</li> </ul>	The proposed development is defined as a “ <i>shop top housing</i> ” development which is permissible with consent. The proposed development is considered to achieve the zone objectives by providing a range of retail and business uses that serve the needs of people who live in, work in and visit the local area; encouraging employment opportunities in an accessible location; and proposing residential development that is complementary to, and well-integrated with the proposed and existing commercial uses.	Yes
Permissible uses	Residential Flat Building	The development is defined as “ <i>shop top housing</i> ” and is permissible with consent.	Yes
2.7	Demolition requires consent.	Demolition is proposed and suitable conditions will be imposed.	Yes
<b>Part 4 Principal development standards</b>			
4.3	<b>Height of buildings</b> 23 metres from Sherwood Road (20 metres into site) and 17 metres for remainder	<p><u>Building A (max 17 metre height limit applies):</u></p> <ul style="list-style-type: none"> <li>RL 59.38 metres to lift overrun and RL 55.8 metres to rooftop</li> <li>RL 39.79 metres existing site RL at SW corner &amp; RL 40.6 metres beneath Building A</li> </ul> <p>= 18.76 metres maximum for lift overrun – Refer to Clause 4.6 Assessment. = 15.2 metres for main building – complies.</p> <p><u>Building B (max 17 metre height limit applies):</u></p> <ul style="list-style-type: none"> <li>RL 58.1 metres to lift overrun and RL 55.8 metres to rooftop</li> <li>RL 40.62 metres existing site RL</li> </ul> <p>= 17.48 metres maximum for stair overrun – Refer to Clause 4.6 Assessment. = 15.18 metres for main building – complies.</p> <p><u>Building C (max 23 metre height limit applies):</u></p> <ul style="list-style-type: none"> <li>RL 66.2 metres to lift overrun and RL 65.5 metres to rooftop</li> <li>RL 41.91 metres existing site RL below lift overrun &amp; lowest RL</li> </ul>	<b>No</b> Clause 4.6 Variation submitted. Refer to discussion in Section 5 of the Report.

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		41.26 metres below building = 24.29 metres maximum for lift overrun – Refer to Clause 4.6 Assessment. = 24.24 metres for main building – Refer to Clause 4.6 Assessment.	
4.4	<b>Floor Space Ratio</b> 2.4:1 for lot 101 2.2:1 for lot 1 & lot 2  <b>Max. Total GFA = 8,328.28m<sup>2</sup></b>	Lot 1 & 2: <u>GFA – 6,556.36m<sup>2</sup></u> <u>Site – 3,171.4m<sup>2</sup></u> <u>FSR – 2.07:1</u>  Lot 101: <u>GFA – 1,351.12m<sup>2</sup></u> <u>Site – 563m<sup>2</sup></u> <u>FSR – 2.39:1</u>  <u>Total GFA of all buildings – 8,134.38m<sup>2</sup></u>	Yes
4.6	Clause 4.6	<p>The applicant has submitted a written request justifying the contravention of the height of buildings development standard and considers that strict compliance is unreasonable and unnecessary in the circumstances.</p> <p>There are sufficient environmental planning grounds to justify varying the development standard. A copy of the Applicant's written request is provided at <b>Attachment 2</b> to the main report.</p> <p>The variation will not have unreasonable impacts on neighbouring properties or the character of the area. The proposal achieves the objectives of the development standard and the B2 Local Centre zone.</p> <p>In accordance with Clause 64 of the Environmental Planning and Assessment Regulation 2000, a consent authority, in this case the Sydney West Central Planning Panel, has 'assumed concurrence' from the Secretary of the Department of Planning and Environment.</p>	Yes Clause 4.6 variation submitted at <b>Attachment 2</b> to Report. Refer to discussion in Section 5 of the Report.
<b>Part 5 Miscellaneous provisions</b>			
5.9	Preservation of trees or vegetation	The site contains 2 trees, none of which are proposed to be retained. The DA was referred to Council's Landscape and Tree Management Officer who raised no objection to the proposal, subject to conditions.	Yes
5.10	Heritage	The subject site is not heritage listed, is not located in the vicinity of any heritage items and is not located within or in the vicinity of any Heritage Conservation Areas.	N/A

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<b>Part 6 Additional local provisions</b>			
6.1	Acid Sulfate Soils	The site is not affected by potential acid sulfate soils.	N/A
6.4/6.7	Flood Planning and Stormwater Management	The site is not affected by the 1% AEP flood and is not subject to a flood planning level. The application was referred to Council's Development Engineer who raised no objection with the proposal, subject to conditions.	Yes
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	N/A
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity.	To be conditioned