

Holroyd Local Environmental Plan 2013			
Standard	Required/Permitted	Comment	Comply
<b>Part 2 Permitted or prohibited development</b>			
Zoning R4 High Density Residential Objectives	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a high density residential environment.</li> <li>To provide a variety of housing types within a high 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> </ul>	The development achieves the objectives of the zone by providing for the housing needs of the community within a high density residential environment including a variety of apartment types.	Yes
Permissible uses	Residential Flat Building	The development is defined as 2 residential flat buildings.	Yes
2.7	Demolition requires consent.	No demolition is required, the site is vacant.	Yes
<b>Part 4 Principal development standards</b>			
4.3	<b>Height of Buildings</b> 29 metres – eastern portion 26 metres – western portion	Building 3 – 38.6 metres Building 4 – 38.25 metres	<b>No</b> Clause 4.6 Variation submitted. Refer to discussion in Section 6 of the Report.
4.4	<b>Floor Space Ratio</b> 2.8:1– 1-7 Neil Street 3:1 – 9-11 Neil Street  <b>Max. Total GFA = 45,177m<sup>2</sup></b>	<b>GFA's 1-7 Neil Street:</b> Building 2 – 7,274m <sup>2</sup> Building 3 – 13,592m <sup>2</sup> Building 4 – 9,760m <sup>2</sup>  <b>GFA 9-11 Neil Street:</b> Building 1 – 9,424m <sup>2</sup>  Total GFA of all buildings – 40,050m <sup>2</sup>  Site Areas - 1-7 Neil – 10,560m <sup>2</sup> 9-11 Neil – 5,203m <sup>2</sup>  <b>FSR's:</b> <b>1-7 Neil – 2.9:1</b> <b>9-11 Neil – 1.8:1</b>	<b>No</b> Clause 4.6 Variation submitted. Refer to discussion in Section 6 of the Report.
4.6	Clause 4.6	The applicant has submitted a written request justifying the contravention of the height of buildings and FSR development standards and considers that strict compliance is unreasonable and unnecessary in the circumstances.  There are sufficient environmental planning grounds to justify varying the development standards. A copy of the Applicant's written request is provided at <b>Attachment 2</b> .  The variations will not have unreasonable impacts on neighbouring properties or the character of the area. The proposal achieves the objectives of	Yes Clause 4.6 variation submitted at <b>Attachment 2</b> . Refer to discussion in Section 6 of the Report.

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		<p>the development standard and the R4 High Density Residential 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>	
<b>Part 5 Miscellaneous provisions</b>			
5.10	Heritage	The site is located adjacent to a heritage item to the north being the former brickworks site known as Item I53 - Goodlet & Smith (brickmaking plant and chimney, Hoffman kiln & chimney). The subject site is known as the Millmaster Feeds site and is identified as a potential Archaeological site. The DA was reviewed by Council's Heritage advisor who raised no objections to the proposal.	Yes
<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 affected by local stormwater overflow flooding. Council's Development Engineer has assessed the proposal and has provided conditions.	Yes
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	N/A
6.6	Riparian land and watercourses	The site is affected by the A'Becketts Creek watercourse that dissects the site in a north to south direction. The application proposes to subdivide the land including a separate lot for the watercourse for the provision of future drainage channels/culverts by Council.	Yes
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity.	To be conditioned