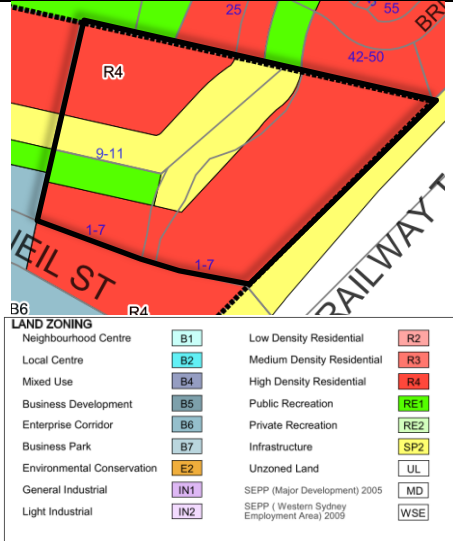


Holroyd Local Environmental Plan 2013			
Standard	Required/Permitted	Comment	Comply
Part 2 Permitted or prohibited development			
Zoning	Part R4 High Density Residential Part SP2 Infrastructure Part RE1 Public Recreation		Yes
Permissible uses	Residential Flat Building	The development will remain defined as 2 residential flat buildings. No part of the development is sited on the parts of the land proposed to be zoned SP2 Infrastructure and RE1 Public Recreation.	Yes
Part 4 Principal development standards			
4.3	Height of Buildings Eastern portion: 27 / 30 / 39 metres Western portion: 27 / 30 metres	Building 3 – 38.6 metres Building 4 – 38.25 metres	Yes No Clause 4.6 Variation submitted. Refer to discussion in Section 6 of the Report.
4.4	Floor Space Ratio 3.5:1 – 1-7 Neil Street 3.5:1 – 9-11 Neil Street 11,116m ² site (approx.) excluding RE1 and SP2 zoned land Max. GFA = 38,906m²	Building 1 – 9,424m ² Building 2 – 7,274m ² Building 3 – 13,592m ² Building 4 – 9,760m ² Total – 40,050m ² Site Area – 11,116m ² FSR – 3.6:1	No Clause 4.6 Variation submitted. Refer to discussion in Section 6 of the Report.
4.6	Clause 4.6	No change, as per current LEP discussion	N/A
Part 5 Miscellaneous provisions			
5.10	Heritage	No change	N/A
Part 6 Additional local provisions			
6.1	Acid Sulfate Soils	No change	N/A
6.4/6.7	Flood Planning and Stormwater Management	No change	N/A
6.5	Terrestrial Biodiversity	No change	N/A
6.6	Riparian land and watercourses	No change	N/A
6.8	Salinity	No change	N/A