

Holroyd Local Environmental Plan 2013 Compliance Assessment

Clause	Requirement	Comment	Comply
1.8A	<i>Savings provisions relating to development applications</i>	The DA was lodged after gazettal of the Holroyd LEP 2013.	N/A
2.3	<i>Zone objectives and land use table</i>		
	B4 – Mixed Use	The proposed development constitutes <i>shop top housing</i> which is permissible with consent on land so zoned	Yes
	To provide a mixture of compatible land uses.	The proposal provides for apartments with retail and commercial premises at the lower floors.	Yes
	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	The subject land is well situated between the railway station and bus terminus and the Stockland shopping centre.	Yes
	To facilitate a vibrant, mixed-use centre with active retail, commercial and other non-residential uses at street level.	The proposal provides for active street fronts with retail and commercial premises.	Yes
	To encourage the development and expansion of business activities that will strengthen the economic and employment role of the Merrylands town centre.	Additional commercial and retail floor space is offered by the development.	Yes
2.5	<i>Additional permitted uses</i>	The subject land is not mapped for any additional permitted uses.	N/A
2.6	<i>Subdivision – consent requirements</i>	The development is likely to be Strata subdivided	Yes
2.7	<i>Demolition requires consent</i>	Consent is sought for demolition	Yes
4.1	<i>Minimum subdivision lot size</i>	Does not apply to Strata	N/A
4.3	<i>Height of buildings</i>		
	53m	61.350m	No Clause 4.6 variation submitted.
4.4	<i>Floor space ratio</i>		
	7.5:1 total 5.8:1 residential component	7.38:1 total 5.79:1 residential 1.59:1 commercial	Yes
4.6	<i>Exceptions to development standards</i>		
	Height of buildings	Variation from 53m to 61m	

5.1	<i>Relevant acquisition authority</i>	The land is not earmarked for acquisition	N/A
5.6	<i>Architectural roof features</i>	The roof treatment is appropriate for the built form and context	Yes
5.10	<i>Heritage conservation</i>	The site is not affected by heritage and does not impact on a heritage item or the interpretation of any heritage item.	Yes
6.1	<i>Acid sulphate soils</i>	The land is not mapped as affected by acid sulphate soils	N/A
6.2	<i>Earthworks</i>	Significant excavation is required for the basement levels and is proposed as part of this DA.	Yes
6.3	<i>Essential services</i>	The subject land is serviced by all required infrastructure.	Yes
6.4	<i>Flood planning</i>	Council's engineers are satisfied that the proposed development has considered and accommodated flooding issues.	Yes
6.5	<i>Terrestrial biodiversity</i>	The land is not mapped as being affected by terrestrial biodiversity.	N/A
6.6	<i>Riparian land and watercourses</i>	The development does not affect any riparian land.	N/A
6.8	<i>Salinity</i>	The land is mapped as moderate salinity potential. The design of the building mitigates the effects of salinity on the building.	Yes
6.10	<i>Ground floor development in zones B2 and B4</i>	The proposed development maintains an active street front and does not propose parking or residences at the street front.	Yes
6.11	<i>Design Excellence</i>	The land is not currently mapped in a Design Excellence Area	N/A