

ATTACHMENT 3 – HOLROYD LOCAL ENVIRONMENTAL PLAN 2013 COMPLIANCE TABLE

Clause	Yes	No	N/A	Comment
Land use table				
Zone R4 High Density Residential 1 Objectives of zone <ul style="list-style-type: none"> To provide for the housing needs of the community within a high density residential environment. To provide a variety of housing types within a high density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The subject site is zoned R4 High Density Residential pursuant to HLEP 2013.</p> <p>The proposed development is defined as a <i>residential flat building</i>, which is permissible with consent in the R4 zone.</p> <p>The proposed development is considered to be consistent with the R4 zone objectives as it provides a variety of housing types, satisfying the needs of the community within a high density residential environment.</p>
4.1 Minimum subdivision lot size 900m ²				Subdivision not proposed.
4.3 Height of buildings <p>(1) The objectives of this clause are as follows:</p> <p>(a) to minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties,</p> <p>(b) to ensure development is consistent with the landform,</p> <p>(c) to provide appropriate scales and intensities of development through height controls.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>In accordance with the Height of Buildings Map accompanying Holroyd LEP 2013, a maximum 12.5m building height is permitted for the site.</p> <p>The modified proposal exceeds the maximum 12.5m building height standard.</p> <p>Refer to detailed discussion within the body of report.</p>
4.4 Floor space ratio <p>(1) The objectives of this clause are as follows:</p> <p>(a) to support the viability of commercial centres and provide opportunities for economic development within those centres,</p> <p>(b) to facilitate the development of a variety of housing types,</p> <p>(c) to ensure that development is compatible with the existing and desired future</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>In accordance with the Floor Space Ratio map accompanying Holroyd LEP 2013, the maximum permitted Floor Space Ratio (FSR) is 0.85:1 which equates to a maximum gross floor area of 26,281.15m²</p> <p>The modified proposal complies by providing an FSR of 0.8499:1 (26,281m²)</p>

Clause	Yes	No	N/A	Comment
<p>built form and character of the locality,</p> <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 Floor Space Ratio Map.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.10 Heritage Conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site adjoins Prospect Hill, a heritage item of State Significance on the NSW State Heritage Register and is also a Heritage item within Holroyd LEP 2013 and Holroyd Development Control Plan.</p> <p>The proposal generally complies with the maximum RL height controls as provided in the DCP, which were developed in consultation with the Heritage Office, to ensure the views to/from the heritage item are protected. The building has been stepped down to follow the site's topography that allows retention of the views between the low – lying residential area and the ridge line of Prospect Hill.</p>
6.2 Earthworks				
<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed earthworks will not have a detrimental effect on existing drainage patterns or soil stability. The proposal will not affect the amenity of adjoining properties. The proposal is satisfactory subject to compliance with standard conditions.</p>

Clause	Yes	No	N/A	Comment
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.				
6.4 Flood planning (1) The objectives of this clause are as follows: (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change, (c) to avoid significant adverse impacts on flood behaviour and the environment. (2) This clause applies to land at or below the flood planning level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as being flood prone land.
6.7 Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's Development Engineer has found the stormwater plans and calculations submitted with the application to be satisfactory with conditions.
6.8 Salinity 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. Appropriate conditions were imposed on the original consent to address this issue.