

ATTACHMENT 6
Holroyd Local Environmental Plan 2013 compliance table

Clause	Yes	No	N/A	Comment
Land use table				
Zone R2 Low Density Residential				
1 Objectives of zone <ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is zoned R2 Low Density Residential under Holroyd Local Environmental Plan 2011 which prohibits 'seniors' housing. Notwithstanding, the proposal is made pursuant to Clause 2(2) of SEPP (Housing for Seniors and People with a Disability)2004.</p> <p>The proposed development is considered to comply with the objectives of the R2 Low Density Residential zone as it provides for the housing needs of the community within a low density residential environment.</p>
4.3 Height of buildings 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 . Max : 9m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Pursuant to the Holroyd LEP 2013, a maximum building height of 9m is permitted for the site.</p> <p>The maximum proposed building height is 8.9m which is consistent with the Holroyd LEP 2013.</p>
4.4 Floor space ratio Maximum Floor Space Ratio – 0.5:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Site Area: 4492.8 m² Required GFA = 2246.4 m² Provided GFA = 2185.4 m² Provided: 0.48:1</p>
5.10 Heritage conservation Schedule 5 of LEP lists heritage items. The Heritage Map shows heritage conservation area & heritage items	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is not heritage listed, nor is it located within a heritage conservation area or within proximity to any heritage items.</p>
Part 6 Additional local provisions				
6.2 Earthworks Before granting development consent for earthworks, the consent authority must consider the following matters: <ul style="list-style-type: none"> (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal does not involve any significant excavation as no basement is proposed. It is considered that the proposed earthworks will generally not create any adverse environmental or amenity impacts.</p>

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(d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (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.				
6.1 Acid Sulfate Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not affected by acid sulfate soils.
6.5 Terrestrial biodiversity This clause applies to land identified as "Remnant Native Vegetation" on the Biodiversity Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not identified on the Biodiversity Map as containing remnant native vegetation.
6.6 Riparian land and watercourses This clause applies to the land identified as "Riparian Land" on the Riparian Lands and Watercourses Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not identified as riparian land on the riparian lands and watercourses map.
6.7 Stormwater management Development consent must not be granted to development on any land unless the consent authority is satisfied that the development: <ul style="list-style-type: none"> (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and (c) avoids any adverse impacts of stormwater runoff on adjoining properties, native vegetation and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater plans have been reviewed by Council's Development Engineer and considered satisfactory subject to conditions.
6.8 Salinity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located on land identified as being of moderate salinity. This can be addressed by appropriate conditions should the development be approved.