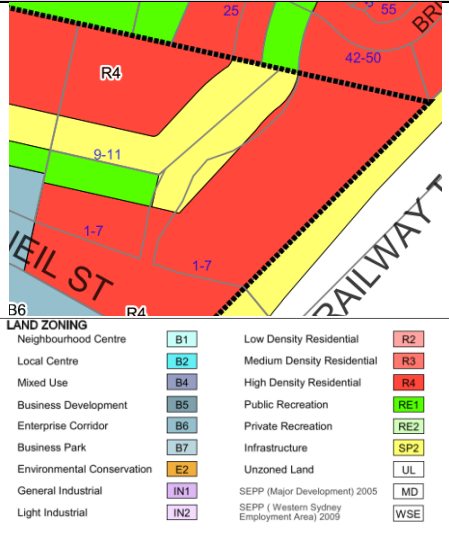


Holroyd Local Environmental Plan 2013			
No.	Required/Permitted	Comment	Comply
Part 2 Permitted or prohibited development			
	Zoning Part R4 High Density Residential Part SP2 Infrastructure Part RE1 Public Recreation	 <p>The subject part of the land on which Building 4 is sited is zoned entirely R4 High Density Residential.</p> <p>The proposal meets the objectives of the zone by providing housing needs of the community and a variety of housing types within a high density residential environment.</p>	Yes
	Permissible Uses / Development	A residential flat building is permitted with consent in the R4 High Density Residential zone.	Yes
2.7	Demolition requires consent.	Demolition is not sought as a part of this application.	N/A
Part 4 Principal development standards			
4.3	Height of Buildings Max. 29 metres 30 metres 39 metres	The height of the development is not proposed to change.	Yes
4.4	Floor Space Ratio Max. 3.5:1 Site Area: 8,360m ² * Maximum FSR: 3.5:1 Maximum GFA: 29,260m ² Approved GFA: 30,653.9m ² Approved FSR: 3.67:1 Proposed GFA: 30,911.9m ² Proposed FSR: 3.69:1 <i>* site area excludes any public recreation zoned land and land that is excluded from site area calculation under clause 4.5(4) of the LEP.</i> <i>* Refer to commentary within the report.</i>		No, but Acceptable
4.6	Exceptions to Development Standards	A Clause 4.6 request is not required.	N/A
Part 5 Miscellaneous provisions			
5.6	Architectural Roof Features	Not Applicable.	N/A

Holroyd Local Environmental Plan 2013			
No.	Required/Permitted	Comment	Comply
5.10	Heritage	<p>The site is located adjacent to a heritage item to the north being the former brickworks site known as Item I53 - Goodlet & Smith (brick-making plant and chimney, Hoffman kiln & chimney). The subject site is known as the Millmaster Feeds site and is identified as a potential Archaeological site.</p> <p>No changes are proposed that would have any heritage impacts.</p>	Yes
Part 6 Additional local provisions			
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	No changes are proposed that would affect stormwater overflow flooding.	N/A
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	N/A
6.6	Riparian land and watercourses	<p>The site is affected by the A'Becketts Creek watercourse that dissects the site in a north to south direction.</p> <p>Subdivision of the land including a separate lot for the watercourse for the provision of future drainage channels/culverts by Council was approved under DA 2018/306/1.</p>	N/A
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity.	Previously Conditioned