

## Attachment 2 – Holroyd Local Environmental Plan 2013 compliance table

Clause	Yes	No	N/A	Comment
<b>Land use table</b>				
<b>Zone R4 – High Density Residential</b>				
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a high density residential environment</li> <li>To provide a variety of housing types within a high density residential environment</li> <li>To enable other land uses that provide facilities to meet the day to day needs of residents.</li> </ul> <p><b>2 Permitted without consent</b></p> <p>Home occupations</p> <p><b>3 Permitted with consent</b></p> <p>Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Environmental protection works; Exhibition homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing</p> <p><b>4 Prohibited</b></p> <p>Any development not specified in item 2 or 3</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides for housing needs of the community within a high density residential environment.</p> <p>A boarding house is permitted with consent.</p>
<p><b>4.3 Height of buildings</b></p> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Height of Buildings Map indicates a maximum height of <b>15 m</b> for this site.</p> <p>The proposed development has a height of 13.95 m (46.45 – 32.5) which complies with the height standard.</p>
<p><b>4.4 Floor space ratio</b></p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to support the viability of commercial centres and provide opportunities for</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides for housing variety. However, it is not compatible with</p>

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<p>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 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"/>	<p>desired future built form and character of the locality, and does not provide for a high level of amenity.</p> <p>A maximum FSR of 1.2:1 applies in accordance with the Floor Space Ratio map accompanying HLEP 2013.</p> <p>The proposed development has an FSR of 1.09:1 (462.2 m<sup>2</sup>/422.5 m<sup>2</sup>) which complies with the standard.</p>
<b>5.10 Heritage conservation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subject site does not contain any heritage items and is not within the vicinity of any heritage item or heritage conservation area.
<b>6.1 Acid Sulfate Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not affected by acid sulfate soils
<p><b>6.2 Earthworks</b></p> <p>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> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed earthworks will not have a detrimental effect on existing drainage patterns or soil stability. If consent were to be granted, conditions could be imposed to ensure that effects on adjoining properties are minimised.

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<p><b>6.4 Flood planning</b></p> <p>This clause applies to land at or below the flood planning level.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is located above the flood planning level.
<p><b>6.5 Terrestrial Biodiversity</b></p> <p>This clause applies to land identified as “Remnant Native Vegetation” on the Biodiversity Map.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as containing any Remnant Native Vegetation on the Biodiversity Map.
<p><b>6.7 Stormwater Management</b></p> <p>Development consent must not be granted to development on any land unless the consent authority is satisfied that the development:</p> <p>(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</p> <p>(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed stormwater management system was reviewed by Council’s Development Engineer and is considered satisfactory subject to conditions.
<p><b>6.8 Salinity</b></p> <p>This clause applies to land identified as “Known Salinity”, “High Salinity Potential” or “Moderate Salinity Potential” on the Salinity Map.</p> <p>Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:</p> <p>(a) whether the development is likely to have any adverse impact on salinity processes on the land,</p> <p>(b) whether salinity is likely to have an impact on the development,</p> <p>(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is identified as having moderate salinity potential. Standard conditions could be imposed to address this issue if consent were to be granted.