

HOLROYD LOCAL ENVIRONMENTAL PLAN 2013**LAND USE TABLE****Zone R4 – High Density Residential**

Objectives of the zone:

- 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.

Comment: The proposed development is for a residential flat building, which is defined as:-

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Noting the above, the proposed development is permissible with consent.

4 PRINCIPAL DEVELOPMENT STANDARDS**4.3 Height of buildings: 15m**

Comment: The overall height of the development is 15.6m as such the subject application does not comply with this control and is **non-compliant**.

4.4 Floor space ratio: 1.2:1

Comment: The following is noted with regards to Floor Space Ratio:

	Floor Area
Level 1	137.7 m ²
Level 2	138 m ²
Level 3	138 m ²
Total	413.7 m ²
Max. Permitted	735.84m ²
Proposed FSR	0.67:1

The proposal is therefore **compliant**

4.6 Exceptions to Development Standards

Comment: The original design was lodged with an accompanying Clause 4.6 variation in relation to the non-compliant height of building development standard. The revised design which the subject assessment is based on was not accompanied by a revised Clause 4.6 variation. As such no assessment can be made of the non-compliance and exception to the development standards.

5.6 Architectural roof features

Comment: The provided roof form is considered acceptable

5.9 Preservation of Trees or Vegetation

Comment: There is no trees on vegetation on site of significance proposed for removal.

5.10 Heritage

Comment: The subject site is not heritage listed nor is it in close proximity to a site of heritage significance.

6.1 Acid sulfate soils

Comment: Not Applicable in this instance

6.4/6.7 Flood Planning & Stormwater Management

Comment: No flood controls are applicable to the subject site. Refer to comments provided by Council's Development Engineering Department with respect to storm water management and flood planning.

6.5 Terrestrial Biodiversity

Comment: Not Applicable.

6.8 Salinity

Comment: Moderate salinity is provided on the subject site, standard conditions to address this would be required if application to be approved.