

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>
4.3 Height of buildings (1) The objectives of this clause are as follows: (a) to minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties, (b) to ensure development is consistent with the landform, (c) to provide appropriate scales and intensities of development through height controls. (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 .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>In accordance with the Height of Buildings Map accompanying HLEP 2013, a maximum building height of 15m applies to the site.</p> <p>The building proposes a maximum height of 15.85m to the top of the lift core.</p> <p>This represents an exceedance of 0.85m, and a variation of 5.6% to the maximum permitted 15m building height development standard.</p> <p>The Applicant has submitted a written request in accordance with Clause 4.6 of HLEP 2013 to vary the building height development standard.</p> <p>The exceedance in building height is supported in this instance, having regard to the circumstances of the case. Refer to further discussion in body of Report.</p>
4.4 Floor space ratio (1) The objectives of this clause are as follows: (a) to support the viability of commercial centres and provide opportunities for economic development within those centres, (b) to facilitate the development of a variety of housing types,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>In accordance with the FSR map accompanying HLEP 2013, a maximum FSR of 1.2:1 and 1.5:1 is applicable to the site.</p> <p>Max. FSR permitted (HLEP 2013) Max. 1.2:1 for 5 Bransgrove Street</p> <ul style="list-style-type: none"> • Represents a maximum GFA of 675.36m²

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<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>Max. 1.5:1 for 7 Bransgrove Street & 1-3 Irwin Place</p> <ul style="list-style-type: none"> Represents a maximum GFA of 2,748.3m² <p>+ ARH 25.23% Bonus (represents GFA of 604.26m²)</p> <p><u>Max. GFA permitted:</u> = 4,027.92m² (1.681:1)</p> <p>Provided GFA = 4,050.75m² FSR = 1.691:1 Represents exceedance of 22.83m²</p> <p>Condition 35 imposed nominating Unit 3 (53.51m²) as an additional affordable unit, which is greater in size to the GFA exceedance sought.</p>
<p>4.6 Exceptions to development standards</p> <p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Clause 4.6 written request has been submitted for the height variation – Refer to discussion in the body of report.</p>
<p>6.2 Earthworks</p> <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>Proposal is considered to be satisfactory.</p>

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<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>				
<p>6.4 Flood planning</p> <p>(2) This clause applies to land at or below the flood planning level.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p> <p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site identified to be impacted by the 1% AEP storm event, and the stormwater design has been assessed by Council's stormwater engineers who have advised that the proposal complies with Council's stormwater controls.</p>
<p>6.7 Stormwater management</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed stormwater management system is satisfactory subject to conditions.</p>
<p>6.8 Salinity</p> <p>Consult the Salinity Map accompanying HLEP 2013</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is identified as having a moderate salinity potential.</p> <p>Appropriate conditions were imposed on the original consent to address this issue.</p>