

DESCRIPTION OF THE SITE

Describe the physical features of the site such as its shape and dimensions, slope, vegetation, any existing waterways, existing building/s and the current and any previous use of the site.

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COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Applicants are required to check the relevant planning controls available from Council’s website <http://www.holroyd.nsw.gov.au> before completing this section.

Does the application seek a variation to the provisions in:

- Holroyd Local Environmental Plan 1991? No Yes
- Holroyd Development Control Plan 2007, Part B “Guidelines for Detached Dwelling Houses (including alterations and additions)”? No Yes N/A
- Holroyd DCP 2007, Part A “Car Parking”? No Yes N/A
- Draft Holroyd LEP 2010? No Yes N/A
- Any other relevant Planning Controls? No Yes N/A

Please provide additional comments below and attach necessary additional information.

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CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area? No Yes
- Be inconsistent with the existing streetscape or Council’s setback policies? No Yes
- Be out of character with the surrounding area? No Yes

Please provide additional comments below and attach necessary additional information.

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ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? No Yes
- Will the development increase local traffic movements / volumes?
Are additional driveways required? No Yes
- Has vehicle manoeuvring and onsite parking been addressed
in the design? No Yes
- Are power, water, electricity, sewer and telecommunications
services readily available to the site? No Yes

Please provide additional comments below and attach necessary additional information.

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ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution
(smoke, dust, odour etc.)? No Yes
- Does the development have the potential to result in any
form of water pollution (eg. sediment run-off)? No Yes
- Will the development have any noise impacts above
background noise levels (eg. Swimming pool pumps)? No Yes
- Does the development involve any excavation or filling? No Yes
- Could the development cause erosion or sediment run-off
(including during the construction period)? No Yes
- Is the development considered to be environmentally
sustainable (including provision of BASIX certificate where
required)? No Yes
- Is the development likely to disturb any aboriginal artefacts
or relics? No Yes

Please provide additional comments below and attach necessary additional information.

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FLORA AND FAUNA IMPACTS

- Will the development result in the removal of any vegetation from the site? No Yes
- Is the development likely to have any impact on threatened species or native habitat? No Yes

Where pruning works or tree removal is proposed, an Arborist Report shall also be submitted with the DA. In the case of potential impacts on threatened species or native habitat a “seven-part test” may be required with the DA.

Please speak to Council officers if you need advice on this.

Please provide additional comments below and attach necessary additional information.

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NATURAL HAZARDS

Applicants are advised to check with Council’s Engineering Services department to confirm if the site is flood affected before completing this section. Please speak to Council officers if you need advice on this.

- Is the development site subject to any of the following natural hazards?
 Flooding Bushfire Prone

If the site is flood affected, please attach relevant engineering documentation.

If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines from the NSW Rural Fire Service. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au.

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STORMWATER DISPOSAL

- How will stormwater (from roof and impervious areas) be disposed of:
 Street Drainage System Easement Other (if other provide details)

A concept drainage plan shall be submitted with the DA.

ECONOMIC AND AMENITY IMPACTS

- Will the proposal have any economic consequences in the area? No Yes
- Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? No Yes

Please provide additional comments below and attach necessary additional information.

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HERITAGE CONSIDERATIONS

Applicants are required to check the relevant planning controls on Council’s website <http://www.holroyd.nsw.gov.au> to confirm whether the proposal is in a heritage area or will impact on any heritage item or item of cultural significance before completing this section. Please contact Council’s Strategic Planning Section for more information on this matter.

- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No Yes

If answering ‘yes’ a Heritage Impact Statement prepared by a suitably qualified person shall be submitted with the DA.

- Will the development involve the demolition of a heritage item? No Yes

If answering ‘yes’, a Heritage Impact Statement shall be submitted to clearly show why this is the preferred action in light of the heritage significance of the item. Any recommendations for demolition should be based on the heritage significance of the item, not on the development potential of the land it is situated on.

Generally, Council does not support the demolition of properties that have been identified as having heritage significance and encourages the adaptive reuse of heritage properties, where this new use will facilitate the conservation of the property.

Any DA proposing the demolition of a heritage item or a building, work, tree or place within a heritage conservation area is required to be advertised. Furthermore, development applications for demolition may need to be considered by Council.

Applicants Signature..... Date

Privacy Policy – This information is required under the Environmental Planning and Assessment Act 1979 and Regulation 2000 to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting this Council.