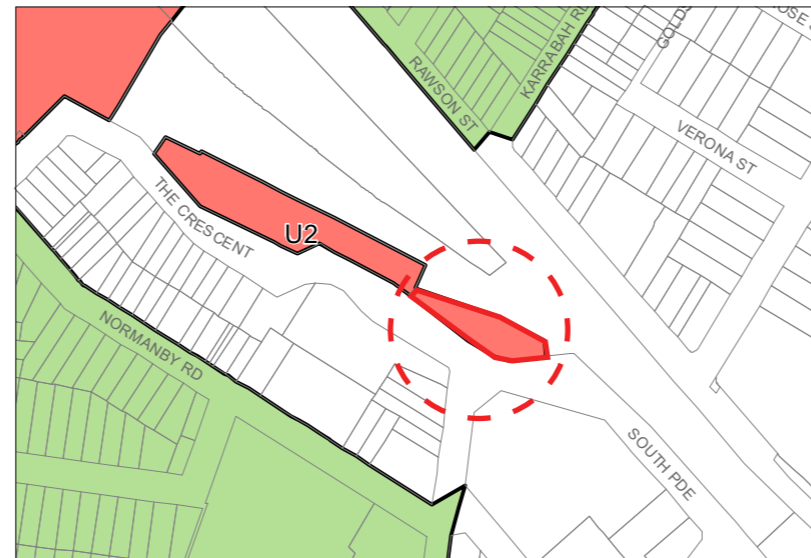


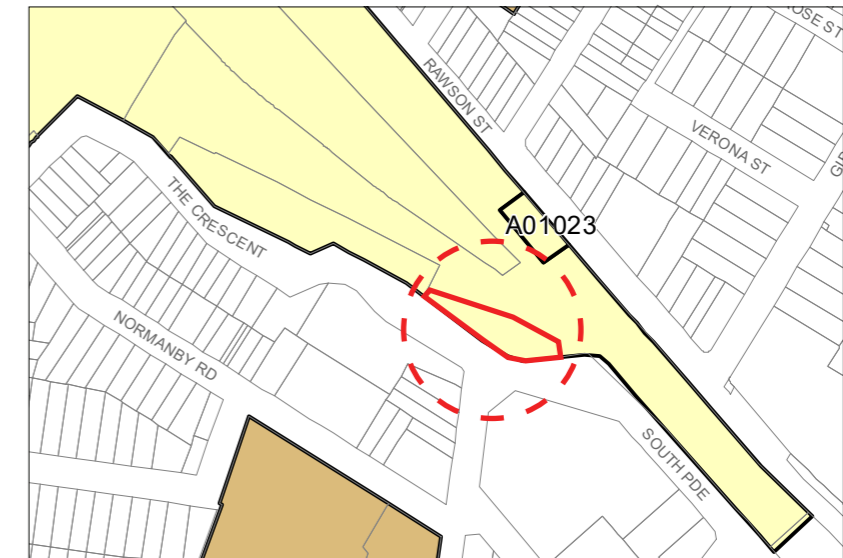
1 LAND ZONING MAP

- IN1 - GENERAL INDUSTRIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- B4 - MIXED USE
- SP2 - INFRASTRUCTURE



2 MINIMUM LOT SIZE MAP

- MIN. LOT SIZE - 1200 SQM
- MIN. LOT SIZE - 450 SQM



3 HERITAGE MAP

- ARCHAEOLOGICAL HERITAGE ITEM - A4  
'CLYDE MARSHALLING YARDS'
- GENERAL HERITAGE ITEM - I1  
'ST. JOSEPH'S HOSPITAL'



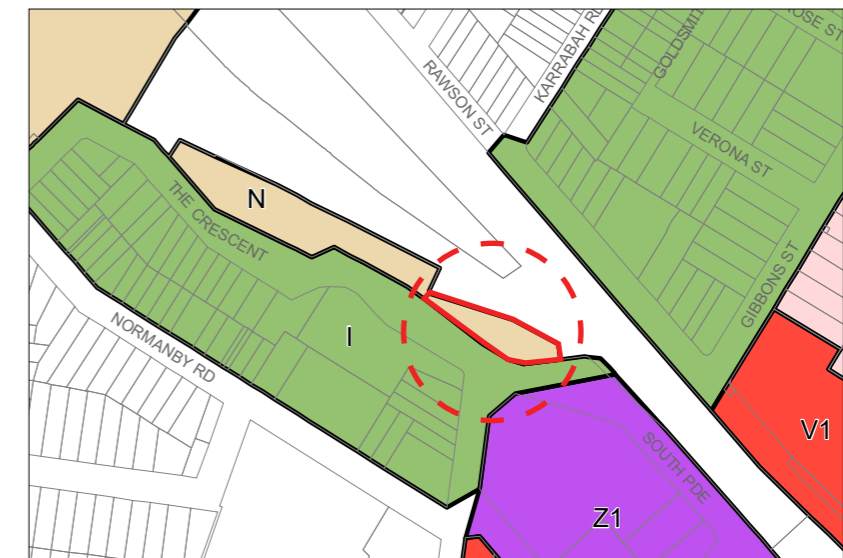
4 ACID SULFATE SOILS MAP

- ACID SULFATE SOILS - CLASS 5



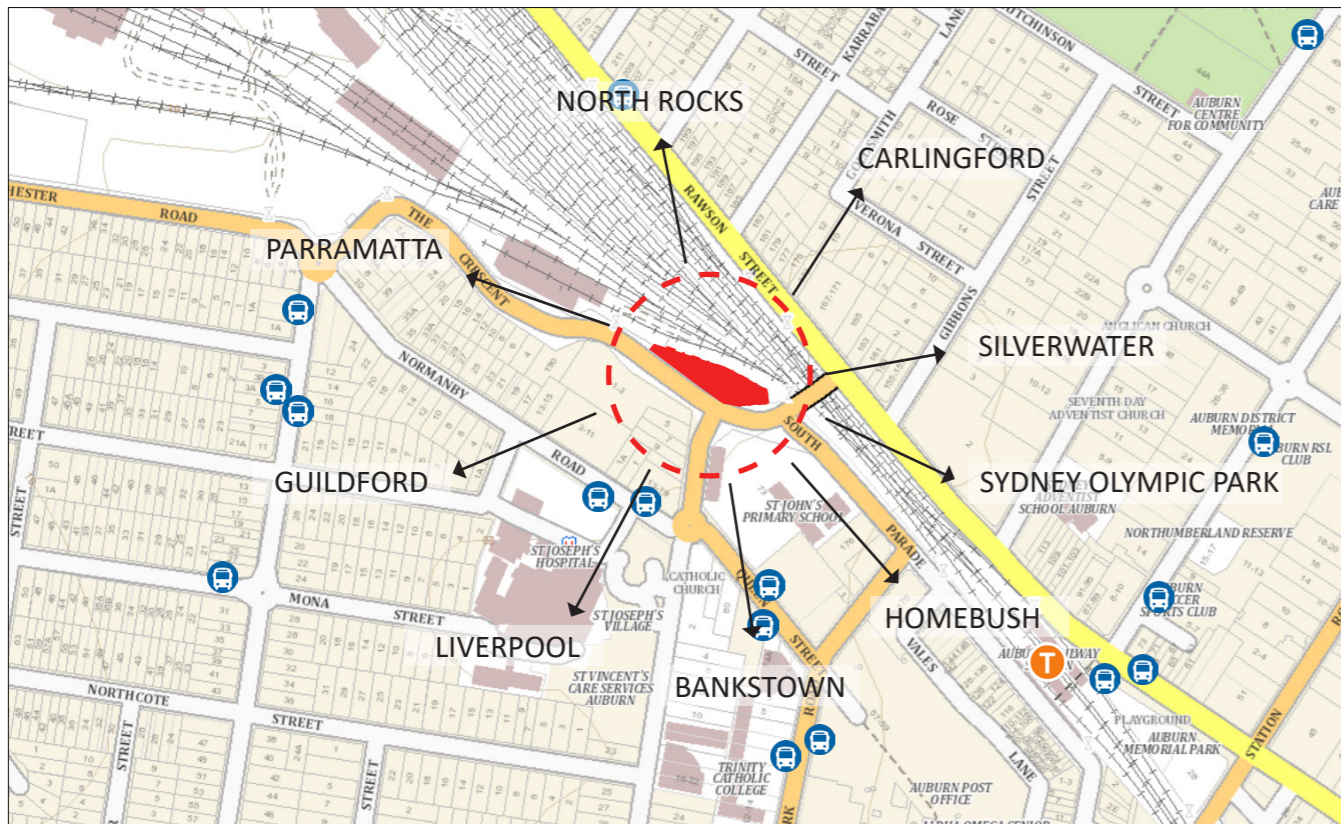
5 HEIGHT OF BUILDING MAP

- MAX. HEIGHT - 9M
- MAX. HEIGHT - 38M
- MAX. HEIGHT - 32M

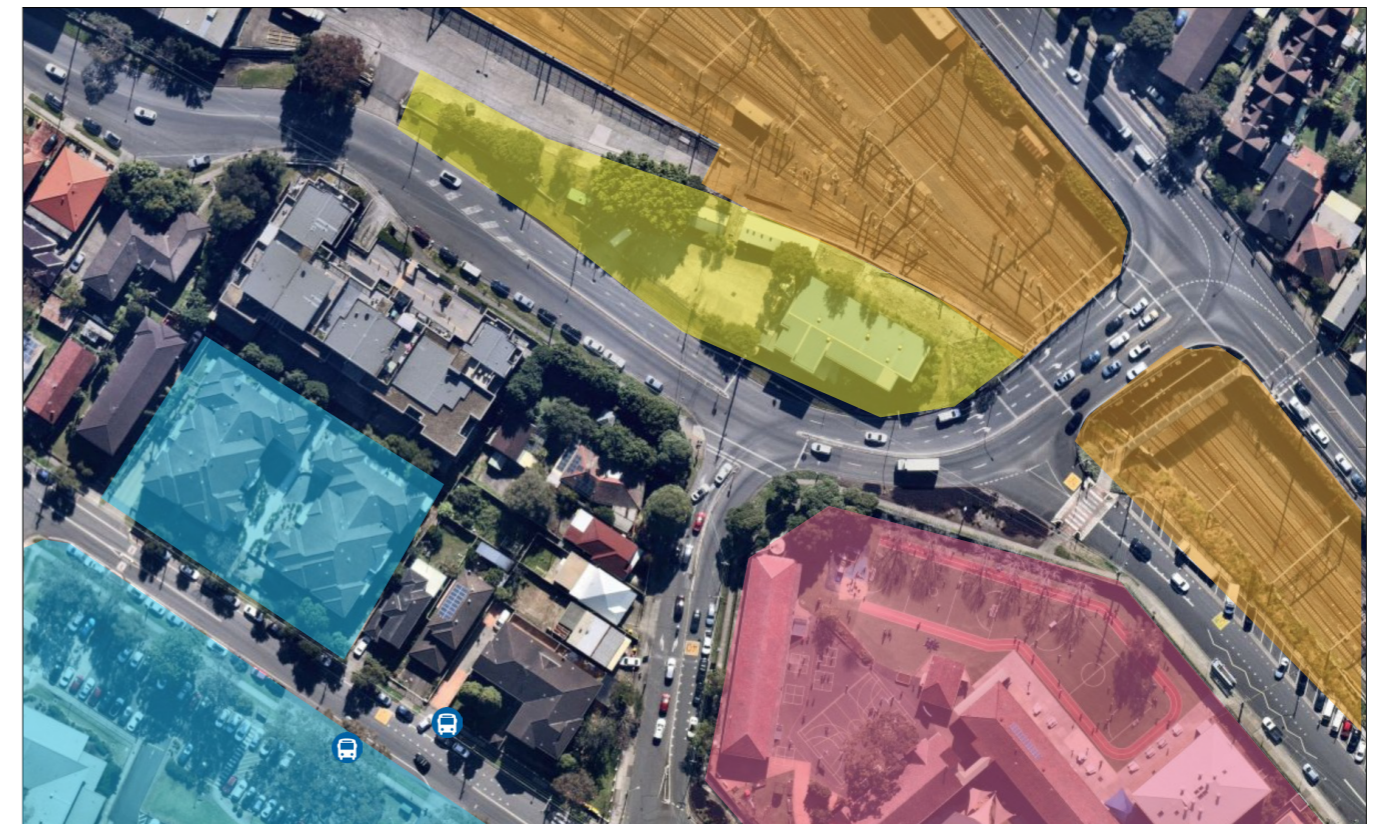


6 FLOOR SPACE RATIO MAP

- FSR - 1:1
- FSR - 0.75:1
- FSR - 5:1



7 LOCATION MAP  
Source: SIX Maps



9 AERIAL MAP  
Source: Near Maps

- Subject Site - Existing Commercial Building
- Railway Line
- Hospital/Medical Centre
- School

#### SUBJECT SITE

The subject site consists of an existing two storey commercial building and ancillary outdoor car park.

#### PROXIMITY TO LOCAL AMENITIES

##### To transport nodes

- Auburn Train Station is 400m from the site
- Bicycle friendly road along The Crescent and South Parade
- Bus stops along Normanby Road and Queen Street

##### To educational facilities

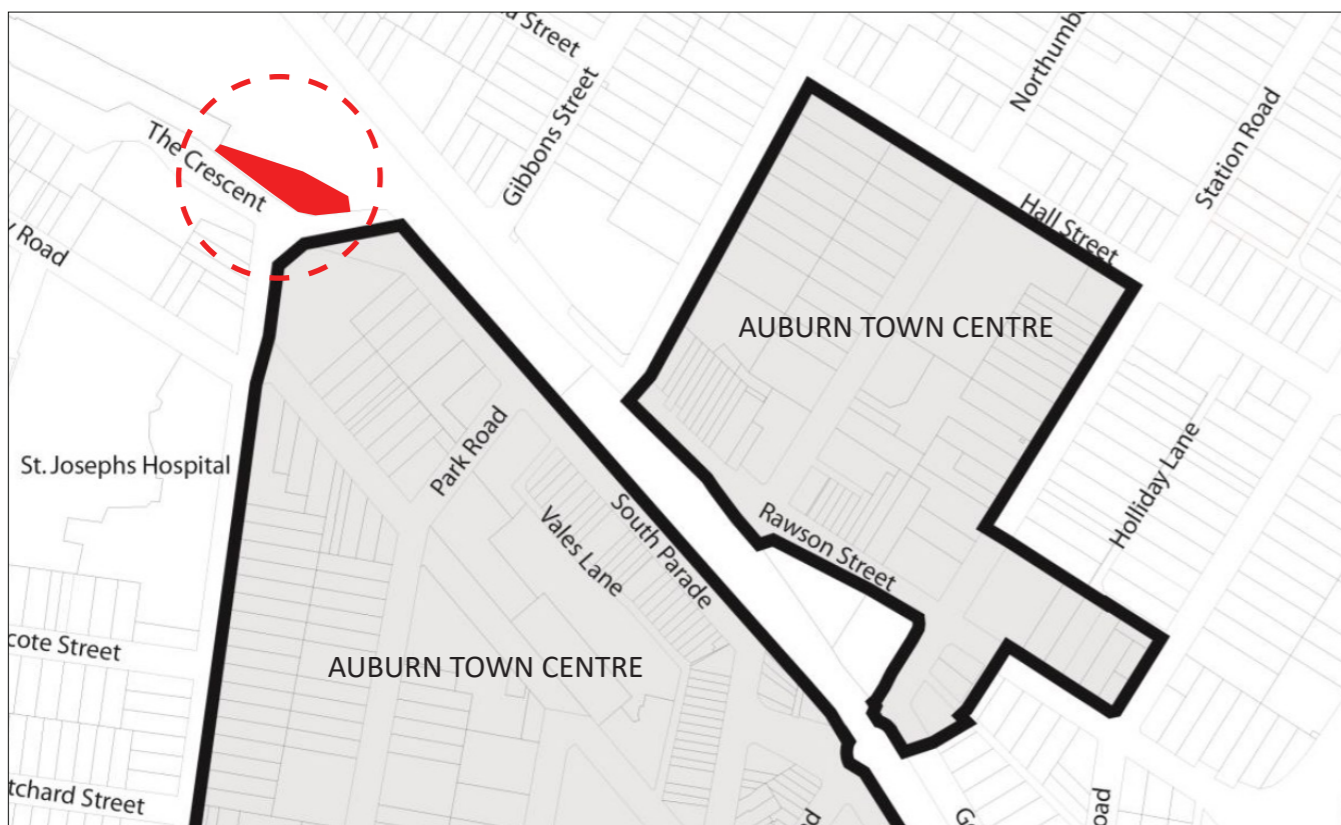
- St Johns Catholic Primary School is 12m from the site
- Sydney Adventist School Auburn is 240m from the site
- Trinity Catholic College is 300m from the site
- Alpha Omega Senior College is 400m from the site

##### To medical centre / hospital

- St Joseph's Hospital, St Joseph's Village and St Vincent's Care Services Auburn are 110m from the site
- Olive Sacred Heart Hospital is 65m from the site

##### Auburn Town Centre

- The site sits on the peripheral of Auburn Town Centre
- Auburn Central commercial precinct is 320m from the site



8 PROXIMITY TO AUBURN TOWN CENTRE  
Source: Auburn Development Control Plan 2010



10

AERIAL MAP

Source: Near Maps

- Subject Site - Existing Commercial Building
- Hospital/Medical Centre/Aged Care
- Commercial /Retail/Mixed Use
- School / Church
- Railway Line / Auburn Train Station

#### SITE CONSTRAINTS

- Site boundary with the railway line
- Shape and size of the lot impacting the configuration of built structures
- Limited access points to the site

#### SITE OPPORTUNITIES

- Retention of existing two storey commercial building and ancillary outdoor car park.
- Close proximity to public transport, community uses, and Auburn Town Centre.



11

WESTERN VIEW OF EXISTING BUILDING

Source: Google Street View



12

ADJACENT SCHOOL - St Johns Catholic Primary

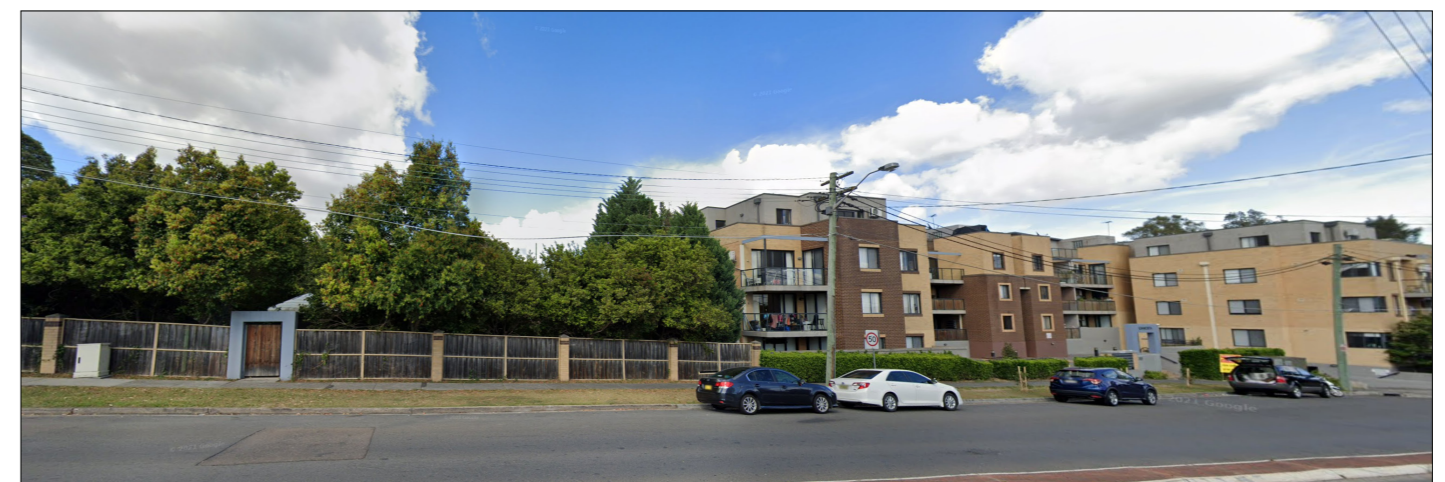
Source: Google Street View



13

EASTERN VIEW OF EXISTING BUILDING AND ANCILLARY CAR PARK

Source: Google Street View



14

188 SOUTH PARADE (ADJACENT SUBJECT SITE) - MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

Source: Google Street View