

Auburn Local Environmental Plan 2010			
Standard	Required/Permitted	Comment	Comply
<b>Part 2 Permitted or Prohibited Development</b>			
Zoning B4 – Mixed Use Objectives	<ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> <li>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> <li>To encourage high density residential development.</li> <li>To encourage appropriate businesses that contribute to economic growth.</li> <li>To achieve an accessible, attractive and safe public domain.</li> </ul>	The development achieves the objectives of the zone.	Yes
Permissible Uses	Shop top housing, commercial premises and food and drink premises.	The development is defined as shop top housing, commercial premises and food and drink premises.	Yes
2.7	Demolition requires Development Consent	Demolition of existing structures has been sought within the subject application.	Yes
<b>Part 4 Principal development standards</b>			
4.3	<b>Height of Buildings</b> 49 metres	<p>The maximum height of buildings applicable to the subject site is 49 metres. Adequate information has not been provided to determine the height of the development.</p> <p><b>Note:</b> The submitted Statement of Environmental Effects indicates the development complies with the height of buildings standard, apart from a lift overrun, which is limited to a height of 50.6 metres, 1.6 metres above the height of buildings standard.</p> <p>However, the Elevation and Section Plans submitted with the Development Application reveals a number of protruding blade / fin walls, as well as elements of the 14 storey residential tower extending beyond the 49 metre height of building standard.</p>	No
4.4	<b>Floor Space Ratio</b> 5:1  <b>Max. Total GFA</b> 29,000m <sup>2</sup>	The total GFA is 28,978.7m <sup>2</sup> , equivalent to an FSR of 4.996:1 of the site.	Yes
4.6	Clause 4.6	The applicant has submitted a written request, justifying the contravention of	No

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		<p>the height of buildings standard, and considers that strict compliance is unreasonable and unnecessary in the circumstances.</p> <p>The submitted Clause 4.6 – Exceptions to Development Standards Statement does not document the full extent of exceedances proposed beyond the Height of Building standard applicable to the site.</p> <p><b>Note:</b> The Elevations and Section plans submitted with the Development Application reveals a number of protruding blade / fin walls, as well as elements of the 14 storey residential tower extending beyond the 49 metre height of building standard applicable to the site, which have not been documented within the submitted Clause 4.6 – Exceptions to Development Standards Statement.</p> <p>A copy of the Applicant's written request is provided at <b>Attachment 2</b>.</p>	<p>Clause 4.6 variation submitted at <b>Attachment 2</b>.</p>
<b>Part 5 Miscellaneous provisions</b>			
5.10	<b>Heritage</b>	<p>The site is not heritage listed, however, is located within the vicinity of 3 heritage items, which are as follows:-</p> <ul style="list-style-type: none"> <li>• 54 Queen Street Auburn – <i>Auburn Ambulance Station</i>;</li> <li>• 8-10 Mary Street, Auburn – <i>Dwelling</i>; and</li> <li>• 4 Auburn Road, Auburn – <i>Jack Lang Plaque</i>.</li> </ul> <p>The Development Application was reviewed by Council's Heritage advisor, who raised no objections to the proposal.</p>	Yes
<b>Part 6 Additional local provisions</b>			
6.1	<b>Acid Sulfate Soils</b> Class 5 – Acid Sulfate Soils	The subject site is not within 500 metres of Class 1, 2, 3 or 4 land, and as such, an Acid Sulfate Soils Management Plan is not required to be submitted.	Yes
6.3	<b>Flood Planning</b> Overland Flows	<p>The site is affected by overland flows.</p> <p>Council's Development Engineer has raised concerns with flood planning as follows:-</p>	<b>No</b>

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		<ul style="list-style-type: none"> <li>A copy of the DRAINS model has not been submitted.</li> <li>There are inconsistencies in the flood levels used in the Flood Study prepared by Hyder Consulting Pty Ltd, dated 23 April 2015. In addition, the model did not consider the storage of 3,400m<sup>3</sup> as part of the development.</li> <li>Overland flow from adjacent properties has not been maintained by the proposal.</li> </ul>	
6.5	<b>Terrestrial Biodiversity</b>	The site is not affected by biodiversity.	N/A
6.6	<b>Riparian land and watercourses</b>	The site is not affected by a watercourse.	N/A
6.8	<b>Salinity</b> Moderate Salinity	The site is located on lands identified as being affected by moderate salinity.	Can be Conditioned