

Auburn Local Environmental Plan 2010																																							
Standard	Required/Permitted		Comment		Comply																																		
Part 2 Permitted or Prohibited Development																																							
Zoning R4 – High Density Residential Objectives	<ul style="list-style-type: none">To provide for the housing needs of the community within a higher 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.To encourage high density residential development in close proximity to bus service nodes and railway stations.		The development achieves the objectives of the zone.		Yes																																		
Permissible Uses	Residential flat buildings		The development is defined as 4 x residential flat buildings.		Yes																																		
2.7	Demolition requires Development Consent		Not Applicable.		N/A																																		
Part 4 Principal development standards																																							
4.3	Height of Buildings <ul style="list-style-type: none">2-8 Church Street - 27m10-16 Church Street - 22.9m18-24 Church Street - 16.9m26-36 Church Street - 14.9m <table><tr><th>Address</th><th>Building</th><th>Permitted</th><th>Proposed</th><th>Variation</th></tr><tr><td>2-8 Church</td><td>Building D</td><td>27m</td><td>29m</td><td>2m / 7.4%</td></tr><tr><td>10-16 Church</td><td>Building C</td><td>22.9m</td><td>30.2m</td><td>7.3m / 31.9%</td></tr><tr><td rowspan="2">18-24 Church</td><td>Building B</td><td>16.9m</td><td>26m</td><td>9.1m / 53.8%</td></tr><tr><td>Building A</td><td>14.9m</td><td>21m</td><td>6.1m / 40.9%</td></tr><tr><td>26-36 Church</td><td>Building A</td><td>14.9m</td><td>18.1m</td><td>3.2m / 21.5%</td></tr></table> <p>*Refer to commentary below under Clause 4.6 of the Auburn LEP 2010.</p>				Address	Building	Permitted	Proposed	Variation	2-8 Church	Building D	27m	29m	2m / 7.4%	10-16 Church	Building C	22.9m	30.2m	7.3m / 31.9%	18-24 Church	Building B	16.9m	26m	9.1m / 53.8%	Building A	14.9m	21m	6.1m / 40.9%	26-36 Church	Building A	14.9m	18.1m	3.2m / 21.5%	No, but Acceptable on Merits					
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4.4	Floor Space Ratio <ul style="list-style-type: none">2-8 Church Street - 2.6:1 + 0.52:1 bonus under SEPP ARH10-16 Church Street - 2.49:1 + 0.5:1 bonus under SEPP ARH18-24 Church Street - 1.49:1 + 0.5:1 bonus under SEPP ARH26-36 Church Street - 1.29:1 + 0.5:1 bonus under SEPP ARH <table><tr><th>Zone</th><th>Permitted</th><th colspan="2">Proposed</th></tr><tr><td rowspan="10">2-8 Church St</td><td rowspan="10">2.6:1 + 0.52:1 bonus</td><td>Basement 1</td><td>229.6m²</td></tr><tr><td>Ground Floor</td><td>684.7m²</td></tr><tr><td>First Floor</td><td>773.5m²</td></tr><tr><td>Second Floor</td><td>773.5m²</td></tr><tr><td>Third Floor</td><td>773.5m²</td></tr><tr><td>Fourth Floor</td><td>773.5m²</td></tr><tr><td>Fifth Floor</td><td>773.5m²</td></tr><tr><td>Sixth Floor</td><td>773.5m²</td></tr><tr><td>Seventh Floor</td><td>773.5m²</td></tr><tr><td>Eighth Floor</td><td>397.7m²</td></tr><tr><td colspan="2">Total</td><td colspan="2">6,726.5m² / 3.13:1</td></tr><tr><td colspan="2">Max. Permitted</td><td>2,152.1 x 3.12:1</td><td>6,714.55m²</td></tr></table>				Zone	Permitted	Proposed		2-8 Church St	2.6:1 + 0.52:1 bonus	Basement 1	229.6m ²	Ground Floor	684.7m ²	First Floor	773.5m ²	Second Floor	773.5m ²	Third Floor	773.5m ²	Fourth Floor	773.5m ²	Fifth Floor	773.5m ²	Sixth Floor	773.5m ²	Seventh Floor	773.5m ²	Eighth Floor	397.7m ²	Total		6,726.5m ² / 3.13:1		Max. Permitted		2,152.1 x 3.12:1	6,714.55m ²	Yes, with Condition
Zone	Permitted	Proposed																																					
2-8 Church St	2.6:1 + 0.52:1 bonus	Basement 1	229.6m ²																																				
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Standard	Required/Permitted		Comment	Comply
	Zone	Permitted	Proposed	
	10-16 Church St	2.49:1 + 0.5:1 bonus	Ground Floor	685.8m ²
			First Floor	753.1m ²
			Second Floor	753.1m ²
			Third Floor	753.1m ²
			Fourth Floor	753.1m ²
			Fifth Floor	753.1m ²
			Sixth Floor	753.1m ²
			Seventh Floor	617.3m ²
			Eighth Floor	513.2m ²
	Total		6,334.9m² / 3:1	
	Max. Permitted		2,108 x 2.99:1	6,302.92m ²
	Zone	Permitted	Proposed	
	18-24 Church St	1.49:1 + 0.5:1 bonus	Ground Floor	651.9m ²
			First Floor	713.6m ²
			Second Floor	713.6m ²
			Third Floor	713.6m ²
		Fourth Floor	713.6m ²	
		Fifth Floor	616.5m ²	
		Sixth Floor	234m ²	
Total		4,356.8m ² / 1.98:1		
Max. Permitted		2,201.7 x 1.99:1	4,381.38m ²	
Zone	Permitted	Proposed		
26-36 Church St	1.29:1 + 0.5:1 bonus	Ground Floor	1082m ²	
		First Floor	1058.1m ²	
		Second Floor	1058.1m ²	
		Third Floor	1058.1m ²	
		Fourth Floor	698.9m ²	
		Fifth Floor	89.9m ²	
Total		4,955.2m ² / 1.37:1		
Max. Permitted		3,670.9 x 1.79:1	6,570.91m ²	
Comment: A condition will be imposed, requiring amended plans be submitted to Council, to ensure the buildings within 2-8 Church Street, Lidcombe, and 10-16 Church Street, Lidcombe, be designed to adhere to maximum permitted Floor Space Ratio (FSR).				
4.6	Clause 4.6	The applicant has submitted a written request, justifying the contravention of the height of buildings standard, and considers that strict compliance is unreasonable and unnecessary in the circumstances. The submitted Clause 4.6 Statement identifies the additional height is supportable. *Refer to commentary in report. A copy of the Applicant's written request is provided at Attachment 2 .		Yes, on Merit Clause 4.6 variation submitted at Attachment 2 .
Part 5 Miscellaneous provisions				
5.10	Heritage	The site is not heritage listed, however, is located within the vicinity of 2 heritage items, which are as		Yes

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Standard	Required/Permitted	Comment	Comply
		<p>follows:-</p> <p>State Item</p> <ul style="list-style-type: none"> <i>Rookwood Cemetery or Necropolis</i> – Item A00718. <p>Local Item</p> <ul style="list-style-type: none"> <i>Lidcombe Signal Box</i> – Item A56 <p>The development application is supported by a Heritage Impact Statement, and the proposal is not expected to negatively impact on the surrounding heritage items.</p>	
Part 6 Additional local provisions			
6.1	Acid Sulfate Soils 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	Flood Planning	The subject site is not flood affected.	N/A