

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 continues to achieve the objectives of the zone.	Yes
Permissible Uses	Shop top housing	The development continues to be defined as <i>shop top housing</i> .	Yes
2.7	Demolition requires Development Consent	Not Applicable.	N/A
<b>Part 4 Principal development standards</b>			
4.3	<b>Height of Buildings</b> 32 metres	No changes are propose to the approved height of the development. The development is maintained to a height of 32.6 metres.	N/A
4.4	<b>Floor Space Ratio</b> 5:1 <ul style="list-style-type: none"> <li>Ground Floor</li> <li>First Floor</li> <li>Second Floor</li> <li>Third Floor</li> <li>Fourth Floor</li> <li>Fifth Floor</li> <li>Sixth Floor</li> <li>Seventh Floor</li> <li>Eighth Floor</li> <li>Ninth Floor</li> <li><b>Total</b></li> <li><b>Max Permitted</b></li> </ul>	No Change - 434m <sup>2</sup> No Change - 390.1m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> 688.7m <sup>2</sup> No Change - 325.7m <sup>2</sup> 5,970.7m <sup>2</sup> / 1,194.5m <sup>2</sup> = 5:1 5,973.5m <sup>2</sup>	Yes
4.6	Clause 4.6	Not Applicable.	N/A
<b>Part 5 Miscellaneous provisions</b>			
5.10	<b>Heritage</b>	The site is not heritage listed, however, is located within the vicinity of 2 heritage items, which are as follows:- <ul style="list-style-type: none"> <li>35-47 Joseph Street, Lidcombe – <i>Fenton House</i>; and</li> <li>Wellington Park (corner of James Street and Joseph Street, Lidcombe), <i>Lidcombe War Memorial Statue</i>.</li> </ul>	Yes

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		The proposed changes are not expected to negatively impact on the surrounding heritage items.	
<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	The site is affected by flooding.  Council's Development Engineer has raised no concerns	Yes
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>	Not Applicable.	N/A