

Auburn Local Environmental Plan 2010			
No.	Required/Permitted	Comment	Comply
Part 2 Permitted or Prohibited Development			
2.1	Land Use Zones	The subject site is zoned Part B4 Mixed Use and Part R4 High Density Residential	N/A
2.2	Zoning of Land to Which Plan Applies		
2.3	Zone Objectives and Land Use Table B4 Mixed Use R4 High Density Residential	The proposed alterations and additions to the existing club are located on B4 Mixed Use zoned land, to which <i>registered clubs</i> are permissible. The proposed substation and temporary OSD are located on R4 High Density Residential zoned land, which are not separately defined land use terms, and are ancillary to development.	Yes
2.4	Unzoned Land	The site is not unzoned.	N/A
2.5	Additional Permitted Uses for Particular Land	The site is not identified in <i>Schedule 1 – Additional Permitted Uses</i> .	N/A
2.6	Subdivision – Consent Requirements	Subdivision is not sought as a part of this application.	N/A
2.7	Demolition Requires Development Consent	Demolition of structures has been sought within the subject application.	Yes
2.8	Temporary Use of Land	Temporary use of land is not sought as a part of this application.	N/A
Part 3 Exempt and Complying Development			
	Exempt and complying development is not applicable to the subject application.		N/A
Part 4 Principal development standards			
4.1	Minimum Subdivision Lot Size	Subdivision is not sought as a part of this application.	N/A
4.1AA	Minimum Subdivision Lot Zone for Community Title Schemes		
4.1A	Minimum Lot Sizes for Dual Occupancies		
4.2	Rural Subdivision		
4.3	Height of Buildings Part 60m Part 36m Part 18m	The proposed alterations and additions to the club are located in the 36m height of buildings zone, with the development maintained to a height of 22.53m. The proposed substation is located in the 18m height of buildings zone, with the substation maintained to a height of 3.9m	Yes
4.4	Floor Space Ratio Part 5:1 Part 1.7:1	The proposed alterations and additions to the club are located in the 5:1 Floor Space Ratio (FSR) zone. The following represents the Gross Floor Area (GFA) of the development. Existing GFA 9,889.67m ² Proposed GFA 5,005.47m ² Total GFA 14,895.14m ² The FSR of the development is maintained to 0.72:1	Yes

Attachment 4

Auburn Local Environmental Plan 2010 Compliance Assessment

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		Note: The proposed substation and temporary OSD are located in the 1.7:1 FSR zone, however, do not contribute to the calculation of GFA.	
4.5	Calculation of Floor Space Ratio and Site Area.	Floor Space Ratio and Site Area have been calculated in accordance with this Clause.	Yes
4.6	Exceptions to Development Standards	Exceptions to development standards are not sought as a part of this application.	N/A
Part 5 Miscellaneous provisions			
5.1	Relevant Acquisition Authority	The site is not identified on the <i>Land Reservation Acquisition Map</i> .	N/A
5.1A	Development on Land Intended to be Acquired for Public Purposes		
5.2	Classification and Reclassification of Public Land	The site is not identified in <i>Schedule 4 – Classification and Reclassification of Public Land</i> .	N/A
5.3	Development Near Zone Boundaries	This clause is not applied for as a part of this application.	N/A
5.4	Controls Relating to Miscellaneous Permissible Uses	The miscellaneous permissible uses as listed within this clause are not applied for as a part of this application.	N/A
5.5	(Repealed)	Repealed.	N/A
5.6	Architectural Roof Features	Architectural roof features are not applied for as a part of this application.	N/A
5.7	Development Below Mean High Water Mark	No applicable controls are listed under this clause.	N/A
5.8	Conversion of Fire Alarms	Conversion of a fire alarm system is not sought as a part of this application.	N/A
5.9	(Repealed)	Repealed	N/A
5.9AA	(Repealed)	Repealed	N/A
5.10	Heritage Conservation	<p>The subject site does not contain a heritage item, and is not located within a heritage conservation area. The site is located within the vicinity of seven (7) heritage items, being:</p> <ul style="list-style-type: none"> - Item 31 – <i>Hotel Lidcombe</i> – John Street, Lidcombe; - Item 32 – <i>Lidcombe Fire Station</i> – 37 Church Street, Lidcombe; - Item 33 – <i>Lidcombe Police Station</i> – 11 John Street, Lidcombe; - Item 35 – <i>Lidcombe Public School and Infants Department</i> – Corner John Street, Doodson Avenue and Mill Street, 	Yes

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		<p>Lidcombe; and</p> <ul style="list-style-type: none"> - Item 39 – <i>St Joachims Catholic Church, Parish Hall and School</i> – John Street and 7 Mary Street, Lidcombe. - Item 40 – <i>Wyatt Park, Haslams Creek, Lidcombe Pool, Lidcombe Oval, Stormwater Drain</i> – Park bounded by Olympic Drive and Boorea Street, Percy and Church Streets. - Item 41 – <i>Stand of Eucalyptus Microcorys</i> – Olympic Drive, Lidcombe <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>	
5.11	Bush Fire Hazard Reduction	Bush fire hazard reduction work authorised by the <i>Rural Fires Act 1997</i> may be carried out on any land without development consent.	Noted
5.12	Infrastructure Development and Use of Existing Buildings of the Crown	This plan does not restrict or prohibit development under <i>State Environmental Planning Policy (Infrastructure) 2007</i> , or the use of existing buildings of the Crown by the Crown.	Noted
5.13	Eco-Tourist Facilities	No applicable controls are listed under this clause.	N/A
5.14	Siding Spring Observatory – Maintain Dark Sky	No applicable controls are listed under this clause.	N/A
5.15	Defence Communications Facility	No applicable controls are listed under this clause.	N/A
5.16	Subdivision of, or Dwellings on, Land in Certain Rural, Residential or Environmental Protection Zones	No applicable controls are listed under this clause.	N/A
5.17	Artificial Waterbodies in Environmentally Sensitive Areas in Areas of Operation of Irrigation Corporations	No applicable controls are listed under this clause.	N/A
5.18	Intensive Livestock Agriculture	No applicable controls are listed under this clause.	N/A
5.19	Pond-Based, Tank-Based and Oyster Aquaculture	Pond-based, tank-based and oyster aquaculture is not applied for as a part of this application.	N/A
Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils Class 5 – Acid Sulfate Soils	The development application is supported by a detailed site investigation, which confirms the site is identified as having a low risk of	Yes

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No.	Required/Permitted	Comment	Comply
		acid sulphate soil material being present. 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.	
6.2	Earthworks	Earthworks have been sought within the subject application, and are considered acceptable, subject to standard conditions of consent.	Yes, with Condition
6.3	Flood Planning Flood Planning	The subject site is flood affected. Council's Development Engineer has reviewed the proposal to be acceptable on the grounds of flood planning, subject to conditions.	Yes
6.4	Foreshore Building Line	The site is not identified on the <i>Foreshore Building Line Map</i> .	N/A
6.5	Essential Services	Services are available on-site.	Yes
6.6	Particular Dual Occupancy Subdivisions Must not be Approved	Dual occupancy subdivisions are not applied for as a part of this application.	N/A
6.7	Location of Sex Services Premises	Sex services premises are not applied for as a part of this application.	N/A
6.8	Arrangements for Contributions to Designated State Public Infrastructure (Carter Street Priority Precinct)	The site is not identified on the <i>Priority Precinct Map</i> .	N/A
6.9	Development in the Commercial Precinct	The site is not identified as the Commercial Precinct on the <i>Key Sites Map</i> .	N/A
6.10	Development of Certain Land at Wentworth Point	The site is not identified in as the Wentworth Point Maritime Precinct on the <i>Key Sites Map</i> .	N/A
6.11	Development of Certain Land at 1A and 1B Queen Street, Auburn	The site is not identified as 1A and 1B Queen Street, Auburn.	N/A