



New South Wales

Auburn Local Environmental Plan 2010 (Amendment No 31)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

HAMISH McNULTY, GENERAL MANAGER,
CUMBERLAND CITY COUNCIL
As delegate for the local plan-making authority

Auburn Local Environmental Plan 2010 (Amendment No 31)

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1 Name of Plan

This Plan is *Auburn Local Environmental Plan 2010 (Amendment No 31)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land at Lidcombe—

- (a) 4 Railway Street, being Lot 1, DP 397,
- (b) 6–8 Railway Street, being Lot 100, DP 793305,
- (c) 10–12 Railway Street, being Lot 6, DP 397, Lot 38, DP 222712 and Lot 101, DP 1248142.

4 Maps

The maps adopted by *Auburn Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

5 Amendment of Auburn Local Environmental Plan 2010

Clause 4.4 Floor space ratio

Insert after clause 4.4(2D)—

- (2E) For development on land in Zone B4 Mixed Use, as shown edged blue on the Floor Space Ratio Map—
 - (a) the floor space ratio for the part of the buildings used for non-residential purposes is not to be less than 0.4:1, and
 - (b) despite subclause (2), the maximum floor space ratio may exceed the floor space ratio shown on the map for the land by 0.3:1 if the floor space ratio for the part of the buildings used for non-residential purposes is not less than 0.6:1.