



FOR SALE

POTENTIAL DEVELOPMENT SITE

10 Simpson Street

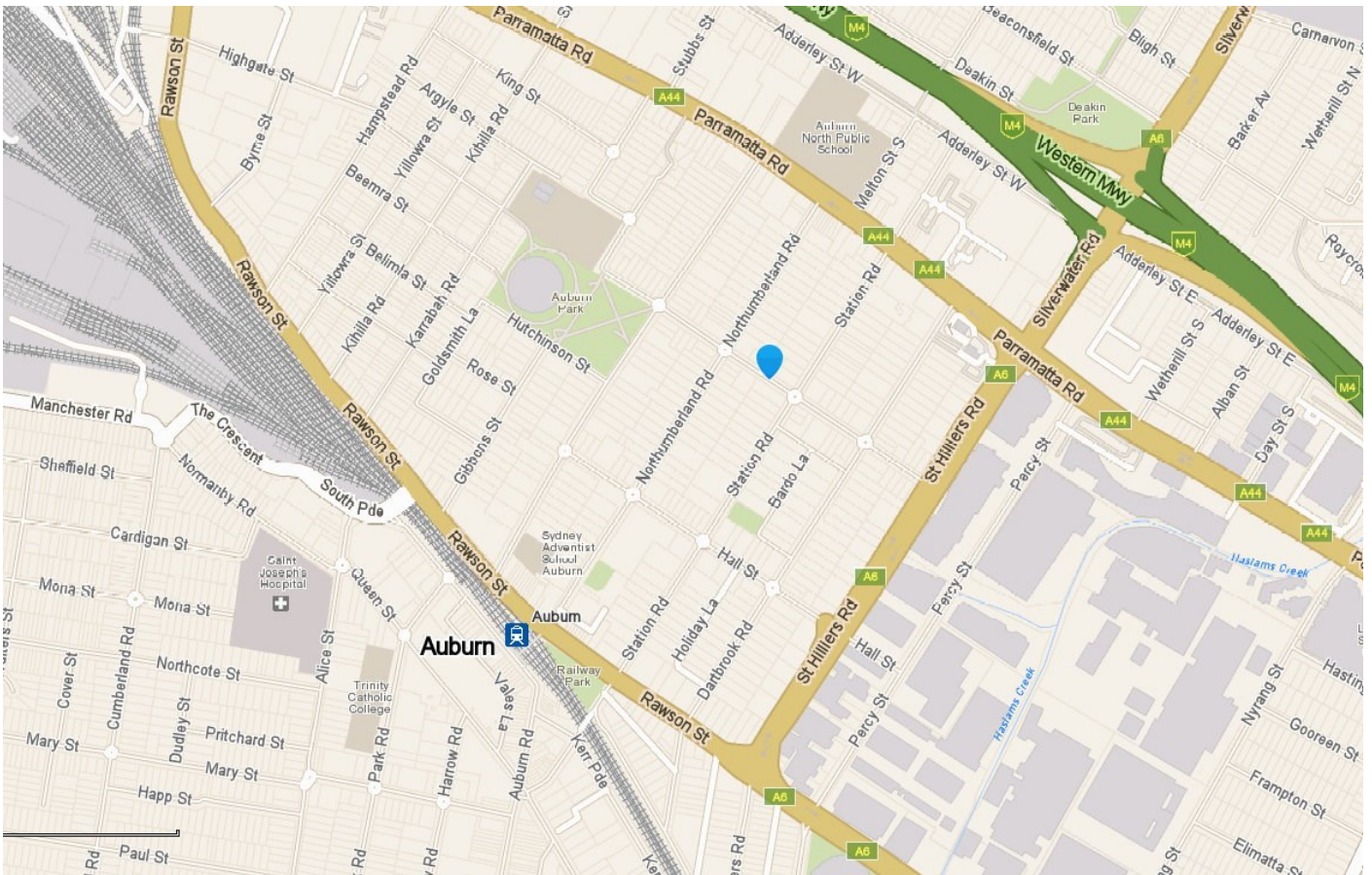
AUBURN NSW



EXECUTIVE SUMMARY

ADDRESS	10 Simpson Street, Auburn NSW
LOT/PLAN	LOT A DP900950
SITE AREA	460 SQM
LOCAL GOVERNMENT AUTHORITY	Cumberland Council
LOCAL DEVELOPMENT PLAN (LEP)	Auburn Local Environment Plan 2010
ZONING	Zone R4 High Density Residential (pub. 29-10-2010)
FLOOR SPACE RATIO	1.7 to 1
BUILDING HEIGHT LIMIT	18 metres
STREET FRONTAGES	Simpson Street
GROSS PASSING INCOME/OUTGOINGS	
DA PROPOSAL	4-5 Storey 20-25 Rooms Boarding House
METHOD OF SALE	Private Treaty





Auburn

Auburn is a Western Sydney suburb in the state of New South Wales, Australia. Auburn is located 18 kilometres west of the Sydney central business district and is in the local government area of Cumberland Council, having previously been the administrative centre of Auburn Council..

Postal code: 2144

Location: 24 km (15 mi) west of Sydney CBD

Population: 37,366 (2016 census)

Auburn has a mixture of residential, commercial and industrial areas. A commercial area is located close to Auburn railway station. There are many multicultural restaurants and cafes.

South of the railway station, the commercial area stretches for approximately 1 km and features many shops, restaurants and supermarkets, including a number of shops and restaurants specialising in Middle Eastern, Turkish and East Asian products and cuisine. This reflects Auburn's history as a popular place of settlement for successive waves of immigrants in Sydney. Some distance north of the town centre clustered around the railway station, commercial and industrial developments are also located along the length of Parramatta Road and surrounding streets.

Auburn railway station is on the Western and Inner West & Leppington lines of the Sydney Trains network, where there are frequent services. It also has a number of bus services, which service Auburn and the surrounding areas.. Transdev NSW has four bus services that operate outside Auburn Station on the South Parade entrance.

*The Cumberland City Council is a local government area located in the western suburbs of Sydney in the state of New South Wales, Australia. The Council was formed on 12 May 2016 from the merger of parts of the Cities of **Auburn**, **Parramatta** (Woodville Ward), and **Holroyd**.*

Auburn Local Environmental Plan 2010

Current version for 15 January 2020 to date (accessed 18 March 2020 at 11:19)

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high 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.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



1. **Auburn Town Centre**
2. **Auburn Railway Station**

The Proposal for 30-35 Rooms Boarding House

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined below:

Local Environmental Plans: Auburn Local Environmental Plan 2010

Land Zoning: R4 High Density Residential (Pub. 29-10-2010)

Height of Building: 18.0 metres

Floor Space Ratio: 1.7:1

Site Area Provided: 460 square metres

GFA: Based on FSR 1.7:1 would be 782 square metres

Height of Building: 5 –6 Levels

Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.



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