
REASONS FOR REFUSAL

DA No: DA-485/2010
Property: 88-90 Water Street, AUBURN
Description: Construction of a new 4 storey building for use as a medical training and research facility with associated site works (Crown Development)

1. The proposed development does not satisfy the aims of the Auburn Local Environmental Plan 2010 at Clause 1.2(2)(c) relating to the protection of areas from inappropriate development.

(Environmental Planning and Assessment Act 1979 s79C(1)(a)(i)).

2. The proposed development does not comply with the Objectives, Performance Criteria and Development Controls of the Parking and Loading part of the Auburn DCP 2010 including:

- Section 2.0 – Off Street Parking Requirements - Objectives a, b, Performance Criteria P1, Development Controls D1, D2
- Section 3.2 – Access Driveway and Circulation roadway Design - Performance Criteria P1, Development Controls D1, D6
- Section 3.3 – Site Distance and Pedestrian Safety - Performance Criteria P1
- Section 3.4 – General Parking Design - Performance Criteria P1, P2, Development Controls D3, D4
- Section 8.3 – Miscellaneous Development Parking Rates – Development Control D1

(Environmental Planning and Assessment Act 1979 s79C(1)(a)(iii)).

3. The proposed development provides insufficient on-site car parking and therefore will have an adverse environmental impact on the locality as the amount of traffic likely to be generated will impact on the movement of traffic in the local road system.

(Environmental Planning and Assessment Act s79C(1)(b)).

4. The proposed development will have an adverse environmental impact in the locality as it is likely to impact on the amenity of adjoining residential development.

(Environmental Planning and Assessment Act 1979 s79C(1)(b)).

5. The site is considered unsuitable to accommodate the proposed development due to the lack of parking proposed which is likely to result in adverse impacts on the future road and traffic network.

(Environmental Planning and Assessment Act 1979 s79C(1)(c)).

6. In the circumstances of the case, approval of the development application is not considered to be in the public interest.

(Environmental Planning and Assessment Act 1979 s79C(1)(e)).

