

DA-368/2013 93-105 Auburn Road & 18 Harrow Road, AUBURN
Public Meeting - Supplementary report for the
Joint Regional Planning Panel

REPORT FOR THE JOINT REGIONAL PLANNING PANEL - DA-368/2013

SUMMARY

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| Applicant | Broadview Group P/L C/- SJB Planning |
| Owner | E K Nominees Pty Limited |
| Application No. | DA-368/2013 |
| Description of Land | Lot 1001 DP 1166744, Lot 1002 DP 1166744, 93-105 Auburn Road & 18 Harrow Road, AUBURN |
| Proposed Development | Construction of a mixed use development comprising a 17 storey building & a 19 storey building containing a total of 246 units & 7 retail tenancies over 4 levels of basement car parking and provision of a publicly accessible "Village Square" and through site link |
| Site Area | 4,849sqm |
| Zoning | Zone B4 - Mixed Use |

Background

- Development application DA-368/2013 was lodged on 26 November 2013.
- A briefing session was held between Council staff and the members of the Joint Regional Planning Panel on 30 January 2014.
- Following the completion of the town planning assessment, an information report was submitted to Council's Ordinary meeting on 16 April 2014. In response to the information report, Council resolved the following:
 - 1. That Council prepare a submission to JRPP stating that the height of this development is totally out of character with the Auburn CBD and that there has been no mandate from the community for such a radical change to the density of the area or height.***
 - 2. That Council hold a public meeting regarding this Development Application and that the result of that meeting be provided as a supplementary report to the JRPP.***

This report constitutes the supplementary report prepared by Council staff as required by point 2 of the above Council resolution.

Public Meeting Information

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| PUBLIC MEETING DATE/TIME: | Tuesday 20 May 2014, 6pm - 7.30pm |
| PUBLIC MEETING VENUE: | Auburn City Council Administration Building (Atrium), 1 Susan Street, Auburn NSW 2144 |
| NOTICE OF PUBLIC MEETING: | Newspaper advertisement, Notice of Council website, Letter to all surrounding property owners and anyone that made a submission of the development application |
| ATTENDANCE: | 17 participants, 3 Auburn Councillors, State Member for Auburn |

Overview

The public meeting comprised an initial presentation made by the applicant; consultant town planner Mr Scott Barwick and the project architect Mr Stewart Dean. The design rationale for the proposed development was explained and the applicable planning controls were addressed.

Following the presentation, Mr Barwick and Mr Dean took questions from the attendees.

The attendees were then invited to break into small groups so as to provide them with an opportunity to raise any additional questions and express any views in relation to the development proposal. Each group was facilitated by a Council town planning staff member. The items that were raised during the initial question time with the applicant as well as the issues discussed within the groups were documented by Council staff.

Issues raised with the applicant

The issues raised by the attendees during the meeting following the applicant's presentation have been summarized as follows:

Built Form/Undesirable Character

- Concern as to why the development has to reach the maximum floor space ratio.
- Concern as to the amount of units within the development. (Less units could achieve better outcome.)
- More development options should have been considered for the site without exceeding height limitations.
- Tower developments are unacceptable within the Auburn LGA.

- Further separation between the building and the southern adjoining buildings should be considered.
- Consideration to the relocation of the walkway from the northern side to the southern side should be considered to reduce shadowing impacts.

Process/Consultation

- Concerns as to lack of community consultation. Community needs to see the reports being issued to JRPP.
- Concerns regarding the recent LEP changes from 3:1 to 5:1 and reasons why the height wasn't changed.

Right-of-way (ROW) Issues

- Concerns as to the potential impacts the development will have on the existing R.O.W from Beatrice Street.
- Concern as to whether adjoining shop owners will retain access to their land particularly during the construction phase of the development.

Traffic Congestion

- Concern in relation to the existing traffic flow problems occurring daily within the Auburn town centre.
- Consideration should be given to the overall impact of other developments approved in the area and the cumulative impact on traffic congestion.
- Questions were raised as to whether the RTA (RMS) was consulted during the assessment process.

Safety/Child Protection

- Concerned raised as to increased traffic in the area and its potential impact on students.
- Concerns were raised as to the potential for the higher apartments to overlook the playgrounds creating child protection and privacy issues.

Applicant response

The consultant town planner and project architect provided a response to a number of questions raised. In particular, the following information was provided by the applicant in relation to building height and scale as well as access to the site:

Height and scale of the development

- The applicant indicated that the tower design, whilst not complying with height controls, was intended to provide an improved urban design outcome with greater amenity being achieved in comparison to a height compliant "block" design. The applicant also indicated that the total number of units proposed could be greater under the current planning controls, but that this option was not currently being pursued for the site. The applicant also noted that the tower design permitted the proposed publicly accessible village square to be provided on ground level together

with the through site link, whilst a conforming block design would generally preclude this outcome from being achieved.

Right of Way issues

- The applicant indicated that the R.O.W would be maintained given that it's a restriction on the land title and that the developer would be required to enter into discussions with individuals benefitting from the R.O.W if works are required to be undertaken in these areas.

Issues raised during group discussions

The issues raised by the attendees during group discussions have been summarized as follows:

General Issues

- Council needs to voice the concerns of the community.
- Overcrowding of the Auburn town centre.
- Concerns as to the process for assessment with a suggestion that an independent report be prepared in view of the size and scale of the development being proposed.
- Concern as to the precedent associated with varying the new standards established under a recently made planning control (Auburn LEP).
- There has been no public discussion and public comment has been ignored.
- Alternative designs have not been explored.
- The southern side of the Auburn LGA lacks adequate park land.
- Good quality design is lacking in both tower design and block design options.
- Auburn needs better quality developments.
- The experience in Auburn town centre with high-rise development has not been positive, such as the Auburn Central development.
- Concern regarding illegal building works once the development is complete.
- The development of the site is not suitable for families as there is insufficient parklands in the area.
- General concern over the LEP provisions allowing developments of this scale.

Traffic, Vehicular Access and Parking

- Traffic congestion concerns in general for Auburn town centre.
- Concern regarding the impacts on traffic at the intersection of Beatrice Street and Auburn Road.
- Concern as to the impact of traffic on Harrow road as this is the entry point to the building.
- Concern in relation to safety of students attending Auburn public school as a result of additional traffic in the locality.
- Concern in relation to the additional pedestrian traffic along Beatrice Street resulting from the development.
- Concern as to the impact on access available to Emergency Services.
- Lack of available street parking

- Concern that the location of the laneway from Harrow Road (shown in the Auburn DCP) has not been incorporated within the development.
- Parking spaces allocated for commercial spaces are unlikely to reduce parking issues existing in the area.
- Applicant should have been required to provide an additional level of parking for commercial and residential use as part of the VPA requirements.
- Insufficient parking proposed for the development.

Building Height and Design

- Concern as to the methodology used in the design resulting in significant heights.
- Concern as to the height of the building, particularly given the topography of the site.
- A lack of compatibility of scale with surrounding developments. The development must be considered in the context of the existing buildings.
- The building façade should be designed to “blend” with adjoining developments.
- Suggestion that building should be reduced in height.
- Balconies should be screened or opaque.
- Concern that FSR took precedent over height ie the permitted FSR under the planning controls encourages the height being currently proposed.
- There are too many apartments in the development.
- The towers appear too bulky.
- Interruption of the shopping centre/ cuts the unity of the shopping centre.
- Suggested increase setback from the southern property boundary

Through-site link and village square

- The through site link makes a positive contribution in terms of pedestrian access.
- Security consideration should be made in relation to after-hours access through the site.
- Village square is isolated and would be subject to safety issues.
- Insufficient open space within the site.

Shadow Impacts

- Little or no relief from shadow is available to the southern properties.
- It was suggested that Block A be shifted to the west to improve shadow on adjoining southern commercial properties facing Auburn Road
- It was suggested that the proposed Village Square be located adjacent to the street.
- Concern as to the impact on adjoining properties of the proposed hard edge construction to the common property boundary.
- Impact of shadow on adjoining southern properties, particularly in terms of mould, rot and dampness.

Child Protection

- Concern that residents of the towers will have an unimpeded sight lines to the children using surrounding schools.

Access to Right-of-way

- Concern that access to the right-of-way over the southern laneway will be unavailable during the construction phase of the development.

Impacts of Construction

- Request that an appropriate construction management plan be prepared for the development to ensure adequate consultation with adjoining site owners, including schools, so that impacts on peak hour movements of the schools is minimized.

Fire Safety

- Concern in relation to future residents being unable to egress the site in the event of a fire.
- Concern as to the impact of the development on the power grid.

Noise

- Impact of noise from village square on church hall to the north.

Site Design

- Consideration should be given to amalgamating the site with the Beatrice Street shops to the south.