

Our Ref: 0050/12lt3

31 March 2014

The General Manager
Auburn City Council
PO Box 118
AUBURN NSW 1835

Attention: Mr Glenn Francis

Dear Glenn,

**RESPONSE TO ADDITIONAL INFORMATION REQUEST- S96/DA-16/2013
6-14 PARK ROAD, AUBURN**

As you are aware, we act on behalf of the applicant in relation to the proposed development at the above property. The purpose of this letter is to respond to the issues raised by Council in the letter dated 20 March 2014.

Also provided with this submission is a revised set of architectural plans, highlighting each amended aspect of the proposal. We are confident that the amended documents appropriately respond to the issues identified by Council. Provided below is a response to each issue raised:

1. The SEE does not go into detail about the degree of deep soil, landscaped and communal areas that would be provided as a result of the proposed modifications. Further, the SEE needs to demonstrate whether the proposed changes will result in compliance with the relevant town planning considerations (including compliance with SEPP 65).

Response:

The modified proposal provides 972.33m² or 32.7% of communal open space, which, comprises ground floor open space of 822.33m² and a first floor podium of 150m². This provision exceeds SEPP 65 requirements of between 25-30% of the site as communal open space and does not contravene any DCP provisions.

Provided within the communal open space area is 272.5m² of podium planting, including shrubs, ground covers and some small trees (within 1m deep planter boxes) and natural turf within the central seating areas at the ground floor. SEPP 65 provides 'rules of thumb' in relation to podium planting within development proposals, as follows:

" Small trees: Minimum soil volume 9m³, soil depth 800mm, soil area 3.5m x 3.5m.
Turf: Minimum soil depths 300-450mm."

The proposed Landscape Plan prepared by *Vision Dynamics*, has been modified to provide suitable vegetation within the proposed podium planter boxes. Refer to these plans for further details of species, soil depth and irrigation systems to sustain the proposed plantings.

As noted previously in the submitted SEE, no deep soil will be provided on the site as a result of the proposed modification. The RFDC contains design guidance relating to the provision of deep soil

zones to promote healthy growth of large trees and to allow the infiltration of rain water. The 'rule of thumb' relating to deep soil states that:

" A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building."

The proposal does not include deep soil areas as the site will be 'built out', in keeping with the character of the surrounding retail and commercial developments within the Auburn Town Centre. As the site is within a mixed use zone, the likely future character of the area will include developments with no deep soil, albeit containing landscaping within podium planters. Accordingly, the proposed development is consistent with the existing and likely future development of the immediate 'urban area'.

The Stormwater Plans submitted with the development application provides details of appropriate water management, infiltration and on-site detention. Therefore, despite not providing deep soil areas at the site, the proposed development contains landscape treatments within podium planters and as well as stormwater treatment measures integrated into the building design. The proposal is therefore entirely consistent with the intent of the 'rule of thumb'. Despite not providing deep soil areas, the proposal is consistent with Council's DCP for mixed-use development within Local Centres (Section 7.0, D1-D5) which does not require deep soil areas. We note that in this instance, the DCP takes precedence over RFDC 'rules of thumb'.

This Section 96 application is to allow for a suitable basement and ground floor footprint to support a larger building. This is due to the Planning Proposal initiated by Auburn Council to allow an FSR of 5:1 on the subject site, when compared to the existing 3:1 FSR maximum. It is intended a separate application will be submitted in due course to adapt the proposed building above the ground floor for additional floorspace. The proposed basement and ground floor changes if approved, will allow the construction of the lower levels of the proposal to commence.

2. Confirmation needs to be provided of the floor to ceiling height of the ground floor commercial area as a result of the proposed amendments.

Response:

The Section 96 Plan submitted on 11 February 2014, provides a revised floor to ceiling height for the ground floor of between 3900mm and 4100mm. This vastly exceeds Council's minimum requirement of 3300mm for ground floor areas within Local Centres (Section 2.1, D1).

We trust that the information provided adequately responds to the matters raised by Council. However, should you have any questions or wish to discuss the application please do not hesitate to contact our office.

Yours faithfully,
Planning Ingenuity Pty Ltd



Jeff Mead
DIRECTOR