

Auburn City Council Addendum Submission to the Joint Regional Planning Panel

Development Application Number 359/2014 For 5 to 7 Northumberland Road Auburn - Clause 5.6 of the Auburn Local Environmental Plan 2010

Height of buildings (Clause 4.3(1))

The maximum height of buildings specific on the Auburn Local Environmental Plan 2010 map 002 is 38 metres.

Comment

The height of the building is identified as being 39.2 metres from the natural ground level to the topmost part of the roof being the parapet (Excluding the design element facing Northumberland Road). A variation of 1,200 mm occurs for the parapet.

There is a roof top design element facing Northumberland Road which exceeds the height limit by as much as 4.4 metres.

The applicant is requesting that the Joint Regional Planning Panel support the variation under Clause 5.6 "Architectural roof features" and not Clause 4.6 "Exceptions to development standards" as follows.

Clause 5.6 "Architectural roof features" applicant's response

As per Page 1 of the applicants submission dated 15 June 2015, the elements projecting above the 38 metre height limit are limited to a decorative portion at the western corner of the building and the parapet that wraps around the north eastern and north western facades of the building. They exist to provide visual interest and a decorative function to the upper level of the building. The building could be constructed without the elements but a less appealing building would result. The features are not used as advertising structures, do not provide additional floor area and gives rise to negligible additional shadow impacts.

Clause 5.6 "Architectural roof features" Planners comment

The roof feature incorporates two blade walls and a solid element connecting the blades with louvres between. It is identified that:-

- The design element is a decorative feature.
- The design element is not an advertising structure.
- The design element does not include floor space and not capable of being converted to additional floor space.
- The design element does not create additional shadowing onto adjoining areas.

A similar conclusion is found to the roof parapet.

The building when viewed from Northumberland Road is provided with a series of rectangular built forms with the design elements on the uppermost levels forming part of the built form. As such the design elements may be supported as decorative roof features under Clause 5.6 of the Auburn Local Environmental Plan 2010.