

Addendum to Report for 1-3 Dartbrook Road, Auburn

Responsible Department: Development, Environment and Infrastructure
Officer: Glenn Dawes (Senior Development Assessment Officer)
File Number: DA-234/2015/A
Delivery Program Code: ACC - 2a.1.1.3: Assess development applications, complying development and construction certificates.

Summary:

Council is in receipt of an additional submission in regards to DA-234/2015/A being a review for use of an unauthorised basement conversion into a gym to operate 24 hours a day 7 days a week and installation of external signage. The purposes of the addendum is to notify the Cumberland Independent Hearing Assessment Panel of the additional submission and that it should be read in conjunction with the submitted Delegated Assessment Report.

Report:

One additional submission was received in regards to the proposal. The details of the submission are as follows;

- *Concern is raised as to the basement of the mosque never being used for the purposes of parking vehicles related to the mosque use.*

Comment: It is noted that the original development application for the mosque and the subsequent alterations and additions to the mosque incorporated a basement level for the purposes of parking relating to the mosque use. Council has not approved any additional uses to be permitted within the basement to facilitate the unauthorised works associated with the subject application. It should be noted that Council officers have recommended that the subject application be refused on the basis of insufficient parking provided for both the existing mosque use and the proposed gymnasium.

- *Concern is raised as to the use of a gymnasium (being a commercial premises) within a low density residential zone (Zone R2).*

Comment: The subject site is zoned R2 Low Density Residential under the provisions of ALEP 2010, where the proposed use for the gymnasium (recreational facilities (indoor)) is permissible with development consent within the R2 zone. Council officers have raised concern as to the number of parking spaces provided to service the mosque use and proposed gymnasium use and as such have recommended that the proposal be refused on this basis.

Conclusion:

Council officers have noted the additional submission and have provided comment as detailed above. The conclusions as nominated in Councils Delegated Assessment report as submitted will remain unchanged.

Consultation:

Council officers have contacted the author of the submission to provide information as to the receipt of the submission and the upcoming Cumberland Independent Hearing and Assessment Panel meeting. This will be followed by formal written correspondence.

Report Recommendation:

That the report be received and considered in conjunction with Councils Delegated Assessment Report listed as Item 016/16 in the Business Paper.

Attachments (to be circulated to CIHAP members only under separate cover):

1. Submission - T076700/2016