

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-158
DA Number	DA2020/0542
LGA	Cumberland City
Proposed Development	Demolition of existing structures and construction of a 12-storey mixed use building comprising 4 ground floor retail spaces, a boarding house development containing 101 boarding rooms and 84 residential apartments over 4 levels of basement parking, including landscaping and associated site improvement works
Street Address	14 -22 Mary Street AUBURN NSW
Applicant/Owner	Rolz Group Pty Ltd / Labesu Pty Limited
Date of DA lodgement	7 October 2020
Number of Submissions	6
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	CIV >\$ 30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • Statement Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65) • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) • Auburn LEP 2010 • Auburn DCP 2010
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Notice of Determination • Architectural Plans • Stormwater/Engineering Plans • Submissions Received • DEP minutes (original scheme) • Applicant response to DEP comments and other matter raised • Submitted Cl4.6 request prepared on behalf of applicant • Locality Map • Appendices A, B, C and D (legislation compliance tables)
Clause 4.6 requests	<ul style="list-style-type: none"> • LEP height control – 38m/41.1m proposed (8.25% variation)
Summary of key submissions	<ul style="list-style-type: none"> • Excessive density • Traffic and parking • Out of character
Report prepared by	Brett Brown, consultant planner (Ingham Planning Pty Ltd)
Report date	26 May 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (\$7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

**Not
Applicable**

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

