

SYDNEY CENTRAL CITY PLANNING PANEL

ADDENDUM TO REPORT 10 JUNE 2021

TO: Sydney Central City Planning Panel

SUBJECT: 14 -22 Mary Street AUBURN NSW

FILE No: DA2020/0542

PANEL REFERENCE: PPSSCC-158

Application lodged	17 October 2020
Applicant	Rolz Group Pty Ltd
Owner	Labesu Pty Limited
Application No.	DA2020/0542
Description of Land	14-22 Mary Street AUBURN NSW
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
Site Area	2,286.00 m2
Zoning	B4 Mixed Use
Disclosure of political donations and gifts	Nil disclosure
Heritage	Not heritage listed or in Heritage Conservation Area but in the vicinity of 2 items
Principal Development Standards	FSR - Complies Permissible: Base FSR 5:1 ARHSEPP bonus (20% of Boarding House FSR) 0.32:1 Proposed: 5.22:1 Height of Building – Does not comply Permissible: 38m Proposed: 41.1m
Issues	Height, bulk and scale, non-compliance with DCP Site cover, building envelope and deep soil requirements, overshadowing

SUMMARY

1. Omission from Assessment Report

The SSCCPP has noted the following in relation to the Assessment report:

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There appears to be an omission towards the top of page 12 of the Council's assessment report, with no content following "Applicant's Justification:". I have read the Applicant's cl. 4.6 request to confirm that it has been addressed (as the Panel is required to do under Clause 4.6), but it would be appropriate for the report (or a supplement to it) to address it, for procedural certainty.

2. Omission from the draft conditions of consent

It has come to Council's attention that the draft conditions did not include a requirement for consolidation of the existing lots.

REPORT

In response to 1. above it is noted that the relevant excerpt from the applicant's Clause 4.6 states:

It is our opinion that there are sufficient environmental planning grounds to justify contravening the building height standard in this instance. These are as follows:

- *The proposed development is consistent with the objectives of the zone and the objectives of the building height control.*
- *The proposal does not result in any adverse impacts on adjoining properties.*
- *The height variation equates to a maximum of 3.1m for a minor portion of the building and is not visually prominent.*
- *The area of exceedance is for the provision of a lift overrun and communal open space, not any habitable floor space.*

It is considered that the objectives of the LEP height standard are achieved in this instance where the proposal produces a high-quality built form that ensures a high level of amenity for residents. In addition, the proposed materials and finishes and landscape strategy further reinforces how the development will integrate with the Auburn Tow [sic] Centre.

Whilst the building form exceeds the building height control applicable to the site, it is considered that the proposed design does not unreasonably detract from the amenity of adjacent residents or the existing quality of the environment as demonstrated in the Architectural Plans by Urbanlink.

Strict compliance with the building height standard would require the deletion of the communal open space on the roof which would significantly reduce the site's potential to facilitate higher density residential development whilst ensuring an appropriate level of amenity.

As noted in the Assessment report the above grounds are considered to be satisfactory in the circumstances.

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In response to 2. Above, the draft conditions have been updated to include the following condition:

106. *DAOCH04 - Evidence of Consolidation*
The existing allotments shall be consolidated into a single lot. Evidence that the plan of consolidation has been registered as a deposited plan by the NSW Land Registry Services must be submitted to Council prior to the issue of the Occupation Certificate.

(Reason: Information)

CONCLUSION

The above matters have been suitably addressed.