

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 May 2021
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, David Ryan and Ned Attie
APOLOGIES	Eddy Sarkis
DECLARATIONS OF INTEREST	None

Papers circulated electronically 7 May 2021.

MATTER DETERMINED

PPSSCC-219 - DA2021/0040 – Cumberland - 93 St Hilliers Road, Auburn, Partial demolition of existing structures, subdivision into two (2) lots, and construction of an 8-storey hotel over a semi-basement car parking level and associated signage (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report subject to final clarification of ensuring that the approval relates to the correct legal identification of the site.

The decision was unanimous.

REASONS FOR THE DECISION





- The redevelopment will be a positive outcome for the site and area.
- The parking in the front setback is existing and already screened by significant landscape. As it is existing and heavily screened and the proposal will increase the extent of this landscaping it is not considered to set a precedent for future development applications.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were no written submissions received during the public exhibition period.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 David Ryan	 Ned Attie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-219 - DA2021/0040 – Cumberland
2	PROPOSED DEVELOPMENT	Partial demolition of existing structures, subdivision into two (2) lots, and construction of an 8-storey hotel over a semi-basement car parking level and associated signage
3	STREET ADDRESS	93 St Hilliers Road, Auburn
4	APPLICANT/OWNER	Applicant - Good Luck Plaza (Blacktown) Pty Ltd c/- Mecone NSW Pty Ltd Owner - Lesso Mall Development (Auburn) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV >\$ 30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: • State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional SEPP) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) • State Environmental Planning Policy No 64—Advertising and Signage (SEPP 64) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) • Auburn Local Environmental Plan 2010 (ALEP 2010) • Draft environmental planning instruments: • Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP) • Draft Cumberland Local Environmental Plan 2020 (Draft CLEP 2020) • Development control plans: • Auburn Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: • Coastal zone management plan: [Nil] • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 7 May 2021 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically 7 May 2021. • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually. • Final briefing to discuss council's recommendation, 13th May 2021, 9.30am (teleconference) Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u> – Abigail Goldberg (Chair), David Ryan, Ned Attie and Gabrielle Morrish. ○ <u>Council assessment staff</u>: Jai Shankar, Michael Lawani and Reenie Rounds ○ <u>Matters discussed</u> –

		<ul style="list-style-type: none"> ▪ Retention of existing parking within the front setback ▪ Adequacy of the remaining parking provision for the rest of the site that does not form part of the development application ▪ The legal definition of the site subject of the DA.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report