

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC- 248
DA Number	DA2021/0132
LGA	Cumberland
Proposed Development	Alterations and additions to the existing building (Keighery Hotel), demolition of select structures, and construction of a 15 storey mixed use building comprising 96 residential units, ground floor retail tenancy and basement car parking
Street Address	51 Rawson Street, AUBURN NSW 2144
Applicant/Owner	Redcape Hotel Group C/- Urbis / Mahf Custodian Pty Ltd
Date of DA lodgement	18 March 2021
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	CIV > \$30 million Crown Development
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 and Regional SEPP) • State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) • 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) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Auburn Local Environmental Plan 2010 (ALEP 2010) • Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP) • Draft Cumberland Local Environmental Plan (Draft CLEP) • Auburn Development Control Plan 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 • Landscape Plans • Submission Received • Statement of Heritage Impact • Historical Archaeological Assessment • Visual Impact Statement • DEP Comments & Applicant's Justification • SEPP 65 ADG Assessment Table • ALEP 2010 Assessment Table • Clause 4.6 Variation Request • ADCP 2010 Assessment Table
Clause 4.6 requests	<ul style="list-style-type: none"> • Variation sought to the maximum building height of 38 metres at Clause 4.3 of the Auburn LEP 2010 – 44.7% variation sought
Summary of key submissions	<ul style="list-style-type: none"> • Heritage impacts • Overshadowing • Overdevelopment of the site • Building height • Bulk and scale
Report prepared by	Rennie Rounds (Executive Planner)
Report date	27 October 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?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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 (S7.24)?

Not Applicable

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

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