

ATTACHMENT 10 - ALEP 2010 Assessment Table

DEVELOPMENT STANDARD	COMPLIES	DISCUSSION
4.3 Height of Buildings 38 metre maximum building height	N	The building maintains a maximum building height of 55 metres, a variation to the maximum building height of 17 metres or 44.7%. It is acknowledged that the building has been designed to achieve the maximum 55 metre building height proposed under the Draft Cumberland Local Environmental Plan, which is pending gazettal.
4.4 Floor space ratio 5:1 maximum floor space ratio	Y	The development provides a total gross floor area of 10,405.2m ² which equates to a total floor space ratio of 4.74:1.
4.6 Exceptions to development standards	-	<p>The building maintains a maximum building height of 55 metres, a variation to the maximum building height of 17 metres or 44.7%.</p> <p>Refer to the following Clause 4.6 variation discussion in relation the building height departure and the Clause 4.6 request at Attachment 11 to this Report.</p>
5.10 Heritage Conservation	Y	<p>The site is identified as a heritage item of local significance pursuant to the provisions of Schedule 5 (Environmental heritage) of the ALEP 2010. The subject site is identified as I16 – “Keighery Hotel”.</p> <p>The development application has been accompanied by a Statement of Heritage Impact (SoHI) prepared by GBA Heritage to determine the suitability of the design and the heritage impact of the proposal, in accordance with Clause (5) of the ALEP 2010.</p> <p>The SoHI relevantly concludes that:</p> <p><i>In the context of the precinct and with the ensured restoration of the heritage item, the proposal is supported by GBA Heritage as having an acceptable heritage impact.</i></p> <p><i>We recommend the following:</i></p> <ul style="list-style-type: none"> <i>The curtilage of the Keighery Hotel’s heritage listing should be</i>

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		<p><i>reduced to exclude the rear car park.</i></p> <ul style="list-style-type: none"> <i>A photographic archival recording should be undertaken before, during and after construction works.</i> <p>As part of the assessment of the development application, Council engaged an independent heritage consultant to undertake a peer review of the SoHI.</p> <p>The heritage consultant has endorsed the SoHI by GBA Heritage, the concept designs prepared by Integrated Design Group and support the conclusions made by Urbis in the Historical Archaeological Impact Assessment and Heritage Setting – View Analysis reports for the listed heritage property - The Keighery Hotel at 51 Rawson Street, Auburn.</p> <p>Refer to the table at the External Referrals section of this Report for a detailed discussion.</p> <p>Having regard to the provisions of Clause 5.10(4), Council has considered the effect of the proposed development on the heritage significance of the Keighery Hotel and the development is considered to satisfy the objectives of Clause 5.10.</p>
5.21 Flood planning	-	The site is not identified as flood affected.
6.1 Acid Sulfate Soils	Y	The site comprises Class 5 acid sulfate soils. A standard condition of consent to address the management of the acid sulfate soil affectation of the site has been recommended.