

DETERMINATION AND STATEMENT OF REASONS

SYDNEY Central CITY PLANNING PANEL

DATE OF DETERMINATION	15 November 2021
DATE OF PANEL DECISION	15 November 2021
DATE OF PANEL MEETING	11 November 2021
PANEL MEMBERS	Abigail Goldberg (Chair), Noni Ruker, David Ryan and Ned Attie
APOLOGIES	Eddy Sarkis
DECLARATIONS OF INTEREST	None

Papers circulated electronically 28 October 2021.

MATTER DETERMINED

PPSSCC-248 – Cumberland – DA2021/0132, 51 Rawson Street, Auburn, 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 (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 the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report. The panel decision included careful consideration of the site context within a town centre setting and the panel is satisfied that the proposal has addressed issues arising from this.

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 considered 1 written submission made during the public exhibition. The Panel notes that issues of concern in the written submission included:

- Heritage impacts
- Overshadowing
- Overdevelopment of the site
- Building height
- Bulk and scale

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and through conditions.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Noni Ruker
 David Ryan	 Ned Attie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-248 – Cumberland – DA2021/0132
2	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
3	STREET ADDRESS	51 Rawson Street, Auburn
4	APPLICANT/OWNER	Redcape Hotel Group C/- Urbis / Mahf Custodian Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP 2011) 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 Draft environmental planning instruments: Draft Cumberland Local Environmental Plan (Draft CLEP Development control plans: <ul style="list-style-type: none"> Auburn Development Control Plan 2010 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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

		<ul style="list-style-type: none"> • 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: 27 October 2021 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Papers were circulated electronically 28 October 2021. • Briefing: 14 September 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan and Noni Ruker ○ <u>Council assessment staff</u>: Jai Shankar, Michael Lawani, Harley Pearman, Rennie Rounds, Esra Calim, Rashika Rani and Sarah Hussein • Site inspection: 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: 11 November 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Noni Ruker, David Ryan and Ned Attie ○ <u>Council assessment staff</u>: Michael Lawani, Jai Shankar, Harley Pearman, Esra Calim, Ravi Tulachan and Sarah Hussein
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report