

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	16 October 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Ned Attie and Eddy Sarkis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 October 2020.

MATTER DETERMINED

PPSSCC-85 – Cumberland - DA2020/0182 - 30 Kerr Parade, Auburn - SP 19831 and 32-40 Kerr Parade, Auburn - DP1230735, Demolition of existing structures and construction of a twelve (12) storey boarding house with a ground floor commercial tenancy and four levels of basement parking including associated landscaping and site works (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the application for the reasons outlined in the Council assessment report.

The decision was **unanimous**.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with amendments to Condition 2 in red as follows –

Condition 2 - Approved Plans and Supporting Documents

The development must be carried out in accordance with the following endorsed plans and documents, except as otherwise provided by the conditions of this consent.

Reference/Dwg No	Title/Description	Prepared By	Date/s
DA-1001 C	Basement 04 and 03	Urban Link	8/7/20
DA-1002 C	Basement 02 and 01	Urban Link	8/7/20
DA-1003 C	Basement 01	Urban Link	8/7/20
DA-1004 B	Ground Floor Plan	Urban Link	22/6/20
DA-1005 C	Floor Plans Level 01	Urban Link	8/7/20
DA-1006 B	Floor Plans Level 02	Urban Link	22/6/20
DA-1007 B	Floor Plans Level 03-04	Urban Link	22/6/20
DA-1008 C	Floor Plans Level 05	Urban Link	8/7/20
DA-1009 B	Floor Plans Level 06	Urban Link	22/6/20
DA-1010 B	Floor Plans Level 07-09	Urban Link	22/6/20

DA-1011 B	Floor Plans Level 10	Urban Link	22/6/20
DA-1012 B	Floor Plans Level 11	Urban Link	22/6/20
DA-1013 B	Roof Plan	Urban Link	22/6/20
DA-1412 A	Diagram Landscape	Urban Link	26/3/20
DA-1413 B	Accessible Room Layouts	Urban Link	22/6/20
DA-1413	Level 01 and 05 Detail	Urban Link	8/7/20
DA-2001 B	Elevations - North and South	Urban Link	22/6/20
DA-2002 D	Elevations East	Urban Link	7/10/20
DA-2003 D	Elevations - West	Urban Link	7/10/20
DA-2004 B	Elevations - Streetscape	Urban Link	22/6/20
DA-3001 C	Sections AA	Urban Link	8/7/20
DA-3002 B	Sections BB	Urban Link	22/6/20
DA-3003 C	Sections CC and DD	Urban Link	8/7/20
DA-3004 B	Sections Tree Details	Urban Link	22/6/20
DA-9001 B	Finishes Schedule	Urban Link	22/6/20
DA-9002 B	3D Perspective	Urban Link	22/6/20
DA-9003 B	3D Entry	Urban Link	22/6/20
SW100 D	Cover Sheet	SGC	15/6/20
SW200 D	Stormwater Concept Design – Basement Plan	SGC	15/6/20
SW201 D	Stormwater Concept Design – Ground Floor Plan	SGC	15/6/20
SW202 D	Stormwater Concept Design – Roof Plan	SGC	15/6/20
SW300 D	Stormwater Concept Design – Details Sheet	SGC	15/6/20
SW400 D	Erosion and Sediment Control – Plan and Details	SGC	15/6/20
SS20-4337 000 E	Landscape Coversheet	Site Image	15/7/20
SS20-4337 101 C	Landscape Plan Ground Floor	Site Image	16/6/20
SS20-4337 102 E	Landscape Plan Typical Level 1 and 5	Site Image	15/7/20
SS20-4337 103 C	Landscape Plan Typical Level 2 and 6	Site Image	16/6/20
SS20-4337 104 C	Landscape Plan Level 10	Site Image	16/6/20
SS20-4337 501 A	Landscape Details	Site Image	17/3/20
7920455	Arboricultural Impact Statement	TALC	19/3/20
Cert. No.1087135M	BASIX Certificate	Carisma Constructions	30/4/20

E24594.E01 Rev1	Preliminary Site Investigation	EI Australia	20/3/20
7920463	Amended Waste Management Plan	Dickens Solutions	June 2020
20-009 B	Accessibility Report	Access Link Consulting	20/3/20
7920503	Plan of Management	Urban Link	26/3/20
1020036 R01F	Acoustic Report	Acoustic Works	17/3/20
WF371-1F02(REV0)	Pedestrian Wind Environment Statement	Windtech	9/3/20
	General Terms of Approval	Transport NSW – Sydney Trains	26/8/20





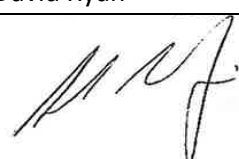
(Reason: To confirm and clarify the details of the approval)

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition. The Panel notes that issues of concern included:

- Overshadowing
- Construction hours.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-85 – Cumberland - DA2020/0182 - 30 Kerr Parade, Auburn
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a twelve (12) storey boarding house with a ground floor commercial tenancy and four levels of basement parking including associated landscaping and site works
3	STREET ADDRESS	30 Kerr Parade, Auburn - SP 19831 and 32-40 Kerr Parade, Auburn DP1230735
4	APPLICANT/OWNER	Proprietors of SP 19831
5	TYPE OF REGIONAL DEVELOPMENT	Affordable housing with a capital investment value greater than \$5M
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 (Affordable Rental Housing) 2009 (SEPP ARH) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No 64—Advertising and Signage Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Auburn Local Environmental Plan 2010 Draft environmental planning instruments: <ul style="list-style-type: none"> Draft State Environmental Planning Policy (Environment) Draft Cumberland Local Environmental Plan 2020 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 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: 30 September 2020 Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE	<ul style="list-style-type: none"> Papers circulated electronically on 1 October 2020

	PANEL/PAPERS CIRCULATED ELECTRONICALLY	
9	COUNCIL RECOMMENDATION	Deferred Commencement consent subject to attached conditions
10	DRAFT CONDITIONS	Attached to the Council assessment report