COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | PPSSEC-100 |
| **DA Number** | DA/2020/0815 |
| **LGA** | Inner West Council  |
| **Proposed Development** | Construction of an 8-storey mixed-use development comprising ground level retail, 57 residential units, three levels of basement car parking and a pocket park |
| **Street Address** | 120C Old Canterbury Road, Summer Hill NSW 2130 |
| **Applicant/Owner** | Applicant: Mr Conrad GT Johnston Owners: Mr Tyron P Timperi & Mr Rick Timperi  |
| **Date of DA lodgement** | 28 September 2020 |
| **Total number of Submissions** **Number of Unique Objections** | * Eighteen (18)
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| **Recommendation** | Deferred Commencement Approval |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | Capital investment value over $30 million |
| **List of all relevant s4.15(1)(a) matters** | * Biodiversity Conservation Act 2016
* State Environmental Planning Policy No. 55—Remediation of Land
* State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development
* State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
* State Environmental Planning Policy (Infrastructure) 2007
* State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
* Ashfield Local Environmental Plan 2013
* Inner West Comprehensive Development Control Plan 2016
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| **List all documents submitted with this report for the Panel’s consideration** | * Architectural plans
* Landscape plans
* Clause 4.6 variation
* Flood risk assessment
* Stage 2 detailed site investigation
* Acoustic assessment
* Geotechnical report
* Traffic and parking assessment
* Operational waste management plan
* Access report
* Ecology report
* BCA capability report
* Biodiversity report
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| **Clause 4.6 requests** | * The Local Environmental Plan (LEP) the clause 4.6 application relates too Floor Space Ratio (FSR)
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| **Summary of key submissions** | * Traffic and parking concerns
* Environmental concerns
* Decrease in property value
* Loss of solar access
* Acoustic impacts
* Non-compliance with planning controls
* Privacy impacts
* Loss of outlook
* Acoustic impacts from construction
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| **Report prepared by** | Conor Wilson (Senior Planner) Inner West Council  |
| **Report date** | 10 March 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? | Choose an item. |
| **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?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | Choose an item. |
| **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? | Choose an item. |
| **Special Infrastructure Contributions**Does the DA require Special Infrastructure Contributions conditions (S7.24)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | Choose an item. |
| **Conditions**Have draft conditions been provided to the applicant for comment?*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* | Choose an item. |