COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSSEC-113** |
| **DA Number** | **DA/2020/1094** |
| **LGA** | **Inner West**  |
| **Proposed Development** | **Demolition of all buildings; construction of a 10-storey mixed use development comprising: 3 storey basement car park with 320 spaces, ground floor retail, and 264 residential apartments** |
| **Street Address** | **1 – 9 Thomas Street, Ashfield NSW 2131 (Also known as 2-6 Cavill Avenue)** |
| **Applicant/Owner** | **Shayher Alliance Pty Ltd** |
| **Date of DA lodgement** | **24 December 2020** |
| **Total number of Submissions** **Number of Unique Objections** | **Eight (8)** |
| **Recommendation** | **Approval** |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | **General development with a capital investment value over $30 million** |
| **List of all relevant s4.15(1)(a) matters** | * **Ashfield Local Environmental Plan 2013**
* **Inner West Comprehensive DCP 2016**
* **State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development**
* **State Environmental Planning Policy (State and Regional Development) 2011**
* **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**
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| **List all documents submitted with this report for the Panel’s consideration** | * **Architectural plans**
* **Clause 4.6 – height of buildings**
* **Traffic impact assessment**
* **Acoustic impact assessment**
* **BCA report**
* **Detailed site investigation**
* **Geotechnical report**
* **Arboricultural statement**
* **Waste management plan**
* **Landscape report and plans**
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| **Clause 4.6 requests** | * **Ashfield Local Environmental Plan 2013**
* **Clause 4.3 – Height of Buildings**
* **B4 – Mixed Use Zone**
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| **Summary of key submissions** | * **Traffic and parking concerns**
* **Streetscape**
* **Overshadowing**
* **Bulk/scale**
* **Overdevelopment**
* **Loss of trees/greenspace**
* **Privacy and acoustic impacts**
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| **Report prepared by** | **Conor Wilson – Senior Planner**  |
| **Report date** | **15 July 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?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **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)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Not applicable** |
| **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* | **Yes** |