

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-7
DA Number	2019/143
LGA	Strathfield
Proposed Development	Site preparation works including demolition, remediation works and excavation and construction of a mixed use development at the site incorporating one (1) 26 storey tower and one (1) 25 storey tower, an eight (8) storey podium and basement car parking (381 car bays). The development would include 360 residential units, two (2) retail tenancies, three (3) live-work suites, several communal open space areas and extension of Nipper Street.
Street Address	11-13 and 15-17 Columbia Lane (Lot 5 DP 261926 and Lot 4 in DP 261926)
Applicant/Owner	JQZ Four P/L
Date of DA lodgement	5 September 2019
Number of Submissions	<p>Forty seven (47) written submissions received during the first notification period (17 September – 8 October), all objections.</p> <p>Following design changes, the Application was re-notified (7 – 28 August) to members of the public who had made submissions during the original notification period. An additional four written submissions were received.</p>
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>2 General development over \$30 million</p> <p>Development that has a capital investment value of more than \$30 million.</p> <p>(Estimated Cost of Works = \$132,220,000.00)</p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017</li> <li>• Strathfield Local Environmental Plan (SLEP) 2012</li> <li>• Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)</li> </ul>
List all documents submitted with this report for the Panel's consideration	<p>Attachments to SEE:</p> <ul style="list-style-type: none"> <li>• DA2019.143 - GTA – Ausgrid</li> <li>• DA2019.143 - GTA – RMS</li> <li>• DA2019.143 - GTA - Sydney Trains</li> <li>• DA2019.143 - GTA - Sydney Water</li> <li>• DA2019.143 - GTA - Water NSW</li> <li>• DA2019.143 - Letter to Applicant (22.05.2020)</li> </ul> <p>Plans:</p> <ul style="list-style-type: none"> <li>• DA2019.143 (Revised) - Acoustic Report - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) - Architectural Drawings - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) - BASIX Letter - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) - Columbia Lane - Addendum SEE</li> <li>• DA2019.143 (Revised) - Landscape Design Report - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) - Supplementary Drawings - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) - Urban Design Peer Review - 11-17 Columbia Lane, Homebush</li> <li>• DA2019.143 (Revised) -Solar Access Report - 11-17 Columbia Lane, Homebush</li> </ul>

	<ul style="list-style-type: none"> <li>• DA2019.143 - Urban Design Review-11-17 Columbia Lane</li> </ul>
Clause 4.6 requests	No 4.6 Request
Summary of key submissions	<ul style="list-style-type: none"> <li>• Inadequate traffic investigations,</li> <li>• Proposed height and density is out of character,</li> <li>• Overshadowing,</li> <li>• Poor acoustic attenuation measures considering surrounding noise sources (Ausgrid substation, train line, Parramatta Road),</li> <li>• Insufficient contribution to green space, active transport and amenity improvements,</li> <li>• Inadequate affordable housing contribution.</li> </ul>
Report prepared by	Joe Gillies
Report date	17/09/2020

#### 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?

Yes

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

#### 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?

Not Applicable

#### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not Applicable

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

#### Conditions

Have draft conditions been provided to the applicant for comment?

No

*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*