COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | PPSSEC-65 |
| **DA Number** | DA/2020/0578 |
| **LGA** | Inner West Council |
| **Proposed Development** | Demolition of existing structures and construction of a mixed use development comprising a boarding house and a commercial tenancy. |
| **Street Address** | 2-18 Station Street MARRICKVILLE NSW 2204 |
| **Applicant/Owner** | Joseph Ghosn / Station Street Marrickville Pty Limited |
| **Date of DA lodgement** | 22 July 2020 |
| **Total number of Submissions** **Number of Unique Objections** | * 35
* 31
 |
| **Recommendation** | **Refusal** |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | CIV exceeds $30,000,000 |
| **List of all relevant s4.15(1)(a) matters** | * *State Environmental Planning Policy No. 55—Remediation of Land*
* *State Environmental Planning Policy* *(Affordable Rental Housing) 2009*
* *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
* *State Environmental Planning Policy (Infrastructure) 2007*
* *Marrickville Local Environmental Plan 2011*
* Draft Environment SEPP
* Draft Design and Place SEPP
* Draft Inner West Local Environmental Plan 2020
* Marrickville Development Control Plan 2011
* *Environmental Planning and Assessment Regulation 2000* Clause 92.
 |
| **List all documents submitted with this report for the Panel’s consideration** | * Architectural Plans - 2-18 Station Street Marrickville (Rev B)
* 2-18 Station Street, Marrickville - cl 4.6, Height (2021-01-07)
* 2-18 Station Street, Marrickville - cl 4.6, FSR (2021-01-07)
* Statement of Environmental Effects - 2-18 Station Street Marrickville
* Summary of Amendments - 2-18 Station Street Marrickville (Rev B)
* Basix - 2-18 Station Street Marrickville (Rev B)
* Stage 1 environmental assessment - 2-18 Station Street Marrickville
* Geotechnical Investigation
* Access report - 2-18 Station Street Marrickville
* Acoustic Report - 2-18 Station Street Marrickville
* Traffic Report - 2-18 Station Street Marrickville (Rev B)
* BCA Report - 2-18 Station Street Marrickville NSW
* Waste management plan - 2-18 Station Street Marrickville (Rev B)
* Plan of management - 2-18 Station Street Marrickville
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| **Clause 4.6 requests** | * *Marrickville Local Environmental Plan 2011*

Height of Buildings Development Standard clause 4.3Floor Space Ratio Development Standard clause 4.4The site is located within the B2 Local Centre zone |
| **Summary of key submissions** | * Excessive bulk
* Lack of transition
* Excessive FSR
* Lack of Parking
* Additional traffic
* Overshadowing
* Privacy impacts
* Streetscape impacts
* Lack of compatibility with the character of the area
* Impact on stability of the Illawarra Road Bridge
* Lack of sufficient Managers
* No assurance the development will be used for affordable housing
* Lack of housing diversity
* Overcrowding of the development / COVID safety
* Increased Anti-social behaviour
* Increased acoustic impacts
* Wind tunnel effect
* Heritage report is for a different development
* Unsafe density in a flood zone
* How will sufficient infrastructure be provided
* Poor architectural design and colours
 |
| **Report prepared by** | Glen Hugo |
| **Report date** | 13 May 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** |