

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL039
DA Number	DA201700310
LGA	Inner West Council
Proposed Development	To demolish the existing improvements and construct a mixed use development consisting of a 6 storey building (Building A) with roof terrace fronting McGill Street and a 8 storey building (Building B) fronting the light rail line containing a total of 88 dwellings and 1 commercial tenancy within Building A for use as art gallery and café space with 2 basement car parking levels and associated landscape works
Street Address	4-12 McGill Street, Lewisham
Applicant/Owner	McGill Advance Management P/L
Date of DA lodgement	26 June 2017
Number of Submissions	3
Recommendation	Refusal
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value exceeding \$20 million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55); • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65); • State Environmental Planning Policy (State and Regional Development 2011) (SEPP SRD); • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX); • State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure); • Marrickville Section 94/94A Contributions Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Supplementary Assessment Report; • Amended Architectural Plans & Details; • Amended Clause 4.6 Request.
Report prepared by	Asher Richardson
Report date	28 February 2018

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

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?

Yes