

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>2019ECI001</b>
<b>DA Number</b>	<b>DA201800505</b>
<b>LGA</b>	<b>Inner West Council</b>
<b>Proposed Development</b>	Alterations and additions to the Anne Walsh and Novitiate buildings to change the use to Independent Living Units, demolish an existing Aged Care Hostel and construct a Residential Aged Care Facility and Independent Living Units
<b>Street Address</b>	2B West Street Lewisham
<b>Applicant/Owner</b>	Catholic Healthcare Limited C/- Mecone NSW Pty Ltd
<b>Date of DA lodgement</b>	4 December 2018 (Amended Plans submitted 15 August 2019) (SCC issued 5 March 2020)
<b>Number of Submissions</b>	<b>87</b>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	General development over \$30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy No 55—Remediation of Land</i></li> <li>• <i>State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64)</i></li> <li>• <i>State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development</i></li> <li>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i></li> <li>• <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007)</i></li> <li>• <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i></li> <li>• <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)</i></li> <li>• <i>Marrickville Local Environment Plan 2011</i></li> <li>• Site Compatibility Certificate</li> <li>• Marrickville Development Control Plan</li> <li>• Draft State Environmental Planning Policy (Environment)</li> <li>• Draft Marrickville Local Environmental Plan 2011 (Amendment 4)</li> <li>• Draft Inner West Local Environmental Plan 2020</li> <li>• <i>Environmental Planning and Assessment Regulations 2000</i> clauses 92, 93 and 94</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Plans</li> <li>• Landscape Plans</li> <li>• Demolitions plans</li> <li>• Statement of environmental effects</li> <li>• Heritage assessment and conservation strategy</li> <li>• Conservation management plan</li> <li>• Master plan</li> <li>• Geotechnical report</li> <li>• Acoustic report</li> <li>• Biodiversity assessment report</li> <li>• Waste management plan</li> </ul>
<b>Clause 4.6 requests</b>	nil
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Impact on surrounding heritage items.</li> <li>• Traffic congestion on West Street and Railway Parade.</li> <li>• On-street car parking is at capacity and the proposal lacks suitable visitor parking.</li> <li>• Traffic and safety impact of south access road.</li> <li>• Inconsistent with the character of the surrounding area.</li> <li>• Excessive height.</li> <li>• Insufficient infrastructure at local station (no lift or ramp at and limited train services).</li> <li>• Increase pressure on local infrastructure and park amenities.</li> <li>• Sets a precedent for the surrounding sites.</li> </ul>

	<ul style="list-style-type: none"> <li>Excessive removal of landscaping.</li> </ul>
Report prepared by	Glen Hugo
Report date	4 May 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? **Yes**

*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*