

COUNCIL ASSESSMENT REPORT

Panel Reference	2019ECI001
DA Number	DA201800505
LGA	Inner West Council
Proposed Development	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
Street Address	2B West Street Lewisham
Applicant/Owner	Catholic Healthcare Limited C/- Mecone NSW Pty Ltd
Date of DA lodgement	4 December 2018 (Amended Plans submitted 15 August 2019) (SCC issued 5 March 2020)
Number of Submissions	87
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	General development over \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy No 55—Remediation of Land</i> • <i>State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64)</i> • <i>State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development</i> • <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> • <i>State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> • <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)</i> • <i>Marrickville Local Environment Plan 2011</i> • Site Compatibility Certificate • Marrickville Development Control Plan • Draft State Environmental Planning Policy (Environment) • Draft Marrickville Local Environmental Plan 2011 (Amendment 4) • Draft Inner West Local Environmental Plan 2020 • <i>Environmental Planning and Assessment Regulations 2000</i> clauses 92, 93 and 94
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Compliance Access for People with a Disability- RevB • Arboricultural Impact Assessment – Tree Protection Specification Rev D 21.07.2020 reduced • TreeIQ CHL Cover Letter Rev D 21.07.20 • Architectural Drawing Schedule of Amendments 240703 • Architectural Plans - Revised DA_F-21072020 • DA-901-METRICS STORAGE CALCULATIONS-200810_rev2(3) • 202175701C- C001[P4] -Drainage Plan 2B West Street Lewisham • 202175701C- C005[P5] -Drainage Plan 2B West Street Lewisham • 202175701C- C006[P3] -Drainage Plan 2B West Street Lewisham • 202175701C- C007[P3] -Drainage Plan 2B West Street Lewisham • 202175701C- C030[P5] -Drainage Plan 2B West Street Lewisham • 202175701C- C050[P3] -Drainage Plan 2B West Street Lewisham • 202175701C- C060[P5] -Drainage Plan 2B West Street Lewisham • Detailed Site Investigation_V2 • Ann Walsh Revised Heritage Impact Statement – 15.06.20 • Catholic Healthcare Revised Heritage Impact Statement 15.06.20 • Novitiate Revised Heritage Impact Statement 15.06.20 • Landscape Area Calculation 200611 • Landscape Plans Issue K 200721 • Structural Advice for Potential Stray Current Impact • Catholic Healthcare Lewisham Waste Management Plan (16062020_v2)

	<ul style="list-style-type: none"> • Acoustic Assessment • Biodiversity Development Assessment Report _20190814 • Geotechnical Report • Legal Advice regarding social housing provider (510558769.1)[1]
Clause 4.6 requests	nil
Summary of key submissions	<ul style="list-style-type: none"> • Impact on surrounding heritage items. • Traffic congestion on West Street and Railway Parade. • On-street car parking is at capacity and the proposal lacks suitable visitor parking. • Traffic and safety impact of south access road. • Inconsistent with the character of the surrounding area. • Excessive height. • Insufficient infrastructure at local station (no lift or ramp at and limited train services). • Increase pressure on local infrastructure and park amenities. • Sets a precedent for the surrounding sites. • Excessive removal of landscaping.
Report prepared by	Glen Hugo
Report date	17 August 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