

# COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-213
DA Number	DA-2022/196
LGA	Bayside Council
Proposed Development	Demolition of existing dwelling at 1A Dunmore St Nth and gravel car park next to heritage listed church building; Alterations, additions and change of use of the existing church hall to a childcare facility with capacity for 49 children operating 7:00am to 7:00pm Monday to Friday, construction of a two-storey multi-purpose hall, basement and at grade parking, bicycle parking, signage, tree removal and associated landscaping works
Street Address	1A Dunmore St Nth BEXLEY NSW 2207 1B Dunmore St Nth BEXLEY NSW 2207 1C Dunmore St Nth BEXLEY NSW 2207 38 Albyn Street BEXLEY NSW 2207 Lot 18 Sec 2 DP 1680, Lot 19 Sec 2 DP 1036, Lot 20 Sec 2 DP 1036, Lot 21 Sec 2 DP 1680, Lot 1 DP 927085
Applicant/Owner	Sustainable Development Group Limited/ Anglican Church Property Trust Diocese Of Sydney
Date of DA lodgement	7 July 2022
Total number of Submissions Number of Unique Objections	76 Submissions of which 70 are in support and 6 are in objection.
Recommendation	<b>Approval</b>
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021	Clause 5 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Private infrastructure and community facilities over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (Planning Systems) 2021</i></li> <li>• <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></li> <li>• <i>State Environmental Planning Policy (Resilience and Hazard) 2021</i></li> <li>• <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></li> <li>• <i>State Environmental Planning Policy (Industry and Employment) 2021</i></li> <li>• <i>Bayside Local Environmental Plan 2021</i>;</li> <li>• <i>Rockdale Development Control Plan 2011</i>.</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Attachment A: Draft Notice of Determination</li> <li>• Attachment B: Architectural Plans</li> <li>• Attachment C: Landscape Plans</li> <li>• Attachment D: Arborist Report</li> <li>• Attachment E: Plan of Management- Child Care</li> <li>• Attachment F: Plan of Management- Ministry (Multi-purpose hall)</li> <li>• Attachment G: Heritage Impact Statement</li> <li>• Attachment H: Urban Design Report</li> </ul>
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> <li>• Noise</li> <li>• Tree Removal</li> <li>• Building Scale and Bulk</li> </ul>

<b>Report prepared by</b>	Angela Lazaridis – Coordinator Development Administration and Advisory
<b>Report date</b>	8 May 2023

#### 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*