



INNER WEST COUNCIL

OUR REF: 431857.19

YOUR REF: 18/6842

Department of Planning and Environment
Attention: Amanda Harvey
Sydney Region East
GPO Box 39
SYDNEY NSW 2001

Dear Madam,

SITE COMPATIBILITY CERTIFICATE FOR 2B WEST STREET, LEWISHAM.

I refer to your letter received by Council on 11 December 2018, regarding the above site. The following comments are provided by Council officers in respect to the Site Compatibility Certificate (SCC) being considered by the Department of Planning and Environment under *SEPP (Housing for Seniors or People with a Disability)* for 2B West Street, Lewisham (*the site*).

The site is the subject of a current development application DA201800505 that was submitted to Council on 4 December 2018 and is currently under assessment. The application will be determined by the Sydney Eastern City Planning Panel due to its CIV. Council has been in discussions with the applicant on the development and formal pre DA advice was provided on 2 July 2018. Council's has provided its Architectural Excellence Panel's feedback to the applicant.

While the development application relies on a SCC to facilitate permissibility pursuant to clause 24 of *SEPP (Housing for Seniors or People with a Disability) 2004*, it is not necessary to establish additional built form controls under the SCC as the site is already subject to adequate local urban design guidelines and development controls.

The site does not have development standards but it is subject to a number of other controls including:

- *SEPP (Housing for Seniors or People with a Disability) 2004*
 - Site related requirements
 - Site Analysis
 - Site size requirements
 - Site frontage
 - Height
 - Density and scale
 - Landscaped area
 - Deep soil zones

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street, Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road, Ashfield NSW 2131

- Solar access
- Private open space
- Parking
- Seniors Living Policy: Urban Design Guideline for Infill Development
 - Character assessment principle
 - Site planning and design principle
 - Built form principles
 - Streetscape principle
 - Trees, landscaping and deep soil zones principles
 - Residential amenity principles
 - Impacts on neighbours principles
- SEPP 65 and Apartment Design Guidelines
 - Design quality principles
 - Building separation
 - Deep soil zones
 - Ceiling heights
 - Internal circulation
 - Solar access
- Marrickville Local Environmental Plan 2011
 - Zone objectives
 - Heritage controls
- Marrickville Development Control Plan 2011
 - Urban design principles
 - Heritage impact controls
 - Alterations and additions controls
 - Building materials and details
 - Solar Access and Overshadowing
 - Landscape
 - Lewisham North (Precinct 1) Desired future character statement

The above controls are sufficient for the assessment of the application in conjunction with the matters for consideration within section 4.15 of the *EPA Act 1979*. It is not necessary to establish additional controls within the SCC, especially noting the extent of existing controls relating to urban design. The Sydney Eastern City Planning Panel will be in a position to determine if the height and density for the proposed development are appropriate in the context of the assessment of the application.

Thank you for the opportunity to respond to the application for a SCC at 2B West Street, Lewisham. Please contact the undersigned on 02 9392 5202 or via email at luke.murtas@innerwest.nsw.gov.au should you wish to discuss this letter further.

Yours faithfully,



Luke Murtas
Manager Development Assessment