



THE PLANNINGHUB

by Hawes & Sivas

STATEMENT OF ENVIRONMENTAL EFFECTS

**Residential Flat Building
19-23 Segers Avenue, Padstow**

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1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to The City of Canterbury Bankstown Council (Council) which seeks consent for the demolition of existing structures and construction of a seven-storey residential flat building comprising 58 units and two levels of basement carparking at 19-23 Segers Avenue, Padstow. Of the proposed 58 units, eleven (11) are to be delivered as affordable housing pursuant to Part 2 Division 1 of State Environmental Planning Policy (Housing) 2021.

This SEE provides a detailed description of the site and the proposal and provides an assessment of the proposal against the relevant heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. That assessment has found that the proposal:

- Meets the current objectives of the SEPPs, LEP and DCP where applicable;
- Will not result in significant negative impacts on surrounding land uses and environment;
- Is responsive to site context and presents a positive visual relationship with surrounding uses; and
- Is in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-T**.

1.1 Planning Framework and Referrals

The site is located in the Canterbury-Bankstown Local Government Area (LGA). In preparation of the development, consideration has been given to the following planning instruments:

- State Environmental Planning Policy (Planning Systems) 2011;
- State Environmental Planning Policy (Resilience and Hazard) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Housing) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

A Quantity Surveyors Report has been prepared which provides that the Estimated Development Cost (EDC) for the proposal is \$24,346,230 (refer to **Appendix Q**). As the EDC exceeds \$5 million and the development includes affordable housing, the DA will be referred to the Sydney South Planning Panel for determination.

2.0 Background

Pre-Lodgement Advice

A previous Pre-Lodgement Meeting was held with Council in relation to this site and the adjoining 25, 27 & 29 Segers Avenue, Padstow. As part of this Pre-Lodgement Meeting two potential design options were presented to Council, one for the development of 19-23 Segers Avenue and the second for the development of 19-27 Segers Avenue, with the second option being dependent on whether all lots could be acquired. Written Meeting Minutes were subsequently issued by Council on 6 August 2021 detailing key matters for consideration as part of any future development application.

Since the issue of the Meeting Minutes, the developer has elected not to acquire 25, 27 & 29 Segers Avenue and now wishes to progress a development application for the redevelopment of 19-23 Segers Avenue. In preparing the proposed development plans, the matters raised in Council's previous Meeting Minutes have been considered and addressed in the revised design, specifically:

- The building now provides compliant Apartment Design Guide (ADG) building separation distances;
- A consolidated ADG compliant area of communal open space is provided on the ground level;
- The main residential entrance to the development fronts Segers Avenue;
- ADG compliant car parking spaces have been provided within the basement;
- A garbage room has been integrated into the ground floor, within 10 metres from the kerb;
- A substation location has been identified on the ground floor plan;
- A compliant 6m front building setback is provided.

It is also acknowledged that, since the issue of the Meeting Minutes, the comprehensive Canterbury-Bankstown Local Environmental Plan and Development Control Plan have both been adopted, resolving the previously raised issues of permissibility, building height and floor space ratio.

On 20 December 2024, written Pre Development Application Lodgement Advice was issued by Council for the proposed demolition of existing structures on the site, including tree removal and construction of a six-storey residential flat building with two levels of basement car parking.

The following table provides a summary of the matters raised by Council and how each has been addressed:

Table 1: Pre Development Application Advice Summary	
Matter	Response
Notes - The application is subject to compliance with CBLEP 2023 Section 6.15 Design Excellence. The application should be lodged for review by Council's Design Review Panel prior to lodging any DA.	The DA has been considered by Council's Design Review Panel.

Table 1: Pre Development Application Advice Summary	
Matter	Response
<ul style="list-style-type: none"> - As the application proposes affordable housing, the cost of works submitted for any DA must provide a breakdown on the overall development cost and the component of the development associated with the affordable housing to ensure the correct approval pathway is followed. Should the affordable housing component exceed \$5 million EDC the development will be determined by the Sydney South Planning Panel. - The application proposes affordable housing and has been designed to benefit from the additional provisions within SEPP (Housing) 2021 in relation to FSR and height. Confirmation in the submission of an affordable housing provider with capacity to take the units identified must be provided with any DA at the time of lodgement. The confirmation must acknowledge the specific units with their bedroom allocations. - Any development application lodged will need to be accompanied by a comprehensive SEE that address all relevant planning controls and policies. 	<p>Refer to the accompanying QS Report at Appendix Q. The EDC exceeds \$5 million and it is acknowledged that the DA will need to be referred to the Sydney South Planning Panel for determination.</p> <p>The DA is accompanied by a letter from affordable housing provider 'Whitechapel Community Housing' who have committed to managing the affordable housing component of the development. Refer to Appendix P.</p> <p>This SEE has been prepared to accompany the DA.</p>
<p>Services</p> <ul style="list-style-type: none"> - The services shown within the front setback require better integration into the design. The substation and hydrant booster shown dominate the streetscape and should be incorporated into the design of the development (integration with fencing, landscaping and colours & finishes). - The substation location should be reviewed and where possible run parallel to the side boundary, setback 1m from the front boundary to ensure future AS2890 sightlines can be maintained. 	<p>Refer to the accompanying Architectural Plans and Landscape Plans; the hydrant booster and substation have been integrated into the landscape design to reduce their visibility from the street.</p> <p>The substation location was reviewed and setback from the front property boundary, to ensure that AS2890 sightlines are maintained.</p>

Table 1: Pre Development Application Advice Summary	
Matter	Response
<p>Design</p> <p>- The additional FSR (bonus) under SEPP (Housing) 2021 requires that a minimum 15% of the gross floor area (GFA) is allocated as affordable housing to gain the full bonus (30%). The affordable housing GFA provided within the submission has included the hallways to meet the minimum 15% affordable housing gross floor area. This is not supported and does not conform to the definition required as the bonus is only calculated where affordable housing is provided – not services or access to affordable housing. The hallways do not contribute to the total gross floor area to be used for affordable housing, regardless of how many affordable units access the floor as they are not housing. On this basis the application of the bonus in terms of height and FSR is incorrect, and the plans must be revised to remove the hallways from the calculation and the height and FSR adjusted accordingly. Alternatively, the gross floor area of the hallways currently shown must be redistributed to additional housing (units) within the development to maintain the full uplift under SEPP (Housing) 2021.</p> <p>- The mix of affordable housing within the development should be reviewed. To ensure a more appropriate apartment mix the affordable housing units should be distributed across the development, not assigned to just one floor within the building.</p> <p>- The development and lift overruns shown (no existing natural ground levels provided to confirm), appear to be under the height as permitted under SEPP (Housing) 2021 (subject to rectification of the allocation affordable floor gross floor area as noted above). Where it is reviewed and the building height remains under the permitted height, Council would encourage providing</p>	<p>Refer to Sheet SP-400 (Affordable Calculation) in the Architectural Plan set which shows the affordable housing GFA calculations, excluding the hallways.</p> <p>The total GFA is 4,875.1m² Affordable % = 15% of GFA = 731.26m² (required)</p> <p>The development proposes a total of 11 affordable housing units, with a total GFA of 732.6m².</p> <p>The affordable housing units comprise: 5 x 1 bed units 6 x 2 bed units These units have been dispersed across Levels 1 to 5 (inclusive); to better distribute the units throughout the building.</p> <p>Refer to Sheet DA-206 (Section 2) in the Architectural Plan set which denotes the maximum building height from natural ground level and confirms that the building is within the maximum 24.7m building height, pursuant to the provisions of SEPP (Housing) 2021.</p> <p>A floor-to-floor height of 3.4m is applied to the ground floor apartments, which, factoring in slab</p>

Table 1: Pre Development Application Advice Summary

Matter	Response
<p>additional internal height to the ground floor apartments to increase amenity for future residents.</p> <p>- The building requires a 6m setback from the front property boundary to the building wall under CBDP 2023. The current design has more than a 6m setback to the building wall on the ground floor. Consideration should be given to relocating the building to sit further forward on site in line with the DCP 6m setback for the building wall. The relocation of the building approximately 3m forward on the site would then provide additional usable COS at the rear of the site and increase the deep soil. Council may consider the provision of private open spaces within the front setback, provided they do not encroach within the first 3m of the front setback and permit the planting of canopy trees within the front setback and are integrated into the design (inclusive of services).</p> <p>- The internal ground floor corridor is very long. Need some well-designed recesses to break it up. Wide, more welcoming connections to COS areas are required. The bin room could be made narrower and deeper so that a larger entry lobby can be provided.</p> <p>- The bin room is set back a long way and has a blank wall facing the street and creates an 'undercroft area'. The area in front of the bin room has no clear purpose and leaves a 'hole' in the ground floor façade. This part of the building/development needs further review and resolution.</p> <p>- Solar access is not achieved to western elevation cross through units 04 and 06 on levels 1-5 as the balconies are too deep which has not allowed for the living space to achieve 2 hours solar access required by the ADG.</p> <p>- The proposed finish levels of communal open space need to be outlined. The finish</p>	<p>and services, results in a floor to ceiling height of 2.7m. This is the maximum internal height that can be achieved for the ground level units, without breaching the maximum height limit.</p> <p>The building retains the setback proposed as part of the Pre-DA discussions, to facilitate the provision of ample landscaping to enhance the streetscape presentation of the development, noting the services that are required to be located within the front setback area. The communal open space within the rear setback area and along the south-eastern boundary exceeds the minimum ADG requirement; equating to 29.7% of the site area. The deep soil provision of 16.7% also exceeds the minimum ADG requirement.</p> <p>The private open space of Unit G01 does not encroach within the first 3m of the front setback area. Refer to Sheet SP-101 (Area Calculations) of the Architectural Plan set. The Landscape Plans include canopy tree planting forward of the private open space terrace of Unit G01.</p> <p>The internal ground floor corridor has been designed to provide recesses and the opportunity for furniture placement to break it up. Refer to Sheet SP-601 (3D View – Internal Corridor) of the Architectural Plan set which provides a view of the length of the corridor. The entrance lobby has been widened to enhance the arrival experience.</p> <p>The bin room configuration has been amended and a roller door has been provided to facilitate the movement of bins to the kerb for collection and also to provide articulation to the front façade of the building. The areas to the south-east and south-west of the bin room have been amended to incorporate planting that enhances the space.</p> <p>Refer to Sheet SP-102 (ADG Table) which demonstrates that all but 9 units achieve the minimum 2 hours of solar access to living areas required by the ADG, resulting in a compliant 74% of units achieving the required solar access.</p> <p>The Ground Floor Plan (Sheet DA-102) shows RL levels for the communal open space areas and</p>

Table 1: Pre Development Application Advice Summary

Matter	Response
<p>surface levels between the paved area and grassed area need to be provided with demonstration of how the two spaces interact. The paved COS ground level (basement below) is approximately 1m above existing natural ground level. Further details and design should be provided outlining how the area of COS functions and provides access. Should the building (and basement) be brought forward, the level change should be reduced.</p> <ul style="list-style-type: none"> - A detailed communal open space plan showing the furnishings and functions within the COS needs to be provided. - The COS and landscape plans need to demonstrate and provide details on the treatments proposed between any ground floor apartments POS and adjoining COS where applicable (to ensure privacy and amenity). - The proposed façade is fragmented. The applicant needs to look at unifying some of the façade elements to assist with managing the scale and proportions of the building. - The built form shown to the side elevations provides visual interest, care should be taken to ensure that the building materials and finishes selected do not overwhelm the side elevations. The addition of angled cladding to the fourth and fifth floor, should be revised. - It is acknowledged that the areas of compliant deep soil (6m dimension) are located to the north and west. Colocation of the deep soil area and COS areas should be pursued. - The basement emergency exit stairs should be shown in elevations. These should be integrated and screened as practically as possible from view of the ground floor units. 	<p>locations of steps for access. An accessible ramp is also provided to facilitate accessible access to the landscaped area.</p> <p>Refer to the accompanying Landscape Plans which include furnishing and function details for the COS area, including seating and a BBQ area, as well as a timber deck.</p> <p>The Architectural Plans and Landscape Plans include details of walls, fencing and landscaping that are proposed between the POS area of Unit G05 and the COS area.</p> <p>The development has been designed to unify the façade elements through materiality and colours to present a balanced and well proportioned building, refer to the following discussion in response to the matters raised by Council's Design Review Panel (DRP).</p> <p>The side elevations have been amended to provide facebrick to Levels 4 and 5 that is a different colour to the facebrick of the levels below. Maintaining the same materiality of the floors below with a different coloured brick unifies the building levels, whilst also providing a subtle degree of variation.</p> <p>Where possible, the deep soil and COS areas have been collocated, refer to Sheet SP-101 (Area Calculations).</p> <p>The basement exit stairs at the ground level are now shown on the South Elevation (Sheet DA-201).</p>

Table 1: Pre Development Application Advice Summary	
Matter	Response
<ul style="list-style-type: none"> - Plans submitted must demonstrate existing natural ground levels along all elevations, sections and ground floor plans to ensure a comprehensive address and assessment of all applicable controls including earthworks (s6.2 of the LEP seeks to minimise earthworks) and height of buildings can be completed. - Basement levels western lift core allows too great a chance of conflict between those waiting for the lift and drivers. All lift core waiting areas should be protected either by walls or bollards. - Turning circles for the basement ramps need to be provided at the top and bottom of the ramp, ensuring the necessary turning manoeuvres can be completed. - Can the spaces at the bottom of the ramp in basement two manoeuvre without conflicting with the ramp? - Consideration needs to be provided to the distance of kitchens to the external face of the building, not just a window (if the window is onto a balcony enclosed on 3 sides). - Provide a more welcoming interface between the common hallway and the communal open space on the east elevation – ground floor. - A few apartments within the development have poor layouts incorporating long hallways entries before you ‘arrive’ within the apartments and bedrooms with small windows tucked behind rooms creating a ‘snorkel’ like layout. This should be reviewed. - Entry to apartment G05 is very close to the COS access. Need to pull it further away, preferably designed in a similar way to G06. - Investigate ways to minimise the heat absorption of the non-trafficable roof 	<p>Refer to the accompanying Architectural Plan set, all elevation and section plans denote natural ground levels.</p> <p>Refer to the accompanying Architectural Plans which incorporate bollards around the lift for pedestrian protection.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report which includes turning circles for the basement ramps which demonstrate that vehicles are able to make the necessary turning maneuvers.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report which includes turning circles for the basement ramp of Basement 2, which demonstrates that the turning path does not conflict with the car spaces at the base of the ramp.</p> <p>Consideration has been given to the location of the proposed kitchens and these are considered to adequately align with the living areas and the sliding door access onto the POS areas.</p> <p>The ground floor building design has been amended to remove the eastern elevation access from the common hallway to the COS.</p> <p>All apartment layout have been reviewed and revised where necessary, to achieve compliance with the ADG requirements.</p> <p>The entry to apartment G05 has been amended to further separate it from the COS area.</p> <p>The DA is accompanied by a BASIX Certificate.</p>

Table 1: Pre Development Application Advice Summary	
Matter	Response
<p>elements, particularly where they interface with balconies and windows.</p> <ul style="list-style-type: none"> - The northern edge of the balcony to Unit 603 (top floor) adjoins a large expanse of 'non-trafficable roof'. This is a critical interface from an amenity viewpoint (hot, potentially reflective surface with services adjacent to a POS balcony area) and needs proper resolution. - The relationship of the proposed balconies and 'non-trafficable roof' on other levels of the building needs careful attention. The design should incorporate balustrades/upturns to limit direct visual connections with the area. Where landscape planters are considered around balconies the plans should incorporate the appropriate waterproofing/drainage. - All non trafficable roof areas need to be shown and considered in the overall drainage design for the building. - Fixed privacy screens are shown for some bedrooms on the eastern elevation, but not all. Why? This would be a poor outcome so alternatives should be explored. - Any submission needs to model the 'future development' likely to occur on neighbouring sites and demonstrate that compliance with the required 70% solar access can be maintained. 	<p>Planter boxes are shown the full length of the terrace. These planted edges will screen and shade from the roof top. Refer to the accompanying Landscape Plans.</p> <p>Landscape planters have been proposed along the interface of the balconies with the non-trafficable roof. These will be constructed to incorporate appropriate waterproofing/drainage.</p> <p>All non-trafficable roof areas are identified on the Architectural Plans.</p> <p>Fixed privacy screens are no longer proposed.</p> <p>Refer to Sheets SP-302 (Neighbour – Sun Study 1), SP-303 (Neighbour – Sun Study 2) & SP-304 (Neighbour – Sun Study 3).</p> <p>The development achieves compliance with the minimum required 70% solar access.</p>
<p>Waste</p> <ul style="list-style-type: none"> - The ground floor bin room must be situated no greater than 10 meters from the kerb and requires: <ul style="list-style-type: none"> o 4x1100L waste bins (twice week collection) o 6x1100L recycling bins (weekly collection) o 4x240L FOGO bins (weekly collection) o 8msq bulky waste area within the bin room - The bins must be facing outwards so they can be accessed by residents. 5 cm's between each bin and 1.5 meters between bin rows for accessibility. The carting route to the kerb must be 2 meters wide and flat. 	<p>The DA is accompanied by a Waste Management Plan (WMP) which identifies the following bin requirements for the development:</p> <ul style="list-style-type: none"> • General waste – 4 x 1,100L bins • Recycling – 7 x 1,100L bins • FOGO – 7 x 240L bins <p>The FOGO bin allocation has been provided based on upcoming NSW mandates for local councils to collect FOGO waste by 1 July 2026. Once implemented, the FOGO bins will reduce the</p>

Table 1: Pre Development Application Advice Summary	
Matter	Response
<p>- The basement bin room can be deleted when the above is achieved.</p>	<p>number of general waste bins to 2 x 1,100L bins; which amounts to the same total waste storage area currently required for the general waste and recycling bins.</p> <p>The bin room has been designed to enable all bins to face outward for resident access. A bin transfer path has been provided from the bin room, which includes a roller door along the front building elevation, to transport the bins to the kerb for collection.</p> <p>The basement bin room has been deleted accordingly.</p>
<p>Landscaping</p> <p>- A review of the site has shown that significant trees are located towards the rear of 19-21 Segers Avenue. An arborist report must be prepared for review and retention of substantial trees pursued where possible. The arborist report should evaluate the works proposed and outline the measures required to retain any trees on site and on the adjoining sites (the shifting of the building forward should allow this to occur).</p>	<p>The DA is accompanied by an Arboricultural Impact Assessment which includes a Tree Management Plan for the trees to be retained along the street and within the adjoining properties to the north-east (rear) and south-east (side) of the development site. The Arboricultural Impact Assessment acknowledges that the majority of the trees within the rear setback area are exempt or noxious weed species to be removed independent of the proposed development (Trees 3, 7, 10, 11, 13, 14 & 15). The remaining trees within the rear setback area are not worthy of retention and located within the site in a position where they cannot be retained (Trees 5, 6, 8 & 12).</p>
<p>Engineering</p> <p>- Any onsite detention required for the development needs to be shown on plans and ensure that deep soil remains complaint.</p> <p>- The site falls to the rear. Details need to be provided and an easement obtained to drain water through a downstream property. Any DA submission must address Councils Engineering standards and demonstrate compliance with an acceptable drainage solution. It is also noted that the street forward of the site does not contain any drainage infrastructure in close proximity.</p>	<p>Refer to the accompanying Stormwater Plans which detail the stormwater management measures for the development.</p>

Table 1: Pre Development Application Advice Summary	
Matter	Response
<p>Discharging to Segers Avenue does not look possible and an easement must be obtained.</p> <ul style="list-style-type: none"> - Basement to be accompanied by swept path to access the last spaces on each level in a forward in / forward out direction. - Stormwater plans are to show drainage from each private open space. Architectural plans should include 1:20 elevations to demonstrate how services like drainage will be integrated into the façade. - A Traffic Report needs to be provided with discussion regarding the driveway design, waste collection etc and location to ensure there will be no impact to the raised pedestrian crossing and threshold fronting the site. 	<p>The DA is accompanied by a Traffic and Parking Assessment Report which includes vehicle swept path details.</p> <p>Refer to the accompanying Stormwater Plans which detail the stormwater management measures for the development.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report which has considered the driveway design and waste collection arrangements. The report relevantly concludes that the projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity or the existing traffic controls, including the raised pedestrian crossing and threshold along the site's frontage to Segers Avenue. The report includes a plan demonstrating that waste collection can occur from the kerbside via a heavy rigid vehicle (HRV) without impeding vehicular access to and from the development for B99 vehicles.</p>

Design Review Panel Advice

The development scheme was presented to the Canterbury-Bankstown Design Review Panel (DRP) on 13 February 2025 and written comments were received on 26 February 2025. Whilst they were generally supportive of the proposal, the Panel provided recommendations to be explored and incorporated into the formal development application plans. The recommendations of the DRP have been considered by the project Architect and a detailed response has been provided to each of the matters raised by the DRP in the Architect's response at **Appendix A** to this SEE.

3.0 Site Analysis

3.1 Location and Context

The subject site is located on the north-eastern side of Segers Avenue in Padstow and is zoned R4 High Density Residential under the provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The Padstow Train Station is located to the north of the site, within 350 metres walking distance.

Adjoining the site immediately to the north and north-east is B2 Local Centre zoned land which forms the Padstow Local Centre which provides a range of commercial land uses including retail, business and office premises as well as a range of restaurants and cafes. Development within the B2 zone immediately adjoining the site to the north comprises low density residential development, with established four storey walk-up residential flat buildings immediately to the north-east.

Development to the south-east and north-west of the site comprises established low density residential development including one and two storey dwellings interspersed with dual occupancy developments. It is acknowledged that the area is in the early stages of transitioning from the established low density residential built form to a higher density form that is reflective of the recently adopted R3 Medium Density Residential and R4 High Density Residential zonings. The Padstow Park Public School is located immediately opposite the site on the south-western side of Segers Road. There is a raised pedestrian crossing and associated 40km/hour school zone along the site's frontage to Segers Avenue.

The site's locational context is demonstrated in **Figure 1** below.



Figure 1: Location Plan demonstrating the Site's Location and Context (Source: Zhinar ARchitects, 2025)

3.2 Site Description

The site is commonly known as 19-23 Segers Avenue, Padstow and is legally described as Lots 19, 20 & 21 in DP 16608. The site has a total area of 2,500.22m² and a frontage to Segers Avenue in the order of 38.4 metres. Existing improvements on the site comprise a dwelling and associated outbuildings on each of the existing lots.

There is a raised pedestrian crossing and a 40km/hour school zone along the site's frontage to Segers Avenue, which is associated with the Padstow Park Public School opposite the site on the south-western side of Segers Road.

The surrounding area is envisaged to be redeveloped to accommodate higher density development in line with the adopted provisions under the Canterbury Bankstown Local Environmental Plan 2023.

An aerial image of the site is provided in **Figure 2** below.



Figure 2: Site aerial demonstrating the site in red (Source: Nearmap, 2024)

4.0 Proposed Development

Consent is sought for the demolition of existing structures and the construction of a seven storey residential flat building development comprising:

Table 1: Development Proposal	
Level	Proposed Development
Basement 2	<ul style="list-style-type: none"> 2 x Lift access points 38 x car parking spaces (including 4 accessible spaces) Storage cages
Basement 1	<ul style="list-style-type: none"> 2 x Lift access points 28 car parking spaces (including 8 accessible spaces) Bicycle parking racks for 16-18 bikes 4 motorcycle parking spaces Storage cages Bulky waste room Services room
Ground Floor	<ul style="list-style-type: none"> 7 x residential units, each with private open space in the form of a courtyard Communal open space area Bin room
Levels 1 - 3	<ul style="list-style-type: none"> 10 x residential units on each level, with private open space in the form of balconies
Levels 4 - 5	<ul style="list-style-type: none"> 9 x residential units on each level, with private open space in the form of balconies
Level 6	<ul style="list-style-type: none"> 3 x residential units on each level, with private open space in the form of balconies

4.1 Numerical Summary

A numerical summary of the development is presented in **Table 2** below:

Table 2: Numerical Summary	
Feature	Proposed
Site Area	2,500.22m ²
Building Height	24.7m
Gross floor Area	4,875.1m ²
Floor Space Ratio	1.95:1
Car Parking Provision	66 spaces (including 12 accessible spaces)
Landscaped Area	837.5m ² or 33.5%
Deep Soil	418.8m ² or 16.75%

Table 2: Numerical Summary	
Feature	Proposed
Residential Unit Mix (inclusive of affordable units)	58 x units comprising: 8 x 1 bed (14%) 45 x 2 bed (78%) 5 x 3 bed (9%)
Affordable Units	11 units comprising: 5 x 1 bed 6 x 2 bed
Communal Open space	744.2m ² or 29.77%



Figure 3: Photomontage extract (Source: Zhinar Architects, 2025)

5.0 Assessment of Environmental Impacts

5.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. These are:

- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;

- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Housing) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) requires Council to consider whether the land subject to a development application is contaminated and if the land requires remediation; that it can be remediated before the land is used for that purpose.

The DA is accompanied by a Preliminary Site Investigation (PSI) at **Appendix S** which relevantly concludes that a Detailed Site Investigation (DSI) is not required. It is recommended that a HAZMAT Survey Report be undertaken for all structures on the site, including fences and sheds and that an unexpected finds protocol be incorporated into the Demolition and Construction Environmental Management Plan. Subject to these recommendations, from a contamination perspective, the site is considered suitable for the proposed high density residential development.

5.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The DA is accompanied by an Arboricultural Impact Assessment at **Appendix K** which includes a Tree Management Plan for the trees to be retained along the street and within the adjoining properties to the north-east (rear) and south-east (side) of the development site (Trees 1, 4, 9, 16, 17, 18, 19 & 20). The Arboricultural Impact Assessment acknowledges that the majority of the trees within the rear setback area are exempt or noxious weed species to be removed independent of the proposed development (Trees 3, 7, 10, 11, 13, 14 & 15). The remaining trees within the rear setback area are not worthy of retention and located within the site in a position where they cannot be retained (Trees 5, 6, 8 & 12). One (1) street tree is also recommended for removal (Tree 2).

The DA is accompanied by a Landscape Plan which identifies a replacement street tree as well as compensatory tree planting within the site.

Chapter 6 Water Catchments

This chapter applies to development on land within regulated catchments, including the Sydney Harbour Catchment. The site is within the Sydney Harbour Catchment and development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial and the impact on water flow in a natural waterbody will be minimised.

The proposed development is accompanied by Stormwater Plans detailing the stormwater management measures for the development. The Stormwater Plans include details of erosion and sediment control measures to be implemented for the duration of the works. The development will not generate any adverse impacts on natural watercourses and ultimately the Sydney Harbour Catchment.

5.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

Pursuant to Section 2.48 (Determination of development applications – other development) of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP), for development carried out within 5m of an exposed overhead electricity power line, written notice of the development application must be provided to the electricity supply authority.

The site is adjacent to the Moomba to Sydney Pipeline Corridor which is operated by APA Group. In accordance with Section 2.77 (Determination of development applications) it is acknowledged that Council will refer the DA to APA Group for comment.

5.1.4 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 (Standards for residential development – BASIX) of State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) sets out the standards that apply to ‘BASIX development,’ which is defined as:

BASIX development means the following development if it is not BASIX excluded development—

- (a) development that involves the erection, but not the relocation, of a BASIX building,
- (b) development that involves a change of building use by which a building becomes a BASIX building,
- (c) development that involves the alteration of a BASIX building, if the estimated development cost is \$50,000 or more,
- (d) development for the purposes of a swimming pool or spa, or combination of swimming pools and spas, that—
 - (i) services 1 dwelling only, and
 - (ii) has a capacity, or combined capacity, of 40,000 litres or more.

Pursuant to the Environmental Planning and Assessment Regulation 2021 (the Regs), a ‘BASIX building’ is defined as:

BASIX building means a building that contains at least 1 dwelling, but does not include the following—

- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
 - (i) accommodates more than 12 residents, or
 - (ii) has a gross floor area exceeding 300 square metres.

The development is a BASIX building and the DA is accompanied by a BASIX Certificate at **Appendix H** which demonstrates that the development meets the BASIX standards at Schedule 1 (Standards for erection of BASIX buildings and change of use to BASIX buildings) of the Sustainable Buildings SEPP.

5.1.5 State Environmental Planning Policy (Housing) 2021

Chapter 2 Affordable housing

Chapter 2 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) includes provisions for in-fill affordable housing at Part 2 Division 1 (In-fill affordable housing).

Division 1 is applicable to the proposed development as the following criteria of Section 15C (Development to which division applies) have been met:

- residential flat buildings are permissible with consent in the R4 High Density Residential zone pursuant to the Canterbury-Bankstown Local Environmental Plan 2023;
- The affordable housing component of the development equates to 11 affordable housing units, with a total GFA of 732.6m² or 15%; and
- The development is proposed on land that is less than 800 metres walking distance of B2 Local Centre zoned land.

An assessment of the proposal against the relevant requirements and non-discretionary development standards applying to the development at Division 1 is provided in **Appendix B**.

Chapter 4 – Design of Residential Apartment Development

The provisions of Chapter 4 are applicable to the proposed residential flat building, which is greater than 3 storeys and comprises more than 4 dwellings.

An assessment of the development against the relevant sections of Chapter 4 is provided in **Appendix C**.

5.1.6 Canterbury-Bankstown Local Environmental Plan 2023

Permissibility

The site is situated within the Padstow Local Government Area (LGA) and is subject to the provisions of the Canterbury-Bankstown Local Environmental Plan (LEP) 2023.

The site is zoned R4 High Density Residential under the provisions of the Canterbury-Bankstown LEP 2023. Development for the purpose of a 'residential flat building' is permitted with consent in the R4 High Density Residential zone.

The relevant objectives of the R4 Zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

Comment

The proposed development will deliver a residential flat building within a built form that is consistent with the high-density residential setting of the site. The development has been sited and designed so as not to generate any potential for conflict with the adjoining B2 zoned land to the north and north-east, with ADG compliant setbacks provided. The site is located within 350 metres walking distance of the Padstow Train Station, which provides rail and bus services. The development presents a high standard of urban design that is consistent with the emerging high density residential setting of the site and has been designed to positively contribute to the streetscape and local amenity, incorporating the recommendations of Council's Design Review Panel.

Relevant Clauses

An assessment of the relevant clauses within the Canterbury-Bankstown LEP 2023 is provided in **Appendix D**.

5.1.7 Canterbury-Bankstown Development Control Plan 2023

The Canterbury-Bankstown Development Control Plan (DCP) 2023 provides detailed provisions to supplement the Canterbury-Bankstown LEP 2023. An assessment of the proposal against the relevant development controls applying to the subject land is provided for at **Appendix E**.

5.2 Visual

The DA is accompanied by a Design Verification Statement (DVS) at **Appendix R** which relevantly provides the following analysis of the development and the design intent:

- The massing of the building responds to ADG requirements in terms of separation distances as well as solar and cross ventilation parameters.
- Dual cores with central cross through apartments maximises natural ventilation, solar access, efficient use of circulation areas and hollows out the central rear massing to reduce solar impact to neighbouring properties to the south. The ground floor utilises a central entry and access to both cores.
- A partial upper seventh floor on the street side creates a top to the building without unduly impacting solar access to development to the south.
- A four-storey podium base is created to aid in articulation of elevations and reinforced in predominant brickwork facades. The ground level also utilises brickwork in a strong brick colour to reinforce the base.
- The overall massing creates a sculptural form and opportunities to create an interesting dynamic architectural language.

- The proposal is considered appropriate for the site and commensurate in scale and height with the desired future character and neighbouring developments.

5.3 Traffic and Parking

The DA is accompanied by a Traffic and Parking Assessment Report at **Appendix N** which assessed the traffic and parking implications of the development proposal. The report relevantly concludes:

- The site has excellent public transport connectivity and is ideally located to facilitate an affordable housing development.
- The projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity.
- The proposed 66 off-street residential car parking spaces satisfying the SEPP (Housing) 2021 requirements.
- The geometric design layout of the car parking facilities has been designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1* and *Parking Facilities Part 6 – Off-Street Parking for People with Disabilities with AS2890.6* in respect of aisle widths, parking bay dimensions, ramp gradients and overhead clearances.
- A number of swept turning path diagrams have been prepared using the *Autodesk Vehicle Tracking 2022* program in accordance with the requirements of *AS2890.1-2004* demonstrating that all vehicles will be able to access the proposed car parking spaces with no difficulty as well as enter and exit the site while travelling in a forward direction at all times.
- The proposed development makes provision for a total of 18 bicycle spaces; satisfying Council's bicycle parking code requirements.

5.4 Acoustic

The DA is accompanied by an Acoustic DA Assessment at **Appendix L** which has assessed the potential noise impacts associated with the proposed development. The assessment relevantly concludes that subject to the implementation of the recommended constriction requirements relating to glazing, walls and roof/ceiling systems, the development will achieve the required internal noise criteria based on the impact of surrounding traffic and ambient noise. As the design selection of mechanical equipment has not yet been finalised at the DA stage, it is recommended that a detailed assessment of all mechanical plant and equipment be conducted at the Construction Certificate (CC) stage. It is anticipated that this could be managed through a condition of development consent.

5.5 Stormwater and Drainage

The Stormwater Plans at **Appendix I** detail the stormwater management measures for the development and demonstrate that adequate stormwater arrangements can be provided.

5.6 Vegetation

The DA is accompanied by an Arboricultural Impact Assessment at **Appendix K** which includes a Tree Management Plan for the trees to be retained along the street and within the adjoining properties to the

north-east (rear) and south-east (side) of the development site (Trees 1, 4, 9, 16, 17, 18, 19 & 20). The Arboricultural Impact Assessment acknowledges that the majority of the trees within the rear setback area are exempt or noxious weed species to be removed independent of the proposed development (Trees 3, 7, 10, 11, 13, 14 & 15). The remaining trees within the rear setback area are not worthy of retention and located within the site in a position where they cannot be retained (Trees 5, 6, 8 & 12). One (1) street tree is also recommended for removal (Tree 2).

The DA is accompanied by a Landscape Plan which identifies a replacement street tree as well as compensatory tree planting within the site.

5.7 Social and Economic Impacts

The proposed development will bring with it a number of important social and economic benefits for the local and wider community, consisting of the following:

- Enable a use that meets the affordable housing needs of existing and future residents in the surrounding area;
- Promote enhanced neighbourhood safety and security through casual surveillance generated by the presence of a permanent new development and activity within the site;
- Provide short-term and long-term economic benefits through construction expenditure and employment.

5.8 Site Suitability

Having regard to the characteristics of the site and its location in Padstow, the proposed development is considered appropriate in that:

- The size and dimensions of the land and associated units are appropriate for accommodating the proposal;
- The application will deliver a development that positively responds to the streetscape and is compatible in size and siting with surrounding developments;
- The development is sited and designed to ensure no adverse impacts occur on surrounding development including overshadowing, noise and traffic impacts.

5.9 Public Interest

The proposed development is facilitating the delivery of affordable housing within an accessible location to meet the housing needs of the community, acknowledging the current housing market and limited availability of affordable housing. The development has been designed to respond to the context and setting of the site, ensuring that there are no adverse impacts on surrounding properties in terms of visual and acoustic privacy, while making a positive contribution to the streetscape. The development is therefore in the public interest.

6.0 Conclusion

demolition of existing structures and construction of a seven-storey residential flat building comprising 58 units and two levels of basement carpark at 19-23 Segers Avenue, Padstow. Of the proposed 58 units, eleven (11) are to be delivered as affordable housing pursuant to Part 2 Division 1 of State Environmental Planning Policy (Housing) 2021.

The proposal is generally consistent with the relevant environmental planning instruments, including the Resilience and Hazards SEPP, Biodiversity and Conservation SEPP, Transport and Infrastructure SEPP, Housing SEPP, Canterbury-Bankstown LEP 2023 and the relevant provisions of the Canterbury-Bankstown DCP 2023.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.

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APPENDIX B

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 - COMPLIANCE TABLE

19–23 SEGERS AVENUE, PADSTOW

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State Environmental Planning Policy (Housing) 2021
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies
Chapter 2 – Affordable Housing Part 2 Division 1 – In-fill affordable housing			
15C Development to which division applies	<p>(1) This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</p> <p>(b) the affordable housing component is at least 10%, and</p> <p>(c) all or part of the development is carried out—</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or</p> <p>(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p>	<p>Division 1 is applicable to the proposed development as the following criteria of Section 15C (Development to which division applies) have been met:</p> <ul style="list-style-type: none"> residential flat buildings are permissible with consent in the R4 High Density Residential zone pursuant to the Canterbury-Bankstown Local Environmental Plan 2023; The affordable housing component of the development equates to 11 affordable housing units, with a total GFA of 732.6m² or 15%; and The development is proposed on land that is less than 800 metres walking distance of B2 Local Centre zoned land. 	Yes
	<p>(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.</p>	Noted – N/A.	N/A

Housing SEPP Compliance Table – 19-23 Segers Avenue, Padstow

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	(2A) This division does not apply to development on land identified as an “Accelerated TOD Precinct” on the <i>Accelerated Transport Oriented Development Precincts Rezoning Areas Map</i> .	Noted – the site is not identified as an “Accelerated TOD Precinct” on the <i>Accelerated Transport Oriented Development Precincts Rezoning Areas Map</i> .	Yes
16 Affordable housing requirements for additional floor space ratio	(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).	The development is subject to the maximum 30% floor space ratio bonus, which equates to an additional 0.45:1 of FSR, which results in the development being subject to a maximum total FSR of 1.95:1 or 4,875.429m ² of gross floor area. The development proposes a total gross floor area of 4,875.1m ² .	Yes
	(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio (as a percentage)}}{2}$	Refer to Sheet SP-400 (Affordable Calculation) in the Architectural Plan set which shows the affordable housing GFA calculations, excluding the hallways. The total GFA is 4,875.1m ² Affordable % = 15% of GFA = 731.26m ² (required) The development proposes a total of 11 affordable housing units, with a total GFA of 732.6m ² .	Yes

Housing SEPP Compliance Table – 19-23 Segers Avenue, Padstow

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	The development is subject to a maximum 30% building height bonus, which equates to an additional 5.7m of building height. This results in the development being subject to a total maximum building height of 24.7m. The development proposes a maximum building height of 24.7m.	Yes
9 Non-discretionary development standards—the Act, s 4.15	(2) The following are non-discretionary development standards in relation to the residential development to which this division applies— (a) a minimum site area of 450m ² , (b) a minimum landscaped area that is the lesser of— (i) 35m ² per dwelling, or (ii) 30% of the site area, (e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space, (f) the following number of parking spaces for dwellings not used for affordable housing—	The site area exceeds 450m ² . A total landscape area of 837.5m ² or 33.5% is provided. Affordable housing component: 0.4 x 5 = 2 0.5 x 6 = 3 Total = 5 spaces Non-affordable housing component:	Yes Yes Yes Yes

Housing SEPP Compliance Table – 19-23 Segers Avenue, Padstow

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	<p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p> <p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development.</p>	<p>0.5 x 3 = 1.5</p> <p>1 x 39 = 39</p> <p>1.5 x 5 = 7.5</p> <p>Total = 48 spaces</p> <p>Total spaces required = 5 + 48</p> <p>= 53 spaces</p> <p>A total of 66 car parking spaces are proposed.</p> <p>All units achieve the minimum areas required under the ADG.</p>	Yes
	(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	Noted – Chapter 4 of the Housing SEPP is applicable to the development.	-
20 Design requirements	<p>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</p> <p>(a) the desirable elements of the character of the local area, or</p> <p>(b) for precincts undergoing transition—the desired future character of the precinct.</p>	<p>The precinct in which the site is located is zoned R4 High Density Residential and is currently going through a transition from the established traditional low density residential development to the higher density built forms envisaged for the area.</p> <p>The proposed development comprises one of the first redevelopments of the existing low density residential land within the area and will set a desirable precedent having regard to the</p>	Yes

Housing SEPP Compliance Table – 19-23 Segers Avenue, Padstow

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
		desired high density character of the precinct, given its proximity to the town centre. The development proposes a bulk and scale that is site responsive and a material and colour palette that is contemporary whilst also sympathetic to the existing low density residential development.	
21 Must be used for affordable housing for at least 15 years	(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development— (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider.	The affordable housing component of the development will be managed by an affordable housing provider; refer to the letter at Appendix P.	Yes
22 Subdivision permitted with consent	Land on which development has been carried out under this division may be subdivided with development consent.	N/A – no subdivision proposed.	N/A
Chapter 4 - Design of residential apartment development			
145 Referral to design review panel for development applications	(1) This section applies to a development application for residential apartment development, other than State significant development. (2) Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the	The development scheme was presented to the Canterbury-Bankstown Design Review Panel (DRP) on 13 February 2025 and written comments were received on 26 February 2025. Whilst they were generally supportive of the proposal, the Panel provided recommendations to be explored and incorporated into the formal development application plans. The recommendations of the DRP have been considered by the project Architect and a detailed	Yes

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	development will be carried out for advice on the quality of the design of the development.	response has been provided to each of the matters raised by the DRP in the Architect's response at Appendix A to this SEE.	
147 Determination of development applications and modification applications for residential apartment development	<p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p> <p>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</p>	The DA is accompanied by a Design Verification Statement (DVS) at Appendix R as well as a response to the matters raised by the Design Review Panel at Appendix A .	Yes
148 Non-discretionary development standards for residential apartment development—the Act, s 4.15	(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.	Noted.	-
	<p>(2) The following are non-discretionary development standards—</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p>	<p>The ADG requires the following car parking spaces:</p> <p>0.6 x 8 = 4.8 spaces</p> <p>0.9 x 45 = 40.5 spaces</p>	Yes

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	<p>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</p> <p>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</p>	<p>1.4 x 5 = 7 spaces</p> <p>Visitor – 1 space per 5 dwellings – 58/5 = 11.6 spaces</p> <p>Total required spaces = 63.9 spaces</p> <p>The Parramatta DCP 2023 adopts the above ADG car parking rates.</p> <p>The development proposes a total of 66 car parking spaces.</p> <p>All units achieve the minimum internal area requirements specified in Part 4D of the ADG.</p> <p>Each residential level achieves compliance with the minimum 2.7m floor to ceiling height.</p>	<p>Yes</p> <p>Yes</p>
149 Apartment Design Guide prevails over development control plans	<p>(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—</p> <p>(a) visual privacy,</p> <p>(b) solar and daylight access,</p> <p>(c) common circulation and spaces,</p> <p>(d) apartment size and layout,</p> <p>(e) ceiling heights,</p>	Noted.	-

Housing SEPP Compliance Table – 19-23 Segers Avenue, Padstow

State Environmental Planning Policy (Housing) 2021 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	(f) private open space and balconies, (g) natural ventilation, (h) storage.		

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APPENDIX C

APARTMENT DESIGN GUIDE – COMPLIANCE TABLE

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Apartment Design Guide (ADG) Compliance Table
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies
3D – Communal and Public Open Space	Communal open space has a minimum area equal to 25% of the site.	744.2m ² provided – 29.77%	Yes
3E – Deep Soil Zones	7% of site area and a minimum dimension of 3m	418.7m ² provided – 176.75%	Yes
3F – Visual Privacy	<p>Up to 12m (4 storeys)</p> <ul style="list-style-type: none"> 6 metres between habitable rooms/balconies and boundary 3 metres between non-habitable rooms and boundary <p>Up to 25m (5-8 storeys)</p> <ul style="list-style-type: none"> 9 metres between habitable rooms/balconies and boundary 4.5 metres between non-habitable rooms and boundary 	<p>Ground – Level 3 – all elevations achieve compliance with the 6m building separation requirement</p> <p>Level 4 – Level 6 – all elevations achieve compliance with the 9m building separation requirement.</p>	Yes
3J – Bicycle and Car Parking	<p>Minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments –</p> <ul style="list-style-type: none"> 0.6 spaces per 1-bedroom unit. 0.9 spaces per 2-bedroom unit. 1.4 spaces per 3-bedroom unit. 	<p>0.6 x 8 = 4.8 spaces</p> <p>0.9 x 45 = 40.5 spaces</p>	Yes

Apartment Design Guide (ADG) Compliance Table 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	1 space per 5 units (visitor parking)	$1.4 \times 5 = 7$ spaces Visitor – 1 space per 5 dwellings – $58/5 = 11.6$ spaces Total required spaces = 63.9 spaces A total of 66 car parking spaces are proposed.	
4A – Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	43/58 units – 74.14%	Yes
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	6/58 units – 10.34%	Yes
4B – Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	35/58 units – 60.34%	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Depths do not exceed 18m.	Yes
4C – Ceiling Heights	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> Habitable rooms – 2.7m; Non-habitable rooms – 2.4m; 	All levels achieve the minimum 2.7m floor to ceiling height.	Yes
4D - Apartment Size and Layout	Apartments are required to have the following minimum internal areas:	All units exceed the minimum area requirements.	Yes

Apartment Design Guide (ADG) Compliance Table 19-23 Segers Avenue, Padstow			
Clause	Requirement	Comment	Complies
	<ul style="list-style-type: none"> 1 Bedroom – 50m² 2 Bedroom – 70m² 3 bedroom – 90m² 		
4E – Private Open Space and Balconies	<p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> 1 Bedroom Apartments – Minimum area of 8m² with a minimum depth of 2m 2 Bedroom Apartments – Minimum area of 10m² with a minimum depth of 2m 3 Bedroom Apartments – Minimum area of 12m² with a minimum depth of 2.4m <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	All proposed balconies exceed the minimum area requirements.	Yes
4F – Common Circulation and Spaces	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of units off a single circulation core does not exceed 8 units.	Yes
4G - Storage	<p>Minimum storage to be provided as follows:</p> <ul style="list-style-type: none"> Studio – 4m³; 1 bed – 6m³; 2 bed – 8m³; and 3 bed – 10m³. 	All units achieve the required storage areas as a combination of internal and basement storage areas.	Yes

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APPENDIX D

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 – COMPLIANCE TABLE

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Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies								
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	Consent is sought for the demolition of the existing structures on the site.	Yes								
4.1B Minimum lot sizes and special provisions for certain dwellings	<p>(2) Development consent must not be granted to development on land specified in Column 1 of the table to this subclause for a purpose specified in Column 2 unless—</p> <p>(a) the lot is at least the size specified in Column 3, and</p> <p>(b) the width of the lot at the front building line is at least the width specified in Column 4.</p> <table border="1"> <thead> <tr> <th>Column 1</th><th>Column 2</th><th>Column 3</th><th>Column 4</th></tr> </thead> <tbody> <tr> <td>Zone R4 in "Area 1" on the <i>Clause Application Map</i></td><td>Residential flat buildings</td><td>1,500m²</td><td>30m</td></tr> </tbody> </table>	Column 1	Column 2	Column 3	Column 4	Zone R4 in "Area 1" on the <i>Clause Application Map</i>	Residential flat buildings	1,500m ²	30m	The site has a total area of 2,500.22m ² and a frontage to Segers Avenue in the order of 38.4 metres.	Yes
Column 1	Column 2	Column 3	Column 4								
Zone R4 in "Area 1" on the <i>Clause Application Map</i>	Residential flat buildings	1,500m ²	30m								
4.3 – Height of Buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 19m	<p>The development is subject to a maximum 30% building height bonus, which equates to an additional 5.7m of building height. This results in the development being subject to a total maximum building height of 24.7m.</p> <p>The development proposes a maximum building height of 24.7m.</p>	Refer to Housing SEPP								
4.4 – Floor Space Ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map – 1.5:1	The development is subject to the maximum 30% floor space ratio bonus, which equates to an additional 0.45:1 of FSR, which results in the development being subject to a	Refer to Housing SEPP								

Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies
		<p>maximum total FSR of 1.95:1 or 4,875.429m² of gross floor area.</p> <p>The development proposes a total gross floor area of 4,875.1m².</p>	
6.2 – Earthworks	<p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or detrimental effect on, drainage patterns, soil stability and flooding in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of fill material and the destination of excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	<p>The proposed earthworks will not have a detrimental effect on drainage patterns, soil stability or flooding in the locality of the development.</p> <p>The proposed development would not preclude the future redevelopment of the land.</p> <p>Refer to the earthworks plan in the Civil Plans at Appendix I.</p> <p>The proposed development has been designed to mitigate any amenity impacts on adjoining properties.</p> <p>Refer to the earthworks plan in the Civil Plans at Appendix I.</p> <p>The proposed excavation works do not have the potential to disturb relics.</p> <p>The proposed works are not within a drinking water catchment or an environmentally sensitive area.</p> <p>The DA is accompanied by an Erosion and Sediment Control Plan, refer to the Civil Plans at Appendix I.</p>	Yes

Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies
6.3 Stormwater management and water sensitive urban design	<p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and</p> <p>(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(c) avoids significant adverse impacts of stormwater runoff on the land on which the development is carried out, adjoining properties and infrastructure, native bushland and receiving waters, or if the impact cannot be reasonably avoided, minimises and mitigates the impact, and</p> <p>(d) includes riparian, stormwater and flooding measures, and</p> <p>(e) is designed to incorporate the following water sensitive urban design principles—</p> <p>(i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,</p> <p>(ii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,</p> <p>(iii) integration of stormwater management systems into the landscape in a way that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity.</p>	Refer to the accompanying Stormwater Plans at Appendix I which detail the stormwater management measures for the development.	Yes

Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
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Clause	Requirement	Comment	Complies
6.9 Essential services	<p>Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) waste management,</p> <p>(f) suitable vehicular access.</p>	<p>The site is readily serviced by reticulated water and sewer and electricity.</p> <p>The Stormwater Plans at Appendix I detail the stormwater management measures for the development and demonstrate that adequate stormwater arrangements can be provided.</p> <p>The DA is accompanied by a Waste Management Plan (WMP) at Appendix O which identifies the bin requirements for the development. The development provides an adequately dimensioned and sited bin room at the ground level to accommodate waste and facilitate the transport of bins to the kerb for collection.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the traffic and parking implications of the development proposal as being acceptable.</p>	Yes
6.15 Design Excellence	<p>(4) In deciding whether the development exhibits design excellence, the consent authority must consider the following—</p>	<p>The development scheme was presented to the Canterbury-Bankstown Design Review Panel (DRP) on 13 February 2025 and written comments were received on 26 February 2025. Whilst they were generally supportive of the proposal, the Panel provided recommendations to be explored and incorporated into the formal development application plans. The recommendations of the DRP have been considered by the project Architect and a detailed response has been provided to each of the matters raised by the DRP in the Architect's response at Appendix A to this SEE.</p>	Yes

Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
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Clause	Requirement	Comment	Complies
	<p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p> <p>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</p> <p>(c) whether the development detrimentally impacts on view corridors,</p> <p>(d) how the development addresses the following matters—</p> <p>(i) heritage issues,</p> <p>(ii) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</p> <p>(iii) bulk, massing and modulation of buildings,</p> <p>(iv) street frontage heights,</p> <p>(v) environmental impacts, including sustainable design, overshadowing, wind and reflectivity,</p> <p>(vi) the achievement of the principles of ecologically sustainable development,</p> <p>(vii) pedestrian, cycle, vehicular and service access, circulation and requirements,</p>	<p>The development incorporates a high standard of architectural design and materials that are reflective of the high density residential use of the development.</p> <p>The proposed external finishes of the building, coupled with the proposed landscape treatment will enhance the quality and amenity of the public domain.</p> <p>The proposed development does not have the potential to impact any view corridors.</p> <p>The site is not identified as a heritage item, is not within a heritage conservation area and is not in proximity to any heritage items.</p> <p>Refer to the Design Verification Statement at Appendix R which provides a detailed discussion of the design intent of the development in relation to setbacks, built form, bulk, massing and modulation and overshadowing.</p> <p>The DA is accompanied by a BASIX Certificate.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the pedestrian,</p>	

Canterbury-Bankstown Local Environmental Plan 2023 - Compliance Table
19-23 Segers Avenue, Padstow

Clause	Requirement	Comment	Complies
	<p>(viii) the impact on, and any proposed improvements to, the public domain,</p> <p>(ix) the integration of utilities, building services and waste management infrastructure in the site layout and building design,</p> <p>(x) Aboriginal cultural heritage,</p> <p>(xi) the protection and promotion of green infrastructure,</p> <p>(e) whether the development integrates high quality landscape design in the site layout and building design,</p> <p>(f) how the development responds to the physical and cultural connection of the local Aboriginal community to the land.</p>	<p>cycle and vehicular access as being acceptable for the development.</p> <p>All utilities have been integrated into the building design / screened by landscaping. The bin room is integrated into the building footprint.</p> <p>The site is not impacted by Aboriginal cultural heritage.</p> <p>The development proposes the retention of street trees along the site's frontage and proposes a replacement tree for the street tree that is proposed to be removed.</p> <p>Refer to the accompanying Landscape Plans which detail the integration of the landscape design with the proposed built form to present a high quality streetscape presentation.</p> <p>The development has focussed intensely on creating varied spaces and uses within the communal open space areas allowing for areas of group gathering and interaction as well as intimate private spaces for small gatherings or self contemplation.</p>	

THE PLANNINGHUB

by Hawes & Swan

APPENDIX E

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – COMPLIANCE TABLE

19–23 SEGERS AVENUE, PADSTOW

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Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies
CHAPTER 2 – SITE CONSIDERATIONS			
Chapter 2.1 Site Analysis	<p>1.1 Development for the purpose of a residential flat building must submit a site analysis plan.</p> <p>1.2 The results of the site analysis must illustrate the following principles in the form of a site analysis plan:</p> <p>Principle 1: Context</p> <p>Principle 2: Scale</p> <p>Principle 3: Built form</p> <p>Principle 4: Density</p> <p>Principle 5: Resource, energy, and water efficiency</p> <p>Principle 6: Landscape</p> <p>Principle 7: Amenity</p> <p>Principle 8: Safety and security</p> <p>Principle 9: Social dimensions</p> <p>Principle 10: Aesthetics</p>	<p>Refer to the Architectural Plans at Appendix G which provide a detailed Site Analysis Plan.</p>	<p>Yes</p>
Chapter 2.3 Tree Management	<p>2.1 A person must not cut down, fell, uproot, kill, poison, ringbark, burn, commit tree vandalism, or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.</p>	<p>The DA is accompanied by an Arboricultural Impact Assessment at Appendix K which includes a Tree Management Plan for the trees to be retained along the street and within the adjoining properties to the north-east (rear) and south-east (side) of the development site (Trees 1, 4, 9, 16, 17, 18, 19 & 20). The Arboricultural Impact Assessment acknowledges that the majority of the trees</p>	<p>Yes</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
		within the rear setback area are exempt or noxious weed species to be removed independent of the proposed development (Trees 3, 7, 10, 11, 13, 14 & 15). The remaining trees within the rear setback area are not worthy of retention and located within the site in a position where they cannot be retained (Trees 5, 6, 8 & 12). One (1) street tree is also recommended for removal (Tree 2).	
Chapter 2.4 Pipeline Corridors	Safety management studies 1.4 Council requires the following development on land shown in Figures 1–4 to submit a safety management study to assess the land use and construction risks: (b) the erection of a new building for the purpose of residential accommodation (not including boarding houses, co-living housing and seniors housing), if the new building has a density of one dwelling per 200m ² of site area or higher, 1.6 The safety management study must be prepared in accordance with the Australian Standard AS 2885, Pipelines – gas and liquid petroleum in consultation with the pipeline operator.	The site is adjacent to the Moomba to Sydney Pipeline Corridor which is operated by APA Group. In accordance with Section 2.77 (Determination of development applications) it is acknowledged that Council will refer the DA to APA Group for comment. If required, the Safety Management Study would be prepared in consultation with APA Group, in accordance with AS 2885.	Yes
CHAPTER 3 – GENERAL REQUIREMENTS			
Chapter 3.1 Development	Vehicular footway crossing design and construction 2.1 Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the following table. Maximum size is dependent on providing at least a 6m separation	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has	Yes

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies								
Engineering Standards	between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place. <table><tr><th>Use</th><th>Minimum width of VFC @ boundary</th><th>Maximum width of VFC @ boundary</th><th>Minimum standard of VFC</th></tr><tr><td>Multi-dwelling development</td><td>3.5m</td><td>6m **</td><td>Heavy duty</td></tr></table> ** A second 3.5m wide crossing will be permitted for disabled access or garbage bay access.	Use	Minimum width of VFC @ boundary	Maximum width of VFC @ boundary	Minimum standard of VFC	Multi-dwelling development	3.5m	6m **	Heavy duty	assessed the proposed VFC at the boundary as being acceptable for the development.	
	Use	Minimum width of VFC @ boundary	Maximum width of VFC @ boundary	Minimum standard of VFC							
Multi-dwelling development	3.5m	6m **	Heavy duty								
	Internal driveway requirements 2.3 The on-site driveway layout must be designed so that a car may be able to access and exit all required car spaces in one motion. In addition, a required car parking space must be located so as to be outside and clear of any vehicular manoeuvring area or right of carriage way. Austroads standard turning path templates are to be used to determine acceptability.	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed driveway layout as being acceptable for the development.	Yes								
	Sight distance requirements 2.4 Adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway. Refer to the Australian Standard AS 2890.1 for minimum sight distance requirements. If adequate sight distance for the access to any development cannot be achieved and considered a concern, the applicant may be required to install regulatory signs, at the boundary of the development, as agreed with Council.	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed driveway layout and sight distances as being acceptable for the development.	Yes								
	Disposal of stormwater runoff 3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL										

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
	benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff.	Refer to the accompanying Stormwater Plans at Appendix I , which detail the stormwater management measures for the development.	Yes
	Multi-dwelling development and non-residential development 4.2 Multi-dwelling development and non-residential development will require OSD regardless of the impervious area before and after the development, and regardless of whether the site falls toward or to the street.	Refer to the accompanying Stormwater Plans at Appendix I , which detail the stormwater management measures for the development.	Yes
Chapter 3.2 Parking	Off-street parking rates 2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site. <u>Zones R4, B1, B2 and B6</u> 1 car space per 1 bedroom dwelling; 1.2 car spaces per 2 bedroom dwelling; 1.5 car spaces per 3 or more bedroom dwelling; 1 visitor car space per 5 dwellings. <u>Bicycle Spaces</u> 1 visitor space per 10 dwellings	 The development proposes a total of 66 car parking spaces in accordance with the provisions of the Housing SEPP, which overrides the DCP. A total of 18 bicycle parking spaces are proposed within the basement.	Yes, refer to Housing SEPP Yes
	Parking location 3.1 Development must not locate entries to car parking or delivery areas: (a) close to intersections and signalised junctions; (b) on crests or curves;	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has	Yes

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies						
	<p>(c) where adequate sight distance is not available; (d) opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island); (e) where right turning traffic entering may obstruct through traffic; (f) where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or (g) where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.</p> <p>3.2 Parking areas for people with disabilities should be close to an entrance to development. Access from the parking area to the development should be by ramps or lifts where there are separate levels.</p>	<p>assessed the proposed driveway layout and car parking provision and layout as being acceptable for the development.</p> <p>The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the accessible car parking provision as being acceptable for the development.</p>	Yes						
	<p>Access driveway width and design</p> <p>3.11 For new residential development, necessary clear driveway widths are provided in the following table:</p> <table><tr><th>Driveway width</th><th>Minimum clear width</th></tr><tr><td>One-way</td><td>3m</td></tr><tr><td>Two-way</td><td>5.5m</td></tr></table> <p>3.12 Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. The following minimum headroom dimension must be maintained in all development.</p>	Driveway width	Minimum clear width	One-way	3m	Two-way	5.5m	<p>The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed driveway layout and headroom dimensions as being acceptable for the development.</p>	Yes
Driveway width	Minimum clear width								
One-way	3m								
Two-way	5.5m								

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies								
	<table><tr><th>Minimum headroom</th><th>Dimension</th></tr><tr><td>Cars and light vans</td><td>2.4m</td></tr><tr><td>People with disabilities</td><td>2.3m</td></tr><tr><td>Small rigid vehicles</td><td>3.6m</td></tr></table>	Minimum headroom	Dimension	Cars and light vans	2.4m	People with disabilities	2.3m	Small rigid vehicles	3.6m		
Minimum headroom	Dimension										
Cars and light vans	2.4m										
People with disabilities	2.3m										
Small rigid vehicles	3.6m										
	Safety and security 3.18 Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed driveway layout as being acceptable for the development.	Yes								
	Sight distance requirements 3.19 For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed driveway layout and sight distances as being acceptable for the development.	Yes								
	Pedestrian access 3.20 Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits. 3.21 Lifts and stair lobbies should be prominently marked to help users find them and to increase personal security.	The DA is accompanied by a Traffic and Parking Assessment Report at Appendix N which has assessed the proposed basement car parking layout as being acceptable for the development.	Yes								
3.3 Waste Management	2.1 The weekly generation rates per dwelling are:	The DA is accompanied by a Waste Management Plan (WMP) which identifies the following bin requirements for the development:	Yes								

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies																	
	<table><tr><th>General waste</th><th>Recycling</th><th>Garden organics</th></tr><tr><td>140L</td><td>120L</td><td>120L*</td></tr></table> <p>2.2 The bin sizes for residential development are:</p> <table><tr><th rowspan="2">Residential development</th><th colspan="3">Waste stream</th></tr><tr><th>General waste</th><th>Recycling</th><th>Garden organics</th></tr><tr><td>Residential flat buildings, shop top housing, mixed use development</td><td>660L / 1,100L or hook lift bin with compactor</td><td>660L or 1,100L</td><td>240L</td></tr></table>	General waste	Recycling	Garden organics	140L	120L	120L*	Residential development	Waste stream			General waste	Recycling	Garden organics	Residential flat buildings, shop top housing, mixed use development	660L / 1,100L or hook lift bin with compactor	660L or 1,100L	240L	<ul style="list-style-type: none">General waste – 4 x 1,100L binsRecycling – 7 x 1,100L binsFOGO – 7 x 240L bins <p>The FOGO bin allocation has been provided based on upcoming NSW mandates for local councils to collect FOGO waste by 1 July 2026. Once implemented, the FOGO bins will reduce the number of general waste bins to 2 x 1,100L bins; which amounts to the same total waste storage area currently required for the general waste and recycling bins.</p>	
General waste	Recycling	Garden organics																		
140L	120L	120L*																		
Residential development	Waste stream																			
	General waste	Recycling	Garden organics																	
Residential flat buildings, shop top housing, mixed use development	660L / 1,100L or hook lift bin with compactor	660L or 1,100L	240L																	
	<p>All residential development types</p> <p>3.2 Each dwelling is to have:</p> <p>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>(b) A suitable space in the kitchen for a caddy to collect food waste.</p>	<p>Each unit has adequate space in the kitchen for waste storage.</p>	Yes																	
	<p>Residential flat buildings</p> <p>3.18 In addition to clauses 3.1–3.10, residential flat buildings are to provide a communal bin storage area that is designed to integrate with Council’s standard collect and return service by locating the bin storage area within 10m of a layback to the nominated collection point and ensuring safe parking for Council’s service vehicle, without blocking driveways or traffic. Nominated collection points must avoid classified roads and roads with high vehicle and pedestrian traffic.</p>	<p>The DA is accompanied by a Waste Management Plan (WMP) which identifies the following bin requirements for the development:</p>	Yes																	

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

19-23 Segers Avenue, Padstow

Control	Requirement	Comment	Complies
	<p>3.19 The communal bin storage area must be of sufficient size to accommodate all allocated bins, and the location and design must:</p> <p>(a) integrate with the building form and landscape;</p> <p>(b) locate either at ground level behind the front building line or within the basement level of the development;</p> <p>(c) provide direct and convenient access for the occupants of the development. The maximum walking distance from any entrance of a dwelling to the communal bin storage area must not exceed 30m (lift travel distance not included);</p> <p>(d) allow for the safe and direct transfer of all bins from the bin storage area to the collection point;</p> <p>(e) not adversely impact the occupants within and adjoining the development in relation to visual amenity, noise, odour and traffic;</p> <p>(f) not interfere with car parking, landscape and any existing trees and vegetation;</p> <p>(g) not adversely impact on the streetscape, building design or amenity of dwellings;</p> <p>(h) comply with the requirements of the applicable Waste Design for New Developments Guide;</p> <p>(i) ensure walls and floors are solid and impervious;</p> <p>(j) ensure compliance with Work, Health and Safety legislation and standards.</p> <p>3.20 The bin-carting route from the bin storage area to the collection point must:</p> <p>(a) be direct and short as possible;</p> <p>(b) be solid, impervious and a minimum 2m wide;</p> <p>(c) be non-slip, free from obstacles and steps;</p> <p>(d) be a maximum grade of 1:30;</p> <p>(e) avoid passing through any internal areas of the building;</p> <p>(f) ensure compliance with Work, Health and Safety legislation and standards.</p> <p>3.22 Residential flat buildings must provide a bulky waste storage room(s) for residents to store bulky waste (e.g. white goods, mattresses, furniture) awaiting collection to prevent</p>	<ul style="list-style-type: none"> General waste – 4 x 1,100L bins Recycling – 7 x 1,100L bins FOGO – 7 x 240L bins <p>The FOGO bin allocation has been provided based on upcoming NSW mandates for local councils to collect FOGO waste by 1 July 2026. Once implemented, the FOGO bins will reduce the number of general waste bins to 2 x 1,100L bins; which amounts to the same total waste storage area currently required for the general waste and recycling bins.</p> <p>The bin room has been designed to enable all bins to face outward for resident access. A bin transfer path has been provided from the bin room, which includes a roller door along the front building elevation, to transport the bins to the kerb for collection.</p>	<p>Yes</p> <p>Yes</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
	<p>the illegal dumping of materials on the kerbside or in common areas. The design of the bulky waste storage room(s) must ensure:</p> <p>(a) it integrates with the building form and landscape;</p> <p>(b) does not adversely impact on the streetscape, building design or amenity of dwellings;</p> <p>(c) complies with the requirements of the applicable Waste Design for New Developments Guide.</p> <p>3.23 Residential flat buildings with 50 or more dwellings must provide a separate communal bin storage area for the storage of household items (e.g. clothing, mattresses, polystyrene, cardboard and electronic waste) awaiting collection through Council's Supplementary Recycling Service. The minimum area required is 9m² and the design is to comply with the requirements of the applicable Waste Design for New Developments Guide.</p>	<p>A bulky waste room is provided with Basement 1.</p> <p>See above comment.</p>	<p>Yes</p> <p>Yes</p>
3.7 Landscape	<p>Existing vegetation and natural features</p> <p>2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.</p>	<p>Refer to the Landscape Plans at Appendix J which details the landscape treatment proposed for the development which enhances the quality of the streetscape.</p>	<p>Yes</p>
	<p>Design and location of landscape</p> <p>2.3 The landscape design is to contribute to and take advantage of the site characteristics.</p> <p>2.5 The landscape of setbacks and deep soil zones must:</p> <p>(a) provide sufficient depth of soil to enable the growth of mature trees;</p> <p>(b) use a combination of groundcovers, shrubs and trees;</p> <p>(c) use shrubs that do not obstruct sightlines between the site and the public domain; and</p>	<p>Refer to the Landscape Plans at Appendix J which details the landscape treatments for the deep soil zones, which incorporates a range of trees, shrubs and groundcovers.</p>	<p>Yes</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
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Control	Requirement	Comment	Complies
	(d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.		
	<p>Trees</p> <p>2.6 Development must consider the retention of existing trees, including street trees, in the building design.</p> <p>2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and:</p> <p>(a) Canopy trees are to be of a minimum 75 litre pot size.</p> <p>(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</p> <p>(c) Place evergreen trees well away from the building to allow the winter sun access.</p> <p>(d) Select trees that do not inhibit airflow.</p> <p>(e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</p> <p>2.8 Development must provide street trees that will contribute to the canopy where possible.</p>	<p>The DA is accompanied by an Arboricultural Impact Assessment at Appendix K and Landscape Plans at Appendix J.</p> <p>A replacement street tree is proposed to compensate for the one street tree that is required to be removed.</p>	<p>Yes</p> <p>Yes</p>
	<p>Biodiversity</p> <p>3.1 Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design.</p>	The DA is accompanied by an Arboricultural Impact Assessment at Appendix K .	Yes

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Control	Requirement	Comment	Complies										
CHAPTER 5 – RESIDENTIAL ACCOMMODATION													
	<p>Isolation of sites</p> <p>8.1 Development on land within Zone R4 High Density Residential is not to result in a site adjoining such land having an area of less than 1,000m² or a width of less than 20m at the front building line for the purpose of multi dwelling housing.</p>	<p>The adjoining properties to the north-west and south-east of the site are currently less than 1,000m² in area and have frontages that are less than 20m in width. It is noted that these properties have the potential to amalgamate with their adjoining sites, which are also yet to be developed.</p>	<p>Acceptable on merit</p>										
<p>Section 8 – Residential Flat Buildings and Shop Top Housing in Residential Zones</p>	<p>Storey limit (not including basements)</p> <p>8.2 Development must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:</p> <table><tr><th>Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)</th><th>Storey limit (not including basements)</th></tr><tr><td>13m</td><td>4 storeys (no attic)</td></tr><tr><td>16m</td><td>5 storeys (no attic)</td></tr><tr><td>19m</td><td>6 storeys (no attic)</td></tr><tr><td>25m</td><td>8 storeys (no attic)</td></tr></table> <p>8.3 The siting of residential flat buildings, shop top housing and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</p>	Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)	13m	4 storeys (no attic)	16m	5 storeys (no attic)	19m	6 storeys (no attic)	25m	8 storeys (no attic)	<p>The development achieves compliance with the applicable maximum building height under the Housing SEPP.</p> <p>The building and landscaping has been designed to be site responsive and to generally follow the existing contours of the land and adjoining site levels.</p>	<p>Refer to Housing SEPP</p> <p>Yes</p>
Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)												
13m	4 storeys (no attic)												
16m	5 storeys (no attic)												
19m	6 storeys (no attic)												
25m	8 storeys (no attic)												

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
	<p>Fill</p> <p>8.4 Any reconstituted ground level on the site within the ground floor perimeter of residential flat buildings and shop top housing must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.</p> <p>8.5 Any reconstituted ground level on the site outside of the ground floor perimeter of residential flat buildings and shop top housing must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.</p>	Refer to the accompanying Civil Plans at Appendix I , which detail the extent of cut and fill required to facilitate the development.	Yes
	<p>Street setbacks</p> <p>8.6 The minimum setback for a building wall to the primary street frontage is: (b) 6m for all other sites.</p>	The building is setback greater than 6m from the front boundary.	Yes
	<p>Side and rear setbacks</p> <p>8.9 For a building with three or more storeys, the minimum setback to the side and rear boundaries of the site is 4.5m provided the average setback is 0.6 multiplied by the wall height.</p> <p>8.11 The minimum setback for a basement level to the side and rear boundaries of the site is 2m.</p> <p>8.12 The minimum setback for a driveway to the side and rear boundaries of the site is 1m.</p>	<p>The building provides compliant building separation distances as required by the ADG.</p> <p>The basement levels are setback a between 2m and 6m from the side and rear boundaries.</p> <p>The driveway is setback 2m from the side boundary.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table			
19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
	Private open space 8.13 Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.	All POS is located behind the building line.	Yes
	Building design 8.14 Council applies the State Environment Planning Policy (Housing) 2021 (Chapter 4) and the Apartment Design Guide to residential flat buildings and shop top housing. This includes buildings that are two storeys or less, or contain less than four dwellings. 8.15 Development for the purpose of residential flat buildings and shop top housing must demolish all existing dwellings (not including any heritage items) on the site. 8.16 The maximum roof pitch for residential flat buildings and shop top housing is 35 degrees.	Refer to the ADG assessment at Appendix C . All existing dwelling are proposed to be demolished. A skillion roof form is proposed that does not exceed 35 degrees.	Yes Yes Yes
	Building design (car parking) 8.22 Development must locate the car parking spaces behind the front building line.	Basement car parking is proposed.	Yes
	Landscape 8.24 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the building and the primary street frontage; and	Refer to the Landscape Plans at Appendix J which details the landscape treatment proposed for the development which provides landscaping to a minimum of 45% of the front	Yes

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table					
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Control	Requirement	Comment	Complies		
	(c) plant more than one 75 litre tree between the building and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury Bankstown).	setback area and includes one 75 litre tree in the front setback area.			
	Blank walls 8.32 Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.	The development has been designed so as not to provide any blank walls.	Yes		
Section 11 Livable Housing	11.1 Development must comply with the following requirements: <table><tr><td>Residential flat buildings and shop top housing</td><td>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:<ul style="list-style-type: none">a minimum 20% of new dwellings must achieve the Silver Standard; anda minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council’s satisfaction that it is not possible to achieve step-free pathways.</td></tr></table>	Residential flat buildings and shop top housing	A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: <ul style="list-style-type: none">a minimum 20% of new dwellings must achieve the Silver Standard; anda minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council’s satisfaction that it is not possible to achieve step-free pathways.	The development provides the following: Silver Standard – 12 units or 20.7% Gold Standard – 12 units or 20.7%	Yes
Residential flat buildings and shop top housing	A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: <ul style="list-style-type: none">a minimum 20% of new dwellings must achieve the Silver Standard; anda minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council’s satisfaction that it is not possible to achieve step-free pathways.				
Section 14 Site Facilities	Building design (utilities and building services) 14.1 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	All services are shown on the Architectural Plans and where necessary have been appropriately screened by vegetation.	Yes		

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19-23 Segers Avenue, Padstow			
Control	Requirement	Comment	Complies
	14.2 Utilities and building services are to be integrated into the building design and concealed from public view.		
	Building design (substations) 14.3 The location and design of substations must be shown on the plans. 14.4 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view. 14.5 Substations must not locate forward of the front building line.	Refer to the accompanying Architectural Plans and Landscape Plans; the substation has been integrated into the landscape design to reduce its visibility from the street, consistent with Council's Pre-DA advice. The substation has also been setback from the front property boundary, to ensure that AS2890 sightlines are maintained, consistent with the Pre-DA advice.	Acceptable on merit



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