

ATTACHMENT A–Assessment Findings

Attachment A outlines the assessment findings and is based on the justification matters as set out by the Department of Planning & Environment.

1. Strategic Merit Test

Section 1 assesses the proposal based on the Department of Planning & Environment’s Strategic Merit Test as outlined in the Department’s publication *A Guide to Preparing Local Environmental Plans*. The intended outcome is to determine whether a proposal demonstrates strategic and site specific merit to proceed to the Gateway. A proposal that seeks to amend controls that are less than 5 years old will only be considered where it clearly meets the Strategic Merit Test.

1.1 Is the proposal consistent with the relevant district plan within the Greater Sydney Region, or corridor / precinct plans applying to the site, including any draft regional, district or corridor / precinct plans released for public comment?

1.1.1 Greater Sydney Region Plan (*A Metropolis of Three Cities*)

	Consistent
<p>Proponent’s Submission: No comments.</p> <p>Council’s Assessment: The proposal is generally consistent with the Greater Sydney Region Plan.</p> <p><u>Objective 22: Investment and business activity in centres</u></p> <p>According to Objective 22, local centres are important for day-to-day goods and services. Enhancing the accessibility, connectivity and amenity of walking paths in and around centres is required to improve walkability and desirable liveability outcomes. Improving road and footpath environments within centres enhances the centre’s function as a destination and contributes to the vitality and viability of the centre.</p> <p>Council commissioned an independent specialist to undertake an economic impact peer review to determine whether the proposed business zone is appropriate. The review concludes that the proposed B2 Local Centre business zone is considered appropriate.</p> <p><u>Objective 10 to provide ongoing housing supply close to jobs</u></p> <p>According to Objective 10, the ongoing housing supply and a range of housing types in the right location will create more liveable neighbourhoods. Good strategic planning can link the delivery of new</p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

housing homes in the right location with local infrastructure.

Objective 10 identifies Padstow as a local centre. It recommends a place-based planning approach to the potential development of the local centre provided it meets the key aspects of good design and the delivery of enabling infrastructure.

Council commissioned an independent specialist to undertake an urban design peer review to determine whether the proposed building envelope is appropriate. The independent specialist reviewed the application and in a report dated March 2019, recommends the following changes to Council's built form controls (based on the proposed business zone for the site):

Built form controls	Current controls	Recommended controls (urban design peer review)
FSR	0.5:1	2.5:1, including a minimum 0.5:1 FSR for the purposes of commercial development
Building height	9 metres (2 storeys)	23 metres (6 storeys), with a requirement that any part of the building within 2 metres of the height limit is solely for the purposes of equipment servicing the building
Street setback (western boundary)	5.5 metres	3 metres (levels 1–4) and 6 metres (levels 5–6)
Side setback (northern and southern boundaries)	0.9 metre	Nil setback (northern boundary) and 6–9 metres (southern boundary)
Rear setback (eastern boundary)	Determined by the private open space	3–6 metres
Open space	80m ² private open space	The site allows for some communal open space in the central courtyards. Business zones may have less communal open space if there is good access to public space. Carl Little Reserve and Clarke Reserve are in close proximity to the site. There is no need for rooftop communal open space, as there is sufficient communal open space in both courtyards, with the southern lot offering ample space for diverse activities.

Should Council decide to proceed with a planning proposal, the planning proposal would implement the recommendations of the

urban design peer review.

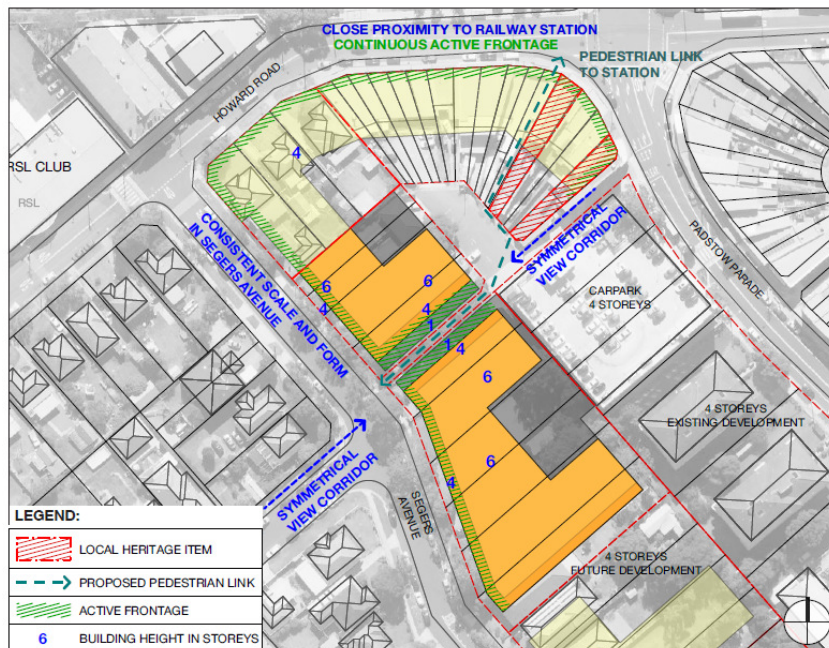
Within the business zones, Council also applies a minimum lot width requirement to facilitate higher quality built form and urban design outcomes. In this regard, it is proposed to require a minimum 40 metre lot width at the front building line if development is to achieve the maximum floor space ratio. Otherwise a maximum 2:1 FSR would apply.

In relation to supporting infrastructure, the urban design peer review supports the proposed widening of the Council lane (known as the Padstow Pathway at 5C Segers Avenue) as it has the potential to link the Padstow Park Public School to the railway station with an attractive, active and largely car-free pedestrian link, subject to:

- Widening the lane from 3 metres to 6 metres at street level.
- Requiring continuous active retail frontages along the lane to provide pedestrian amenity and safety.
- Providing a pedestrian crossing (at the Gloucester Street intersection) to contribute to a safe journey from the school to the railway station.

Whilst Council's assessment findings support this proposal, the findings also identify the need for a Social Impact and Community Needs Assessment to investigate other local infrastructure needs arising from the proposal.

Figure 1: Recommended pedestrian link improvements



Source: Urban Design Peer Review, page 13

1.1.2 South District Plan

		Consistent												
<p>Proponent’s Submission: The proposal is broadly consistent with the Greater Sydney Commission’s <i>South District Plan</i>, which calls for a Liveable, Productive and Sustainable city.</p> <p>Council’s Assessment: The proposal is generally consistent with the South District Plan.</p> <p><u>Planning Priority S5: Providing housing supply, choice and affordability, with access to jobs and services and Planning Priority S6: Creating and renewing great places and respecting the District's heritage</u></p> <p>According to Planning Priorities S5 and S6, accommodating homes must be linked to good design outcomes and appropriate provisions for local infrastructure. Council is required to consider local amenity constraints while undertaking strategic planning to link the delivery of new housing with appropriate levels of infrastructure.</p> <p>The Planning Priorities identify Padstow as a local centre, and recommend a place-based planning approach to the potential development of the local centre provided it meets the key aspects of good design and the delivery of enabling infrastructure.</p> <p>Council commissioned an independent specialist to undertake an urban design peer review to determine whether the proposed building envelope is appropriate. The independent specialist reviewed the application and in a report dated March 2019, recommends the following changes to Council’s built form controls (based on the proposed business zone for the site):</p>		<p>Yes, subject to implementing the recommendations of the urban design peer review</p>												
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Should Council decide to proceed with a planning proposal, the planning proposal would implement the recommendations of the urban design peer review.

Within the business zones, Council also applies a minimum lot width requirement to facilitate higher quality built form and urban design outcomes. In this regard, it is proposed to require a minimum 40 metre lot width at the front building line if development is to achieve the maximum floor space ratio. Otherwise a maximum 2:1 FSR would apply.

In relation to supporting infrastructure, the urban design peer review supports the proposed widening of the Council lane (known as the Padstow Pathway at 5C Segers Avenue), subject to:

- Widening the lane from 3 metres to 6 metres at street level.
- Requiring continuous active retail frontages along the lane to provide pedestrian amenity and safety.
- Providing a pedestrian crossing (at the Gloucester Street intersection) to contribute to a safe journey from the school to the railway station.

Whilst Council’s assessment findings support this proposal, the findings also identify the need for a Social Impact and Community Needs Assessment to investigate other social infrastructure needs arising from the proposal.

1.2 Is the proposal consistent with a relevant local strategy that has been endorsed by the Department?

1.2.1 South East Local Area Plan

	Consistent
<p>Proponent’s Submission: This planning proposal seeks amendments to planning controls as follows:</p> <ul style="list-style-type: none"> • Land use zone as per 2016 Planning Proposal: B2 Local Centre. • Height of buildings as per original LAP: Q2 – 24 metres (6 storeys). • Floor space ratio as per 2016 Planning Proposal: U – 2.5:1. <p>The Padstow Town Centre is divided into Northern and Southern Commercial Cores, Residential Frame and Terrace Housing Precinct under the Bankstown South East LAP (2016). The subject site is located in the Residential Frame, at the edge of the Southern Commercial Core. This Planning Proposal seeks to extend the Southern Commercial Core to the subject site, achieving the Desired Precinct Character of both the Residential Frame and Southern Commercial Core</p> <p>In response to the 2016 Gateway determination that the variations to the LAP be disregarded due to lack of planning evidence, this planning proposal includes the following strategic studies and reports which provide the required planning evidence/statement of reasons to support the planning controls:</p> <ul style="list-style-type: none"> • Urban Design Report prepared by Smith & Tzannes Architects; • Economic Impact Assessment prepared by Hill PDA; and • Traffic Impact Assessment prepared by PDC Consultants. <p>Council’s Assessment At the Extraordinary Meeting of 11 May 2016, the former Bankstown City Council adopted the South East Local Area Plan. The intended outcomes of the South East Local Area Plan are to set out the vision and spatial context for the local area, specify the best ways to accommodate residential and employment growth to 2031 and outline the delivery of supporting infrastructure, facilities and open space.</p> <p><u>Local Area Plan–Desired character</u></p> <p>According to Action L2, the site forms part of the Padstow Village Centre. The desired character reads:</p> <p><i>The Padstow Village Centre will continue to function as a successful and bustling centre that is commercially viable, well designed, reflecting the unique characteristics of the place, and recognised by</i></p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

the community as one of the twin 'hearts' of the local area alongside the Revesby Village Centre.

Carl Little Reserve is the central point from which the village centre radiates, an enlivened mixed use destination that meets the needs of the growing community and is a catalyst for investment. Carl Little Reserve will be home to a modern multi-purpose community facility and civic space, a place for people to come together for events and social activities.

The Southern Commercial Core precinct is the local retail magnet with the anchor supermarket. Active street frontages along the main streets (Howard Road, Padstow Parade and Cahors Road) will create a vibrant streetscape where there is day and evening activity, and where shops and restaurants will stay open longer. The streets will be a place where cars travel slowly, making it easier to cross the street and creating a pleasant place to walk, sit and talk. The traditional terrace shops and historic shopfronts will continue to reflect the unique characteristics of the place.

Low and medium-rise buildings at appropriate locations will create a sense of enclosure, human scale, order, comfort and enjoyment for people walking in the small village centre. Leafy streets will connect people to the low-rise liveable neighbourhoods and provide a stunning platform from which to journey into the village centre.

Figure 2: Padstow Village Centre – Precinct Plan



Source: South East Local Area Plan, page 69

Local Area Plan–Actions

To achieve the desired character, Action L2 proposed to rezone the site to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR). The intended outcome is to allow medium–rise living choices within a short walking distance of the commercial core and local services.

However at the Ordinary Meeting of 24 July 2018, Council resolved not to proceed with a planning proposal to implement the South East Local Area Plan. On this basis, the proponent submitted an application to rezone the site to Zone B2 Local Centre (6 storeys / 2.5:1 FSR).

Council’s Assessment of Application (proposed business zone)

Council commissioned an independent specialist to undertake an economic impact peer review to determine whether the proposed business zone is appropriate. The review considered key policies such as the Greater Sydney Region Plan, South District Plan, State Environmental Planning Policies and Ministerial Directions. The review concludes that the proposed B2 Local Centre business zone is considered appropriate.

Council’s Assessment of Application (proposed building envelope)

Council commissioned an independent specialist to undertake an urban design peer review to determine whether the proposed building envelope is appropriate. The review considered key policies such as the Greater Sydney Region Plan, South District Plan, State Environmental Planning Policies and Ministerial Directions.

In relation to local context, the urban design peer review recommends *‘that the properties within the block defined by Padstow Parade, Howard Road, Segers Avenue and Faraday Road have a building height of 4 storeys as a consistent scale, with additional height to 6 storeys on 1–17 Segers Avenue’* (Urban Design Peer Review, page 13). To address the inconsistencies in planning controls with adjoining and surrounding sites, a building height review of the remainder of the block would occur as part of the Comprehensive LEP Review process.

Figure 3: Recommended building height changes within the block defined by Padstow Parade, Howard Road, Segers Avenue and Faraday Road in Padstow



Source: Urban Design Peer Review, page 25

1.3 Is the proposal responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

	Complies
<p>Proponent's Submission: The need to amend planning controls to respond to change in circumstances was identified in the original South East LAP and subsequent 2016 Planning Proposal. This Planning Proposal is broadly consistent with the intent of the LAP, with the exception of proposed land use zoning and FSR which are justified by supporting strategies and reports.</p> <p>Council's Assessment: The proposal does not respond to a change in circumstances.</p>	No

1.4 Does the proposal have regard to the natural environment (including known significant environmental values, resources or hazards)?

	Complies
<p>Proponent's Submission: Under existing conditions, the subject site:</p> <ul style="list-style-type: none"> • Has suburban character with minimal vegetation which is unlikely to have significant environmental value; • Per Canterbury-Bankstown Council mapping, is not impacted by flooding or bushfire; • Is unlikely to be impacted by contamination due to: <ul style="list-style-type: none"> — The site having continuous residential use since urban development in the 1940s-50s; and 	Yes

<p>— No hazardous uses within the locality.</p> <p>A portion of the subject site (1-5 Segers Avenue and rear of 7 and 9 Segers Avenue) is impacted by Class 5 Acid Sulfate Soils. It is expected that if any land capability issues associated with Acid Sulfate Soils (or otherwise) arise, these would be resolved in accordance with the requirements of SEPP 55.</p> <p>Council's Assessment: The site is partially affected by acid sulfate soils (Class 5). Should Council decide to proceed with a planning proposal, the development application stage would consider this matter.</p>	
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1.5 Does the proposal have regard to the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal?

	Complies
<p>Proponent's Submission: The Planning Proposal enables redevelopment along Segers Avenue in accordance with the intent of the LAP. This, in addition to the eventual implementation of broader changes to the Bankstown LAP 2015 will enable uplift in the Padstow Town Centre as desired under the LAP.</p> <p>Council's Assessment: In relation to local context:</p> <ul style="list-style-type: none"> • In relation to the proposed zone, the economic impact peer review concludes that the proposed B2 Local Centre business zone is considered appropriate. • In relation to the proposed building envelope, the urban design peer review recommends <i>'that the properties within the block defined by Padstow Parade, Howard Road, Segers Avenue and Faraday Road have a building height of 4 storeys as a consistent scale, with additional height to 6 storeys on 1–17 Segers Avenue'</i> (Urban Design Peer Review, page 13). To address the inconsistencies in planning controls with adjoining and surrounding sites, a building height review of the remainder of the block would occur as part of the Comprehensive LEP Review process. 	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

1.6 Does the proposal have regard to the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?

	Complies
<p>Proponent’s Submission: The Traffic Impact Assessment prepared by PDC Consultants identified that the surrounding road network has adequate capacity to accommodate the additional vehicular traffic arising from potential development enabled by the Planning Proposal and that no additional infrastructure upgrades are required.</p> <p>No additional embellishment works to Carl Little Reserve are required on the grounds that the subject site is within 200 metres of the reserve (approximately 165 metres measured from laneway at rear boundary), satisfying Planning Priority S16 of the South District Plan. Furthermore, the delivery of the widened (up to 12.5 metre-wide) laneway in place of the existing 2.6 metre-wide laneway can be achieved without VPA. If Council is of the mind, any necessary additional embellishment works desired by Council can be enforced through Conditions of Consent applied to the eventual Development Application enabled by this Planning Proposal.</p> <p>Council’s Assessment: In relation to infrastructure provision, the urban design peer review supports the proposed widening of the Council lane (known as the Padstow Pathway at 5C Segers Avenue) as it has the potential to link the Padstow Park Public School to the railway station with an attractive, active and largely car-free pedestrian link, subject to:</p> <ul style="list-style-type: none"> • Widening the lane from 3 metres to 6 metres at street level. • Requiring continuous active retail frontages along the lane to provide pedestrian amenity and safety. • Providing a pedestrian crossing (at the Gloucester Street intersection) to contribute to a safe journey from the school to the railway station. <p>Council’s assessment findings also identify the need to:</p> <ul style="list-style-type: none"> • Prepare a Social Impact and Community Needs Assessment to investigate local infrastructure needs arising from the proposal. • Clarify some data inconsistencies in the application’s Traffic Impact Assessment to better quantify the impacts on intersections and surrounding road network. <p>Should Council decide to proceed with a planning proposal, the planning proposal would incorporate the recommendations of the urban design and traffic peer reviews to address the above issues.</p>	<p>Yes, subject to implementing the recommendations of the urban design and traffic peer reviews</p>

2. Planning Proposals–Justification Matters

Section 2 assesses the proposal based on the justification matters as outlined in the Department of Planning & Environment’s publication *A Guide to Preparing Planning Proposals*. The intended outcome is to demonstrate whether there is justification for a proposal to proceed to the Gateway.

2.1 Is the planning proposal a result of any strategic study or report?

	Complies
<p>Proponent’s Submission: Planning controls proposed under this Planning Proposal (the 2018 Planning Proposal) are in accordance with the 2016 Planning Proposal submitted to Gateway as a variation to the LAP planning controls. However, as part of its determination to implement the 2016 Planning Proposal, the variation (and other variations) was excluded on the grounds that it was “<i>not supported by planning evidence or a statement of reasons</i>” (NSW DoPE 2017, Gateway Determination).</p> <p>Therefore, this Planning Proposal is in response to the following strategic studies and reports which provide the required planning evidence/statement of reasons to support the planning controls:</p> <ul style="list-style-type: none"> • Urban Design Report prepared by Smith & Tzannes Architects; • Economic Impact Assessment prepared by Hill PDA; and • Traffic Impact Assessment prepared by PDC Consultants. <p>Council’s Assessment: Whilst the objective to allow medium–rise living choices within a short walking distance of the commercial core and local services is consistent with the South East Local Area Plan, the proposal to rezone the site to Zone B2 Local Centre (6 storeys / 2.5:1 FSR) is not the result of a strategic study.</p>	No

2.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

	Complies
<p>Proponent’s Submission: Amendment to planning controls is the best means of achieving the intended outcomes of this Planning Proposal.</p> <p>Council’s Assessment: The intended outcomes of the proposal are to rezone the site and to increase the building envelope controls. The proposal to amend the Local Environmental Plan via the planning proposal is the most appropriate method for achieving the intended outcome.</p>	Yes

2.3 Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

2.3.1 Greater Sydney Region Plan (A Metropolis of Three Cities)

	Consistent
<p>Proponent’s Submission: Refer to Section 1.1 of this assessment.</p> <p>Council’s Assessment: The proposal is generally consistent with the Greater Sydney Region Plan for the reasons outlined in Section 1.1 of this assessment.</p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

2.3.2 South District Plan

	Consistent
<p>Proponent’s Submission: Refer to Section 1.1 of this attachment.</p> <p>Council’s Assessment: The proposal is generally consistent with the South District Plan for the reasons outlined in Section 1.1 of this assessment.</p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

2.4 Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

2.4.1 CBCity 2028

	Consistent
<p>Proponent’s Submission: No comment.</p> <p>Council’s Assessment: The vision of Council’s Community Plan ‘CBCity 2028’ is to build a city that is <i>‘thriving, dynamic and real’</i>. The ‘Liveable & Distinctive’ Direction will achieve this by promoting a well–designed city that offers housing diversity. ‘Prosperous & Innovative’ direction intends to achieve the vision by providing opportunities for economic and employment growth.</p> <p>Council’s assessment findings indicate that quality design and adequate infrastructure provision are critical if the proposal is to justify a higher FSR on the site.</p> <p>Should Council decide to proceed with a planning proposal, the planning proposal would incorporate the recommendations of the urban design peer review to address the above issues.</p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

2.4.2 South East Local Area Plan

	Consistent
<p>Proponent's Submission: Refer to Section 1.2 of this assessment.</p> <p>Council's Assessment: Refer to Section 1.2 of this assessment.</p> <p>Council's assessment findings indicate that quality design and adequate infrastructure provision are critical if the proposal is to justify a higher FSR on the site.</p> <p>Should Council decide to proceed with a planning proposal, the planning proposal would incorporate the recommendations of the urban design peer review to address the above issues.</p>	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>

2.5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

	Consistent						
<p>State Environment Planning Policy No. 65—Design Quality of Residential Apartment Development</p> <p>Proponent's Submission: The Concept Proposal prepared by Ross Howieson Architects has been designed in accordance the Design Criteria and Guidance set out in the Apartment Design Guide, as enabled by SEPP 65. The proposal is assessed against the SEPP 65 Design Quality Principles in the Urban Design Report prepared by Smith & Tzannes Architects forming part of this application.</p> <p>Council's Assessment: State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development), Apartment Design Guide and NSW Government Architect's Better Placed Policy require the proposal to be of a good design standard.</p> <p>Council commissioned an independent specialist to undertake an urban design peer review to determine whether the proposed building envelope is appropriate. The independent specialist reviewed the application and in a report dated March 2019, recommends the following changes to Council's built form controls (based on the proposed business zone for the site):</p> <table border="1" data-bbox="245 1751 1101 1887"> <thead> <tr> <th>Built form controls</th> <th>Current controls</th> <th>Recommended controls (urban design peer review)</th> </tr> </thead> <tbody> <tr> <td>FSR</td> <td>0.5:1</td> <td>2.5:1, including a minimum 0.5:1 FSR for the purposes of commercial development</td> </tr> </tbody> </table>	Built form controls	Current controls	Recommended controls (urban design peer review)	FSR	0.5:1	2.5:1, including a minimum 0.5:1 FSR for the purposes of commercial development	<p>Yes, subject to implementing the recommendations of the urban design peer review</p>
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Should Council decide to proceed with a planning proposal, the planning proposal would implement the recommendations of the urban design peer review.

Within the business zones, Council also applies a minimum lot width requirement to facilitate higher quality built form and urban design outcomes. In this regard, it is proposed to require a minimum 40 metre lot width at the front building line if development is to achieve the maximum floor space ratio. Otherwise a maximum 2:1 FSR would apply.

In relation to local context, the urban design peer review recommends *'that the properties within the block defined by Padstow Parade, Howard Road, Segers Avenue and Faraday Road have a building height of 4 storeys as a consistent scale, with additional height to 6 storeys on 1–17 Segers Avenue'* (Urban Design Peer Review, page 13). To address the inconsistencies in planning controls with adjoining and surrounding sites, a building height review of the remainder of the block would occur as part of the Comprehensive LEP Review process.

2.6 Is the planning proposal consistent with applicable Ministerial Directions?

	Consistent
<p>Direction 1.1–Business and Industrial Zones</p> <p>Proponent’s Submission: The Planning Proposal enables the development of the Concept Proposal prepared by Ross Howieson Architects, incorporating 2,095m² of retail and 400m² of commercial floor space which, per Economic Impact Assessment (Hill PDA 2018), would create 118 new jobs. The Planning Proposal creates new employment land. Per the Economic Impact Assessment (Hill PDA 2018), the impact of the retail and commercial component of the proposal on surrounding centres “<i>would be minimal and absorbed quickly over the coming years</i>”.</p> <p>Council’s Assessment: An objective of this direction is to encourage employment growth in suitable locations.</p> <p>Council commissioned an independent specialist to undertake an economic impact peer review to determine whether the proposed business zone is appropriate. The review concludes that the proposed B2 Local Centre business zone is considered appropriate.</p>	Yes
<p>Direction 3.1–Residential Zones</p> <p>Proponent’s Submission: The Planning Proposal enables the development of the Concept Proposal prepared by Ross Howieson Architects, incorporating 143 additional residential apartments, contributing to housing supply, choice and affordability within the town centre. The Traffic Impact Assessment prepared by PDC Consultants identified that the surrounding road network has adequate capacity to accommodate the additional vehicular traffic arising from potential development enabled by the Planning Proposal and that no additional infrastructure upgrades are required.</p> <p>Council’s Assessment: The objectives of this direction are to encourage a variety and choice of housing types, and to make efficient use of existing infrastructure. This direction applies to any zone in which significant residential development is permitted or proposed to be permitted. Clause 4(d) of this direction requires proposals to demonstrate the proposed housing are of a good design standard.</p> <p>Council commissioned an independent specialist to undertake an urban design peer review to determine whether the proposed building envelope is appropriate. The independent specialist reviewed the application and in a report dated March 2019,</p>	Yes, subject to implementing the recommendations of the urban design peer review

recommends the following changes to Council’s built form controls (based on the proposed business zone for the site):

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Should Council decide to proceed with a planning proposal, the planning proposal would implement the recommendations of the urban design peer review.

Within the business zones, Council also applies a minimum lot width requirement to facilitate higher quality built form and urban design outcomes. In this regard, it is proposed to require a minimum 40 metre lot width at the front building line if development is to achieve the maximum floor space ratio. Otherwise a maximum 2:1 FSR would apply.

Direction 3.4–Integrating Land Use and Transport

Proponent’s Submission: The Planning Proposal enables the development of the Concept Proposal prepared by Ross Howieson Architects which incorporates a widened (up to 12.5 metres) laneway in place of the existing 2.6 metre-wide laneway between Segers Avenue and Padstow Parade. The widened laneway will improve pedestrian access between jobs, services and public transport in Padstow Town Centre and housing in residential areas to the south and west.

The Planning Proposal enables the development of the Concept Proposal prepared by Ross Howieson Architects which incorporates 2,095m² of retail space and 400m² of professional suites as well as 143 residential apartments, encouraging a “live-where-you-work” lifestyle which minimises the need for private vehicle travel.

The Planning Proposal enables the development of the Concept Proposal prepared by Ross Howieson Architects which incorporates 143 residential apartments, providing an increase in local captive population in the order of 310 people (Hill PDA 2018, p. 28) a significant percentage of which are expected to take advantage of the site’s proximity to public transport.

Council’s Assessment: An objective of this direction is to improve access to housing, jobs and services by walking.

The urban design peer review supports the proposed widening of the Council lane (known as the Padstow Pathway at 5C Segers Avenue) as it has the potential to link the Padstow Park Public School to the railway station with an attractive, active and largely car-free pedestrian link, subject to:

- Widening the lane from 3 metres to 6 metres at street level.
- Requiring continuous active retail frontages along the lane to provide pedestrian amenity and safety.
- Providing a pedestrian crossing (at the Gloucester Street intersection) to contribute to a safe journey from the school to the railway station.

Council’s assessment findings also identify the need to consider other possible infrastructure measures to integrate land use and transport. Should Council decide to proceed with a planning proposal, there is the need for a Social Impact and Community Needs Assessment to investigate other local infrastructure needs arising from the proposal.

Yes, subject to implementing the recommendations of the urban design peer review

<p>Direction 4.1–Acid Sulfate Soils</p> <p>Proponent’s Submission: A portion of the subject site (1-5 Segers Avenue and rear of 7 and 9 Segers Avenue) is impacted by Class 5 Acid Sulfate Soils. It is expected that if any land capability issues associated with Acid Sulfate Soils (or otherwise) arise, these would be resolved in accordance with the requirements of SEPP 55.</p> <p>Council’s Assessment: The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>The site is partially affected by acid sulfate soils (Class 5). Due to its minor nature, the affectation can be satisfactorily addressed by applying the provisions of Bankstown Local Environmental Plan 2015 at the development application stage. According to clause 8, the planning proposal may be inconsistent with the terms of this direction if the matter is of minor significance.</p>	No
<p>Direction 7.1–Implementation of A Plan for Growing Sydney</p> <p>Proponent’s Submission: No comment.</p> <p>Council’s Assessment: The proposal is consistent with the directions of the Metropolitan Plan, ‘A Plan for Growing Sydney’, namely Direction 2.1 to accelerate housing supply across Sydney. The proposal supports the growth of new housing near jobs and services.</p>	Yes

2.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

	Consistent
<p>Proponent’s Submission: Under existing conditions, the subject site:</p> <ul style="list-style-type: none"> • Has suburban character with minimal vegetation which is unlikely to have significant environmental value; • Per Canterbury-Bankstown Council mapping, is not impacted by flooding or bushfire; • Is unlikely to be impacted by contamination due to: a. the site having continuous residential use since urban development in the 1940s-50s; and b. No hazardous uses within the locality. <p>Council’s Assessment: The proposal does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.</p>	Yes

2.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

	Consistent
<p>Proponent’s Submission: The likely environmental effects as a result of the planning proposal are limited to:</p> <ul style="list-style-type: none"> • Stormwater runoff, to be resolved at Development Application stage through: a. Landscape Plan maximising landscaped areas and deep soil planting to reduce runoff; and b. Stormwater Management Plan to ensure that the development has neutral or beneficial effect on water quality. • Overshadowing and overlooking, to be resolved at Development Application stage to mitigate impacts to private open space and north-facing windows associated with habitable rooms in neighbouring properties through: a. Manipulation of built form envelope to maximise solar access; and b. Incorporation of louvres, screens and other privacy measures to deflect views away from neighbouring properties. <p>Council’s Assessment: Council assessment findings indicate the need to clarify some data inconsistencies in the application’s Traffic Impact Assessment to better quantify the impacts on intersections and surrounding road network.</p> <p>Should Council decide to proceed with a planning proposal, the planning proposal would review the additional information prior to exhibition.</p>	<p>Yes, subject to implementing the recommendations of the traffic peer review</p>

2.9 Has the planning proposal adequately addressed any social and economic effects?

	Consistent
<p>Proponent’s Submission: The Planning Proposal will have a positive social and economic impact, enabling the development of the Concept Proposal prepared by Ross Howieson Architects which includes a number of public benefits.</p> <p>The first of these public benefits is an additional 143 residential apartments, contributing to housing mix, supply and affordability within the Padstow Town Centre. Per Economic Impact Assessment (Hill PDA 2018, p. 28), the 143 apartments will result in an additional 310 residents on top of the existing 32 within the subject site, contributing to the vitality and vibrancy of the Padstow Town Centre through total annual retail spend of \$4.34 million, of which 50-60% is expected to be within the town centre. Additionally, residents are expected to contribute to patronage of public transport services.</p>	<p>Yes</p>

<p>The second public benefit arising from the Concept Proposal enabled by the Planning Proposal is an additional 2,095m² of retail space and 400m² of professional suites which, per the Economic Impact Assessment (Hill PDA 2018, Table 12, p. 27), would create 118 new jobs with each person filling those positions expected to contribute to a total of \$542,800 annual retail expenditure within and around the centre. Finally, the Planning Proposal enables the expansion of the existing 2.6 metre-wide laneway running from Segers Avenue and Padstow Parade between 5 and 7 Segers Avenue with a low safety level due to minimal lighting or opportunities for casual surveillance.</p> <p>Council's Assessment: The planning proposal adequately addresses social and economic effects for the reasons outlined in Section 1.1 of this assessment.</p>	
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2.10 Is there adequate public infrastructure for the planning proposal?

	Consistent
<p>Proponent's Submission: The Traffic Impact Assessment prepared by PDC Consultants identified that the surrounding road network has adequate capacity to accommodate the additional vehicular traffic arising from potential development enabled by the Planning Proposal and that no additional infrastructure upgrades are required.</p> <p>No additional embellishment works to Carl Little Reserve are required on the grounds that the subject site is within 200 metres of the reserve (approximately 165 metres measured from laneway at rear boundary), satisfying Planning Priority S16 of the South District Plan. Furthermore, the delivery of the widened (up to 12.5 metre-wide) laneway in place of the existing 2.6 metre-wide laneway can be achieved without VPA.</p> <p>If Council is of the mind, any necessary additional embellishment works desired by Council can be enforced through Conditions of Consent applied to the eventual Development Application enabled by this Planning Proposal.</p> <p>Council's Assessment: In relation to infrastructure provision, the urban design peer review supports the proposed widening of the Council lane (known as the Padstow Pathway at 5C Segers Avenue) as it has the potential to link the Padstow Park Public School to the railway station with an attractive, active and largely car-free pedestrian link, subject to:</p> <ul style="list-style-type: none"> • Widening the lane from 3 metres to 6 metres at street level. • Requiring continuous active retail frontages along the lane to provide pedestrian amenity and safety. 	<p>Yes, subject to implementing the recommendations of the urban design and traffic peer reviews</p>

<ul style="list-style-type: none"> • Providing a pedestrian crossing (at the Gloucester Street intersection) to contribute to a safe journey from the school to the railway station. <p>Council’s assessment findings also identify the need to:</p> <ul style="list-style-type: none"> • Prepare a Social Impact and Community Needs Assessment to investigate social infrastructure needs arising from the proposal. • Clarify some data inconsistencies in the application’s Traffic Impact Assessment to better quantify the impacts on intersections and surrounding road network. <p>Should Council decide to proceed with a planning proposal, the planning proposal would incorporate the recommendations of the urban design and traffic peer reviews to address the above issues.</p> <p>An appropriate mechanism is also required to realise the infrastructure works in a timely manner. This would ordinarily involve a planning agreement to legally capture the public benefits. If a planning agreement is required, this would be subject to agreement by Council and would operate concurrently with the planning proposal.</p>	
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2.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

	Complies
<p>Proponent’s Submission: Council, government agencies, businesses, community, adjoining properties and users or interest groups, where relevant, are encouraged to provide comment as part of the Planning Proposal process.</p> <p>Council’s Assessment: The proposal has not been the subject of formal consultation with State and Commonwealth public authorities. This would be undertaken, should Council decide to proceed with a planning proposal.</p>	Yes