COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | PPSSSH-177 | |
| **DA Number** | DA-951/2024 | |
| **LGA** | City of Canterbury-Bankstown | |
| **Proposed Development** | Construction of a 2-storey and 4-storey residential flat building comprising 20 affordable housing units, basement parking for 9 vehicles, associated site works, landscaping and fencing, and lot consolidation. | |
| **Street Address** | Lot 1 & 2 DP 35610  175 – 177 Wellington Road, Sefton | |
| **Applicant/Owner** | NSW Land and Housing Corporation | |
| **Date of DA lodgement** | 18 September 2024 | |
| **Total number of Submissions**  **Number of Unique Objections** | * 1 (one) * 1 (one) | |
| **Recommendation** | **Approval** | |
| **Regional Development Criteria (Clause 2.19(1) of Chapter 2 and Clause 4 of Schedule 6 of the SEPP (Planning Systems) 2021** | This application relates to community infrastructure (affordable housing) with a Capital Investment Value greater than $5 million. Clause 2.19(1) of Chapter 2 and Clause 4 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 declares the proposal regionally significant development as: *The Development is carried out by or on behalf of the Crown with an estimated development cost of more than $5 million*. The application will therefore be determined by the Sydney South Planning Panel on behalf of Council. | |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (Biodiversity and Conservation) 2021 * State Environmental Planning Policy (Housing) 2021 * State Environmental Planning Policy (Sustainable Buildings) 2022 * State Environmental Planning Policy (Planning Systems) 2021 * State Environmental Planning Policy (Resilience and Hazards) 2021 * State Environmental Planning Policy (Transport and Infrastructure) 2021 * Canterbury-Bankstown Local Environmental Plan 2023 * Canterbury-Bankstown Development Control plan 2023 * Environmental Planning & Assessment Regulation 2021 | |
| **List all documents submitted with this report for the Panel’s consideration** | * Architectural Plans prepared by Shakeup Architecture * Stormwater Plans prepared by Danmore Consulting Engineers dated 09.01.2025 Revision E * Landscape Plans prepared by Shakeup Architecture dated 16.01.2025 Revision F, D and A * Statement of Environmental Effects prepared by Explore Planning Solutions dated 17.01.2025 Revision 3 * Clause 4.6 Variation Request Report prepared by Homes NSW dated January 2025 * Survey Plan prepared by YSCO Geomatics dated 12.06.2024 Version 3 * Site Compatibility Certificate issued 18.02.2022 * Impact Assessment Report prepared by STS Geotechnics dated 08.08.2024 * Design Verification Statement prepared by Shakeup Architecture dated 14.08.2024 Revision C * Estimated Development Cost Report prepared by MBM dated 13.08.2024 * BCA Report prepared by Philip Chun Building Compliance dated 14.08.2024 Revision R03 * BASIX Certificate bearing certificate number 1750680M\_02 dated 20.08.2024 * Arboricultural Impact Assessment Report prepared by Redgum Horticultural dated 08.04.2024 * Acoustic Report prepared by Pulse White Noise Acoustics dated 07.06.2024 Version R1 * Access Report prepared by Purple Apple Access dated 12.08.2024 Revision 2 * Waste Management Plan dated 14.08.2024 * Traffic Impact Assessment prepared by Headway Traffic and Transport dated 13.08.2024 Revision A.02 and addendum response dated 17.12.2024 * Aboriginal Due Diligence Assessment dated 01.08.2024 | |
| **Clause 4.6 requests** | Clause 4.6 request submitted pursuant to the following development controls under the Canterbury-Bankstown Local Environmental Plan 2023:   * Clause 4.3(2) Height of Buildings – the height of the proposed 4-storey residential flat building exceeds the 10m maximum building height limitation for the site, proposing a maximum building height of 13.34m. * Clause 4.4(2) Floor Space Ratio – the development exceeds the maximum permitted FSR for the site of 0.75:1, by proposing a floor space ratio of 0.97:1. | |
| **Summary of key submissions** | * Trespassing concerns. * Debris and rubbish concerns associated with site works. | |
| **Report prepared by** | **Fiona Kordahi - Canterbury-Bankstown Council** | |
| **Report date** | 17 March 2025 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | | **Yes** | |
| **Legislative clauses requiring consent authority satisfaction**  Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | | **Yes** | |
| **Clause 4.6 Exceptions to development standards**  If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | | **Yes** | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S7.24)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | | **Not applicable** | |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | | **Yes** | |