

## Catherine Watkins

---

**From:** Casandra Gibbons <Casandra.GIBBONS@cbc.city.nsw.gov.au>  
**Sent:** Monday, 20 May 2019 5:16 PM  
**To:** Catherine Watkins  
**Cc:** Craig Kelly  
**Subject:** FW: 175-177 Wellington Road Sefton - Pre DA

**Address:** 175-177 Wellington Road, Sefton

**Zoning:** R3 Medium Density Residential

**Site Area:** 1441.7m<sup>2</sup>

**Date:** 7 May 2015

**Council:** Casandra Gibbons

**Visitors:** Catherine Watkins, Craig Kelly, Nick Bryne, and Kell Lee

### Proposal/ Introductory comments:

- Land and housing are seeking to obtain a site compatibility statement for 175-177 Wellington Road, Sefton, for the construction of a Residential Flat Building (part 4 and 3 storeys), basement car parking and associated site works.
- It is advised that the development of a RFB within the R3 Zone is prohibited.
- The proponent is applying to the Department of Planning to obtain a Site Compatibility Certificate (SCC) pursuant to the Affordable Rental Housing SEPP 2009 (ARH SEPP), Clause 36(3). The application does not benefit from, nor is it considered under any other provision within the ARH SEPP 2009.
- A discussion was had within the meeting over the assessment of a development application with a SCC and the resulting application of other relevant EPI's including the Bankstown Local Environmental Plan BLEP 2015. As advised the proposal will be assessed in accordance with any applicable EPI, in particular the proposal must be designed and demonstrate compliance with the controls and provisions of the BLEP 2015, including but not limited to, FSR and Height of Buildings.

### Advice:

- The plans submitted proposes a RFB which will breach the BLEP 2015, maximum FSR of 0.75 and maximum height of 10m on the subject site.  
For any variation to the development standards outlined in the BLEP 2015, a detailed address of the BLEP 2015, Clause 4.6 would need to be submitted for consideration, demonstrating that compliance is unreasonable and unnecessary and that there are sufficient environmental planning grounds justify contravening the development standards. **It is not considered that a FSR or height breach to accommodate the RFB will be supported.**
- It is not considered that the development proposed is consistent with the objectives of the R3 Medium Density Zone, height of building and floor space ratio standards. The development proposed is a high density development and it has not been demonstrated that the proposal is compatible with the objectives set out.
- The proposal must be designed and demonstrate compliance with SEPP 65 and the Apartment Design Guidelines. The development as proposed fails to demonstrate compliance with the requirements of the ADG. The design needs to ensure compliance with the provisions contained within the ADG, including but not limited to, communal open space, deep soil zones, visual privacy, solar access, natural ventilation, ceiling heights, apartment sizes, private open space, storage and building indentations.
- In particular, the development shows a 4.5m setback that fails Figure 3-F of the ADG. Further consideration should be given to the ADG as it recommends that an additional 3m setbacks should be applied where the development adjoins lower density zones. A high density development adjoining medium density zones implies potential visual privacy impacts and overshadowing impacts, and consideration of this will need to be undertaken in any application lodged.

- Further demonstration of sufficient solar access to the site would need to be provided for assessment. Demonstration of solar access being maintained to the adjoining sites is required to be provided as part of any application lodged.
- The 2 bedroom apartment on the ground floor to the western boundary is considered to be poorly designed in regards to the location and functionality of the kitchen. The layout should be revisited.
- The application should have regard for the Bankstown Development Control Plan 2015 (BDCP) Part A1, B1 and B5, with reference to the R3 controls and Residential flat building controls.
- The application should have regard for the BDCP Part B1 and Part B5 in regards to car parking. The DCP 2015, Part B1 Section 8, requires that a minimum of 1 car parking space per dwelling with 2 beds or less; and a minimum of 2 car parking spaces per dwelling with 3 or more beds; be provided and that all car parking spaces are located behind the front building line. Part B5 requires the provision of 1 visitor's car parking space per 5 dwellings. It is considered that the proposed parking rate should have regard for the controls outlined above as contained within the BDCP 2015.

If it can be demonstrated that the proposal meets the requirements of the ADG Objective 3J-1, the parking on site can be considered in accordance with the RTA guide to traffic generating development Section 5.4.3 for a sub-regional centre.

- The basement plans have not been assessed, however it is advised that the parking spaces and entry and exit driveway would need to comply with the Australian Standards AS2890.1.
- The basement should provide a minimum setback of 2m to side and rear boundaries.
- The site has an easement running along the western boundary, any application lodged must detail how the existing easement will be managed. The easement cannot be built over. Should the development propose to relocate the easement, detailed engineering plans must be submitted for review and consideration.
- The BDCP 2015 Part B13 – waste minimisation and management should be addressed in application submitted. Details must be provided on how the bins will be stored and presented for collection. It is not considered an ideal solution to locate the bin room within the basement. Details would be required to outline how the bins would be presented to the street for collection.
- The proposal will require the submission of an acoustic report in accordance with the requirements of the Infrastructure SEPP 2007, Clause 85.
- The application will be referred to Sydney Trains in accordance with the Infrastructure SEPP 2007, Clause 86.
- Consideration will need to be given to location/treatment of any servicing elements or substation required to facilitate the development.
- Implications of proposal on future development of adjoining sites will also need to be demonstrated to ensure proposal does not hinder the potential development of adjoining sites.

--  
**NOTE:** It is advised that a Pre-DA meeting is not a full or complete assessment and the onus is on the Applicant to ensure that the proposal meets the requirements of the applicable legislation and planning controls at the development application stage.



**Cassandra Gibbons** - Senior Town Planner  
 T 02 9707 9871  
 E [cassandra.gibbons@cbc.city.nsw.gov.au](mailto:cassandra.gibbons@cbc.city.nsw.gov.au)  
[www.cbc.city.nsw.gov.au](http://www.cbc.city.nsw.gov.au)



o



|  
This email (including all the attachments) is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. Confidentiality or privilege is not waived because this email is sent to you by mistake. If you have received it in error, please let me know by reply email, delete it from your system and destroy any copies. This email is also subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. Although reasonable precautions are taken, the sender does not warrant that this transmission or attachments are free from viruses or similar malicious code and does not accept liability for any consequences to the recipient . You are strongly advised to check any attachments prior to use.