

**Applicant contact details**

Title	
First given name	NSW Land and
Other given name/s	
Family name	Housing Corporation
Contact number	0409755708
Email	danielle.lopez@facs.nsw.gov.au
Address	4PSQ 4/12 Darcy Street, Parramatta NSW 2150
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	NSW Land and Housing Corporation
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

**Owner/s of the development site**

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	NSW Land and Housing Corporation
ABN / ACN	

**Site details**

Local government area	CANTERBURY-BANKSTOWN
-----------------------	----------------------

Street address	175 WELLINGTON ROAD SEFTON 2162	
Lot / Section Number / Plan	2 / - / DP35610	
Primary address	Yes	
Planning controls affecting property	<div>Land Application LEP</div> <div>Bankstown Local Environmental Plan 2015</div> <div>Land Zoning</div> <div>R3: Medium Density Residential</div> <div>Height of Building</div> <div>10 m</div> <div>Floor Space Ratio (n:1)</div> <div>0.75:1</div> <div>Minimum Lot Size</div> <div>450 m<sup>2</sup></div> <div>Heritage</div> <div>NA</div> <div>Land Reservation Acquisition</div> <div>NA</div> <div>Foreshore Building Line</div> <div>NA</div> <div>Local Provisions</div> <div>Wind Turbine Buffer Zone</div> <div>Sydney Trains Corridor Protection Zone</div> <div>Clause 86/Concurrence</div>	

  

Street address	177 WELLINGTON ROAD SEFTON 2162	
Lot / Section Number / Plan	1 / - / DP35610	
Primary address	No	
Planning controls affecting property	<div>Land Application LEP</div> <div>Bankstown Local Environmental Plan 2015</div> <div>Land Zoning</div> <div>R3: Medium Density Residential</div> <div>Height of Building</div> <div>10 m</div> <div>Floor Space Ratio (n:1)</div> <div>0.75:1</div> <div>Minimum Lot Size</div> <div>450 m<sup>2</sup></div> <div>Heritage</div> <div>NA</div> <div>Land Reservation Acquisition</div> <div>NA</div> <div>Foreshore Building Line</div> <div>NA</div> <div>Local Provisions</div> <div>Wind Turbine Buffer Zone</div> <div>Sydney Trains Corridor Protection Zone</div> <div>Clause 86/Concurrence</div>	

#### Relevance to SEPP

Select the SEPP under which you are requesting a Site Compatibility Application (SCC).	State Environmental Planning Policy (Affordable Rental Housing) 2009
Select any relevant forms of development proposed:	Residential flat building
Enter the proposed access details for the building or structure	Main pedestrian and disabled access into the development is available from Wellington Road. Pathways lead to a centrally located lobby and lift foyer in Building A, providing lift and stair access to all levels within the building. A pedestrian pathway is also provided from the Wellington Road frontage along the site's eastern boundary and through the communal open space area to Building B. Stair access is provided to the dwellings located on Level 1 in Building B.
Provide a description of the proposed development	The construction of a two storey and four storey residential flat building comprising twenty (20) dwellings (2 x studios, 9 x 1 bedroom & 9 x 2 bedroom), with associated landscaping and fencing works, including basement parking for nine (9) cars, and consolidation into a single lot.

Enter the current land use at the subject site	Two vacant residential lots.
Enter the current approvals at the adjacent land	Immediately adjoining the site to the east is No. 173 Wellington Road, a large 2 storey dual occupancy development and immediately to the west of the site is No. 179 Wellington Road, a single storey brick dwelling. Adjoining the site to the south are Nos. 34-36 Kara Street, a two storey dual occupancy development and a single storey dwelling, respectively.
Enter the zoning of the adjacent land	R3 Medium Density Residential
Enter the proposed use of the building or structures	Residential flat building
Enter the proposed height of building or structures	13.3 metres (including lift overrun)
Is the proposal for residential flat buildings by or on behalf of a public authority or social housing provider or by a person who is undertaking the development in a joint venture with the Land and Housing Corporation?	Yes
Existing uses and approved uses of land in the vicinity of the proposed development	Sefton B2 Local Centre approximately 150m from site comprises two to four storey mixed use commercial and residential flat building developments (shop top housing) - refer to No. 147-149, 153-155 & No. 159 Wellington Rd. In closer proximity to the site in the R3 zone there are 2 storey multi dwelling housing and seniors housing developments (refer to No. 187-189 Wellington Rd, 113-115 Hector St & 30-32 Kara St). Land north of the rail line (No. 35 Waldron Rd) is a 3 storey residential flat building.
Is the proposed development to be located in the Sydney Region within 800 metres of a public entrance to a railway station or light rail station, or in the case of a light rail station with no entrance – a platform of the light rail station, OR within 400 metres of land in Zone B3 Commercial Core or Zone B4 Mixed Use or in an equivalent zone, of any of the following towns: Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale–Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah–Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.	Yes
Which station or town?	Sefton Train Station
Is the proposed development to be located in a land use zone in which development for the purpose of a residential flat building is not permissible on the land under another environmental planning instrument?	Yes
What zone?	Address:175 WELLINGTON ROAD SEFTON 2162 Zone: R3 Address:177 WELLINGTON ROAD SEFTON 2162 Zone: R3
The impact that the proposed (including its bulk and scale) is likely to have on the existing uses, approved uses and uses that are likely to be the preferred future uses of the surrounding land.	The maximum height along the Wellington Rd frontage is 4 storeys and up to 12.4m. Architectural design solutions, such as setbacks, articulation and variations in materials, have been employed to reduce the visual impact of the upper most level of the development, ensuring the proposed building does not detract from the existing streetscape and aligns with the desired future character. Additionally, a maximum of 2 storeys is set for the building at the rear to limit any impact on privacy and overshadowing.
The services and infrastructure that are or will be available to meet the demands arising from the development (eg: community, health, education, transport and retail services).	Sefton Station, Chester Hill Station and bus route 916 Auburn Hospital, Bankstown Hospital, Sefton Medical Centre, Chester Hill Medical Practice, Aya Medical Centre Chester Hill Public School, Sefton High, Immaculate Heart of Mary Primary, Birrong Boys & Birrong Girls High, UOW, ACU, USYD (Lidcombe), TAFE NSW Chester Hill Neighbourhood Centre, Chester Hill Community Centre, Chester Hill Library, Sefton Community Centre Jim Ring Reserve, Nugent Park, Alder Park Sefton and Chester Hill Local Centres
The likelihood of there being any adverse effect on the environment or unacceptable environmental risks to the land. Consider the nature of the surrounding environment, including known significant environmental values, resources or hazards.	Rail noise/vibration impacts - Acoustic assessment provided which recommends construction methods and material to reduce the transfer of noise i.e. acoustic seals, double glazing etc. Tree removal - The removal of 2 trees of moderate retention value is proposed. These trees are not considered significant, but are in fair health and stable condition, and contribute to the amenity of the site and surrounding properties. Replacement planting will compensate for the removal. Refer to SCC report.
Number of beds and / or dwellings proposed in this development (Note: this will inform the fee calculation)	20
Fee payable	1,105

### Pecuniary interest

Is the applicant or owner an employee or officer of the Department of Planning, Industry and Environment?	No
Does the applicant or owner have a relationship with any staff of the Department of Planning, Industry and Environment?	No

### Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
--	----

### Application documents

The applicant has included the following documents to support their application.

Document type	Document file name
Acoustic report	Report - Acoustic Report - 175-177 Wellington Road Sefton
Arborists report	Report - Arborist Report 2015 - 175-177 Wellington Road Sefton Report - Addendum Arborist Report 2021 - 175-177 Wellington Road
Development Concept Plans	Plan - Architectural - 175-177 Wellington Road Sefton
Geotechnical report	Report - Site Investigation Report - 175-177 Wellington Road Sef

Landscape plan	Plan - Landscape - 175-177 Wellington Road Sefton
Owner's consent	Cover Letter - 175-177 Wellington Road Sefton
SCC Assessment Report	Report - SCC Assessment Report - Wellington Road 175-177 Sefton
Shadow diagrams	Plan - Shadow Diagrams - 175-177 Wellington Road Sefton
Site plan	Plan - Site Plan - 175-177 Wellington Road Sefton
Stormwater drainage plan	Plan - Stormwater - 175-177 Wellington Road Sefton
Survey plan	Plan - Survey - 175-177 Wellington Road Sefton
Traffic assessment report	Report - Traffic Assessment Report Swept Paths - 175-177 Wellington Road Sefton Report - Traffic Assessment Report - 175-177 Wellington Road Sefton
Other	Other - Pre-lodgement meeting notes 2019 - 175-177 Wellington Road Sefton Other - GW09 Bankstown - EWT - 175-177 Wellington Road Sefton Certificate - Section 10.7(2) & (5) Certificate - 2 35610 - 175-1 Certificate - Section 10.7(2) & (5) Certificate - 135610 - 175-1 Certificate - NSW Title - 2 35610 - 175-177 Wellington Road Sefton Certificate - NSW Title - 1 35610 - 175-177 Wellington Road Sefton Other - AHIMS Search Result - 175-177 Wellington Road Sefton

#### Applicant declarations

<b>Owner's Consent</b> I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. <i>Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.</i>	Yes
I/we hereby, apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Affordable Rental Housing) 2009 for a Secretary's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000.	Yes
I/we hereby, provide a description of the proposed development and address all matters required by the Secretary pursuant to clause 37(6)(b) of State Environmental Planning Policy (Affordable Rental Housing) 2009.	Yes
I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act).	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes