

18 December 2025

Brent Devine
Team Leader, Key Sites and TOD Assessments
Department of Planning, Housing and Infrastructure

Via the Planning Portal

Dear Brent

**Re: Response to Request for Information
SSD-71454709 MOD 1
Mixed-use Development including Affordable Housing
30-34 Padstow Parade & 10 Faraday Road, Padstow**

We refer to your letter dated 12 December 2025 requesting a response to Council's submission following notification of the above application.

We note that no other agency or public submissions appear to have been made in response to the application.

We also note Council's advice that it is generally supportive of the application.

The following two tables provide a response to the matters raised by Council as well as Council's recommended conditions of consent.

Table 1: Response to Council Comments

Summary of Council comments	Response
Podium Design	
The increased height of the 'brick base' results in a poor design outcome and is now visually dominant and provides no articulation. This is particularly concerning as it is close to the pedestrian scale and would dominate the façades of the building when viewed from ground level in the public domain. The modified design does not promote design excellence nor a high quality finish. Further work to articulate this base is needed.	Disagree. The increase in the height of the brick façade at the ground level by just 1.45m does not result in an overly dominant building base. The element would present as just 1.5 storeys in height, and given the likely future surrounding context, where the planning controls expect a street wall height of 4 storeys, this would not be an overly dominant visual element. Further, the brick base is highly articulated by extensive openings on the street facing facades, recessed elements on Padstow Parade, and articulated awnings on both streets which break up the massing visually, especially as viewed by pedestrians at ground level in the public domain.
Back of house access to Commercial 5	As shown in the figure below, Commercial 5 has ready access to the back of house (BOH) facilities via a short path of travel across the

utilising the entire circulation roadway width and fails to comply with AS2890.1.

- The traffic report has failed to provide details on traffic management between the VFC and basement ramp on the ground level and the traffic measures to be implemented to manage two-way traffic flow being funnelled into a one-way circulation roadway.
- The proposed tree planting near the proposed carpark VFC shall be removed to allow for better manoeuvrability of B99 vehicles.
- The proposed location of the relocated roller shutter door will result in loss of internal queueing space within the ground floor. Therefore, queueing analysis will need to be conducted to ascertain the impacts along Faraday Road.
- The proposed intercom location is located on the passenger side of vehicles and needs to be located on the driver side.

roadway can still function as two-way in compliance with AS2890.1.

- A convex mirror will also be provided to assist with sighting of on-coming vehicles.
- The swept paths indicate the proposed street tree planting does not impede access to the site and therefore removal of the tree is not required.
- It is now proposed that the roller shutter door at the driveway entrance be kept open during commercial operating hours providing direct access to the basement and therefore no queueing will occur at these times.
- At night the shutter door will be closed but openable by remote control by residents, again ensuring no queueing.
- The intercom therefore will not be needed. Nevertheless, it is proposed to be retained as indicated to cover very rare events where access is required by a person who does not have a remote control.

Residential Levels

The segregation between Affordable and Social housing tenants into two different buildings is not supported. This may result in a reduced social cohesion in the building complex. To foster integration and a socially equitable and cohesive community, it is recommended that the two buildings are shared between both affordable and social housing tenants.

Disagree. The inductive layout meets the current operational requirements of Homes NSW and would deliver economic efficiencies for the management of the affordable housing.

Homes NSW intends to maintain ownership of the site, and while the breakdown and spatial arrangements on site between affordable housing managed by a CHP and affordable housing managed by Homes NSW have been provided as indicative of the current intentions of Homes NSW, neither the definition of 'affordable housing' nor the planning controls applicable to the proposed affordable housing, separately define or distinguish between affordable housing managed by a CHP or managed by Homes NSW. Therefore, it is possible for the mix to change over time, without the need for separate approval, as all dwellings would continue to be used for the purpose of 'affordable housing' regardless of who they are managed by.

Further, there are no applicable planning controls that require integration of affordable housing managed by a CHP with affordable housing managed by Homes NSW.

On this basis, it is not considered that the breakdown and layout of the affordable housing is a relevant matter for consideration in the assessment of the modification.

Development Contributions

In the event of a development consent being issued by the Department of Planning, Housing and Infrastructure, Council requests a condition of consent is imposed that requires the applicant to pay the required contributions to Council prior to the issue of a Construction Certificate.

Development consent is already issued and condition A7 requires contributions in accordance with The Canterbury Bankstown Local Infrastructure Contributions Plan 2022. No change is sought to this condition.

However, as outlined in the Modification Report at 4.16, it is expected that the final payment to Council will only be calculated on the commercial component of the development, noting the affordable housing proposed on the site would be exempt under the plan.

The Canterbury Bankstown Local Infrastructure Contributions Plan 2022 notes that the following development is excluded from the Plan:

Affordable housing carried out by or on behalf of a registered social housing provider, provided that:

- managed by a registered social housing provider;
- gross floor area exempted is used solely for affordable housing in perpetuity;
- a covenant is registered prior to the Occupation Certificate, with wording shown in the box below.

Council seeks written confirmation whether the SSD application would be excluded from the payment of Contributions in accordance with the above.

Post Consent Compliance Fee

If this SSD is approved, there may be conditions of the consent that may require Council's review and/or approval of documents before the construction and/or occupation of the development can occur. In accordance with Council's adopted Fees and Charges, a fee of \$1,375.00 (excl. GST) is required to be paid.

Noted. The SSD is already approved. This is a matter for Council and the Applicant at the relevant time and is not affected by the modification application.

The following provides a response to Council's recommended conditions. Noting the application is made on behalf of Homes NSW, conditions cannot be imposed without the agreement of the applicant.

Table 2: Response to Council's recommended conditions

Suggested Condition	Response
1. Return Bins to Council	Not necessary. The site is vacant and has no bins. Further, the modification does not include any changes that specifically give rise to this requirement.
2. Construction Site Management Plan	Not necessary as this is already covered by existing condition C1.
3. Plans to include Bin Storage Area	Agreed
4. Waste Management and 5. Waste Management Plan	Not necessary as these are already covered by an existing conditions C5, D8, D24 and others. Further, the modification does not include any changes that specifically give rise to changed waste management requirements during construction.
6. Agreement with Council	Agreed
7. Commercial Waste Contract	Not necessary as commercial waste collection is already covered by conditions E33, F2 and F3. Further, the modification does not include any changes that materially alter commercial waste or give rise to the need for additional conditions in this regard.
8. Waste Generated on Site	Agreed
9. Waste Containers	Not necessary as this is already covered by condition F3.
10. Commercial Waste	Not necessary as commercial waste collection is already covered by existing conditions. Further, the modification does not include any changes that materially alter commercial waste or give rise to the need for additional conditions in this regard.
11. Communal Bin Storage Room	Agreed
12. Bulky Waste Storage Room	Agreed
13. On-site Waste Collection	Agreed
14. Commercial Bin Storage Room	Not necessary as commercial waste storage is already covered by existing conditions. Further, the modification does not include any changes that materially alter commercial waste or give rise to the need for additional conditions in this regard.

We trust that the above provides sufficient information to address the matters raised by Council and enable finalisation of the Department's assessment. Please do not hesitate to contact our office should you require anything further.

Yours Sincerely,



Chris Wilson
CW Strategic Planning Service