

Appendix C – Updated Project Description SSD-79709963 – 459 – 461 Chapel Road, Bankstown

In response to the submissions raised during exhibition, a number of design refinements were implemented to the development, resulting in a minor update to the project description.

The revised scheme and updated project description is outlined below:

- Site preparation and excavation works.
- Construction of a new mixed-use 20-storey development, with a maximum building height of 68m and a maximum gross floor area of 11,944m², including the following uses:
 - 1,209m² multipurpose community facility and place of public worship at Ground Level and Level 1 and 133m² of community amenities (bathrooms).
 - 330m² childcare centre with outdoor open space, which will be shared with the community facility and place of public worship after hours and on weekends.
 - 10,272m² residential floor space, comprising a total of 186 dwellings from Level 2 and above, which will be used for the purpose of 100% social and affordable housing, with the exception of 1 x 4-bedroom dwelling on level 2, which will be allocated to the church and therefore, is proposed to be ancillary to the place of public worship.
- 37 carparking spaces and 91 bicycle spaces, provided at the ground level, mezzanine carpark and Level 2.
- Vehicular access provided via French Avenue.
- Associated landscaping and public domain works, including footpath embellishments and the creation of a forecourt along Chapel Road.
- Extension and augmentation of physical infrastructure and utilities as required.

A numerical overview of the amended project in comparison to the submitted SSDA is provided below in **Table 1**.

Table 1 Numerical overview of the proposal

Component	SSDA Scheme	Revised RtS Scheme	Change
Project Area	459 – 461 Chapel Road, Bankstown	459 – 461 Chapel Road, Bankstown	No change
Site area	2,189m ²	2,189m ²	No change
Proposed uses	<ul style="list-style-type: none"> • Shoptop Housing (social and affordable) • Commercial (fitout subject to a separate planning application) • Retail (fitout subject to a separate planning application) • Childcare facility (use and fitout of centre subject to a separate DA) • Place of public worship • Community facility 	<ul style="list-style-type: none"> • Shop top housing (social and affordable) • Childcare facility (use and fitout of centre subject to a separate DA) • Place of public worship • Community facility 	Removal of commercial and retail premises.

Component	SSDA Scheme	Revised RtS Scheme	Change
GFA	Total GFA: 13,310m ² <ul style="list-style-type: none"> Place of public worship and community facility GFA: 1,161m² Retail GFA: 172m² Commercial GFA: 354m² Childcare GFA: 359m² Residential GFA: 11,113m² 	Total GFA: 11,944m ² <ul style="list-style-type: none"> Place of public worship and community facility GFA: 1,209m² Community amenities (bathrooms) GFA: 133m² Retail GFA: 0m² Commercial GFA: 0m² Childcare GFA: 330m² Residential GFA: 10,272m² 	Total GFA: -1,366m ² <ul style="list-style-type: none"> Place of public worship and community facility GFA: +48m² Community amenities (bathrooms) GFA: +133m² Retail GFA: -172m² Commercial GFA: -354m² Childcare GFA: -29m² Residential GFA: -841m²
FSR	6.08:1	5.46:1	-0.62:1
Height of Building	78m (23 storeys)	68m (20 storeys)	-10m (3 storeys)
Ground Level setbacks	<ul style="list-style-type: none"> Chapel Road: 0-2.2m French Avenue: 0m Eastern boundary: 0m Southern boundary: 0m 	<ul style="list-style-type: none"> Chapel Road: 0m- 5.5m French Avenue: 0m Eastern boundary: 0m Southern boundary: 0m 	<ul style="list-style-type: none"> Chapel Road: +3.3m setback <p>No change to other boundary setbacks</p>
Upper Level Setbacks	<ul style="list-style-type: none"> Chapel Road: 3m French Avenue: 3m Eastern boundary: 8.5m-16.1m Southern boundary: 4.5m-11.7m 	<ul style="list-style-type: none"> Chapel Road: 3m French Avenue: 3m Eastern boundary: 12m Southern boundary: 12m 	<p>No change to Chapel Road and French Avenue setbacks.</p> <p>Larger and compliant setbacks of 12m adopted for eastern and southern setback, to create a consistent built form.</p>
Residential units	186, including 185 social and affordable housing dwellings and 1 dwelling which will be allocated to the church. The proposed dwelling mix includes: <ul style="list-style-type: none"> 41 studio dwellings; 144 1-bedroom dwellings; and 1 4-bedroom dwelling allocated to the church 	186, including 185 social and affordable housing dwellings and 1 dwelling which will be allocated to the church. The proposed dwelling mix includes: <ul style="list-style-type: none"> 93 studio dwellings; 92 1-bedroom dwellings; and 1 4-bedroom dwelling allocated to the church 	No change to the total quantum of apartments, however, changes are proposed to the unit mix to ensure a more equal distribution of studios and 1 bedroom apartments.
Car Parking	Total: 50 car parking Residential: 29 spaces Commercial/retail: 7 spaces Childcare/Community: 13 spaces	Total: 37 car parking spaces Residential: 19 spaces Commercial/retail: 0 spaces Childcare/Community: 18 spaces	Total: -13 spaces Residential: -10 spaces Commercial/retail: -7 spaces Childcare/Community: +5 spaces
Bicycle parking	94 bicycle parking spaces	91 bicycle parking spaces	-3 bicycle parking spaces
Green Cover	1,354m ² (61%)	1,206.64m ² (55.14%)	- 147.36m ² (5.86%)