461 CHAPEL ROAD

BANKSTOWN, 2200

DESIGN REPORT FOR SSDA RESPONSE TO SUBMISSION

22 / 01 / 2026

PLUS STUDIO

01 Design Amendments

01 Key Change Summary
02 Perspective Diagrams
03 Built Form Comparison
04 Public Domain and Community
05 Safety and Security
06 Heritage Strategy
07 Plan Comparison

02 Department of Planning Comments

03 Canterbury Bankstown Council Comments

01
AMENDED SCHEME

01.01_KEY CHANGE SUMMARY

Following the SSDA submission, several comments from Department of Planning and Canterbury Bankstown have been received. Through a rigorous process, the wider Design team have reviewed the comments, and amended the design to suit.

The result is an improved scheme with a stronger community focus, better public domain and built form response, and improved safety and connectivity. The changes are:

1_Public Domain & Community

- Improvement of active frontages to French Avenue.
- Widening of civic forecourt (colonnade) to Chapel Road.
- Increase of community spaces within the podium.
- Legacy of the existing St Paul's Anglican Church is considered within the overall architectural design, and will be further referenced in the interior design.

2_Built Form Response

- Tower floorplate has been tightened, providing 12m setbacks to south and east. This has reduced the bulk and scale of the design.
- Tower has reduced in height by three storeys. This has reduced the bulk and scale of the design, while also ensuring compliance with the Apartment Design Guide.

3_Amenity

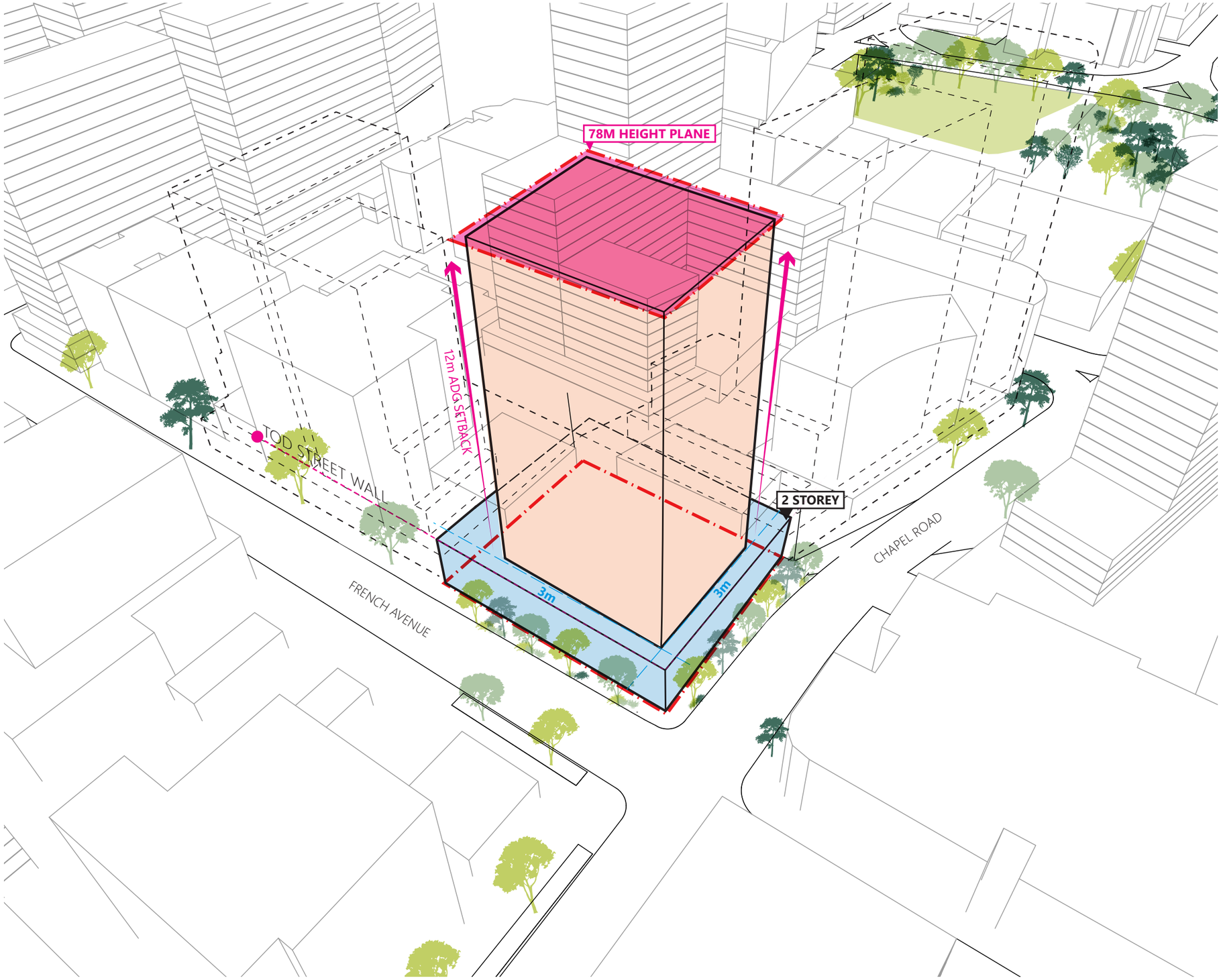
- 12m tower separation ensures improved solar and visual amenity for neighbouring sites.
- Relocation of external COS to the rooftop provides an outdoor space with improved solar access and views.

4_Safety and Security

- Separation between users within the carpark and the loading/maneuvering have been addressed.
- Stronger integration with street drop-off zones and the ground plane.
- Improved circulation from childcare parking to childcare centre.

01.02
PERSPECTIVE DIAGRAMS

01.02_SETBACKS & BUILDING MASSING



HEIGHT PLANE

RESIDENTIAL

MIXED USE

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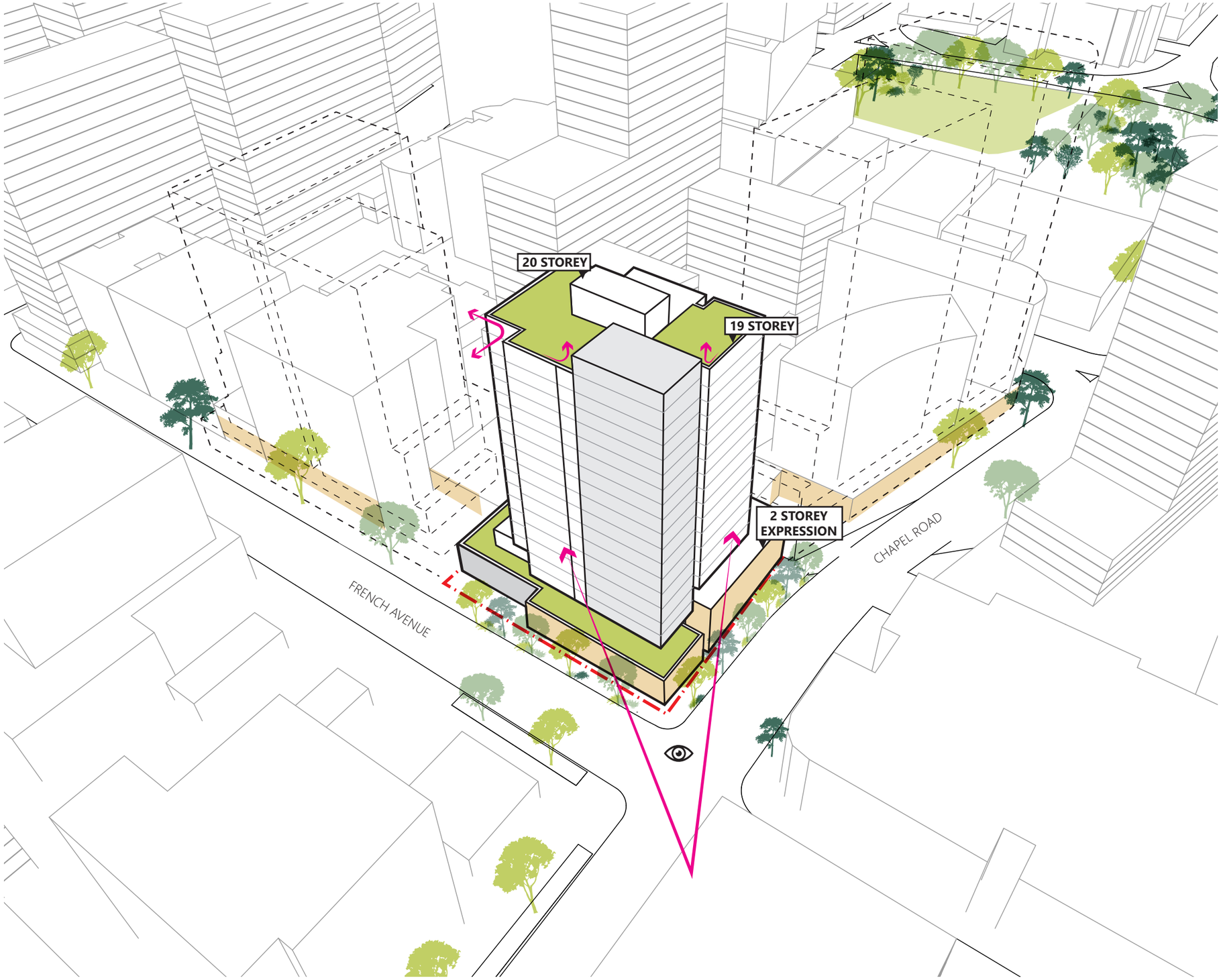
01.02_FORM ARTICULATION



Planning Controls

- Within Maximum Height
- Within Maximum FSR
- 0m Street setback
- 2 storey expressed street wall
- 3m Upper Storey setback
- 12m ADG Setbacks to side boundaries
- Mixed Employment + Resi Use
- Active Frontages
- Min. 60% Street Tree Canopy to French Ave
- Min. 40% Street Tree Canopy to Chapel Rd
- Min. 50% Site Area Green Cover

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01.02_CHURCH & COMMUNITY

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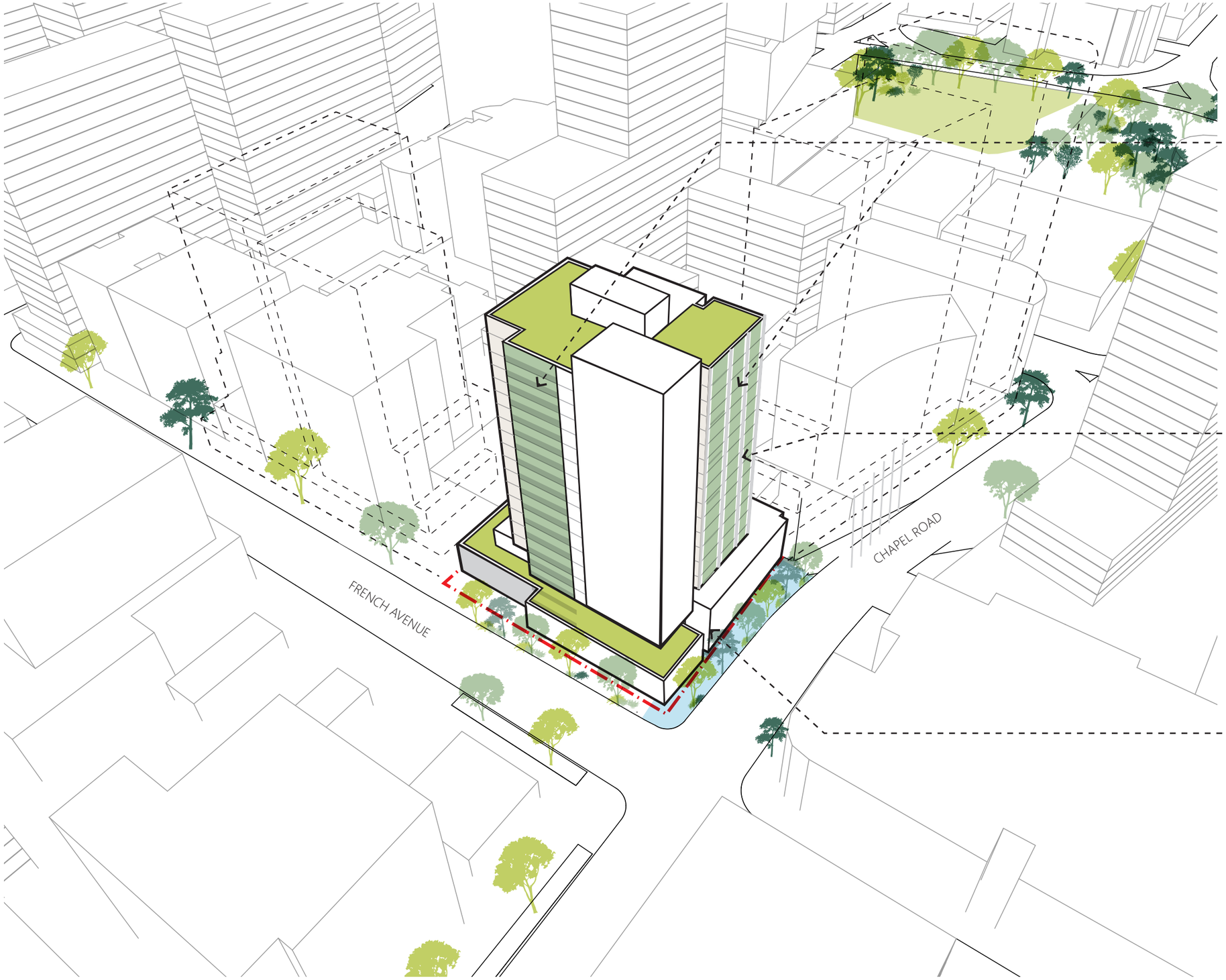
01.02_COUNTRY



TOWER HIGH SCALE - TURPENTINE IRONBARK FOREST

TOWER LOW SCALE - SHALE SANDSTONE FOREST

PODIUM - COASTAL MARSHES

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01.02
PERSPECTIVE DIAGRAMS - SCHEME COMPARISON

01.02_PREVIOUS SSDA SUBMISSION

YIELD SUMMARY

TOTAL GFA	13,310 m²		
TOTAL FSR	6.08 :1		
RESIDENTIAL GFA	11,133 m²		
NO. OF UNITS	186 UNITS		
	STUDIO	41	(22.2%)
	1 BED	144	(77.4%)
	4 BED	1	(0.5%)
NO. CAR PROVIDED	50		
NO. OF BASEMENT	1		

COMPLIANCE

SOLAR ACCESS 2H	89.2%	✓
SOLAR ACCESS 0H	10.8%	✓
CROSS VENTILATION	61.1%	✓
DEEP SOIL	0%	
GREEN COVER	min 50% achieved	✓
COMMUNAL OUTDOOR	26.3% (min 50% 2h solar achieved)	✓ ✓

01.02_AMENDED SCHEME SUMMARY

YIELD SUMMARY

TOTAL GFA	11,944 m²	
TOTAL FSR	5.46 :1	
RESIDENTIAL GFA	10,238 m²	
NO. OF UNITS	186 UNITS	
STUDIO	93	(50%)
1 BED	92	(49.5%)
4 BED	1	(0.5%)
NO. CAR PROVIDED	37	
NO. OF BASEMENT	1	

COMPLIANCE

SOLAR ACCESS 2H	76%	✓
SOLAR ACCESS 0H	15%	✓
CROSS VENTILATION	65%	✓
DEEP SOIL	0%	
GREEN COVER	min 50% achieved	✓
COMMUNAL OUTDOOR	25% (min 50% 2h solar achieved)	✓

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01.03
BUILT FORM AND AMENITY

01.03_BUILT FORM COMPARISON (ELEVATION)

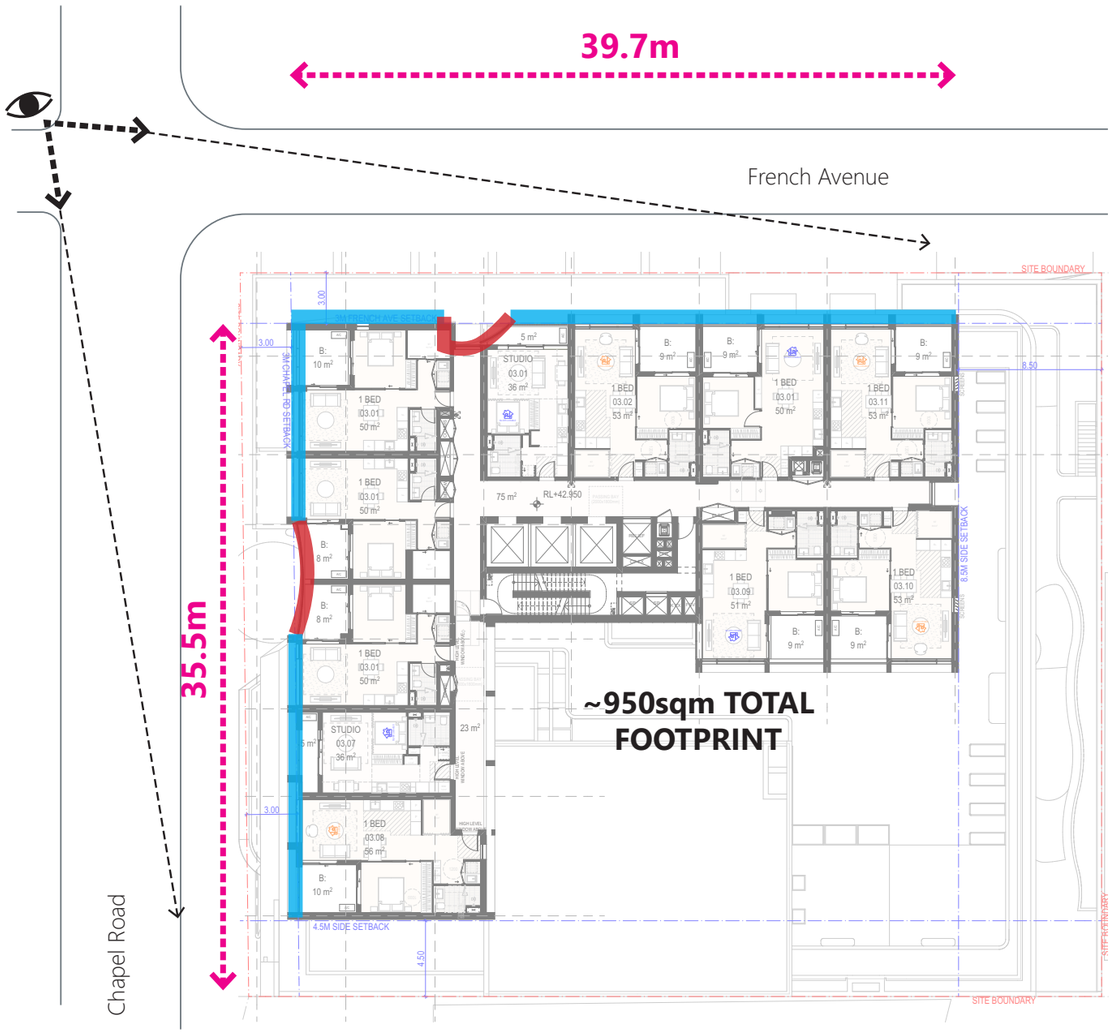
Original SSDA Northern Elevation

Amended SSDA Northern Elevation

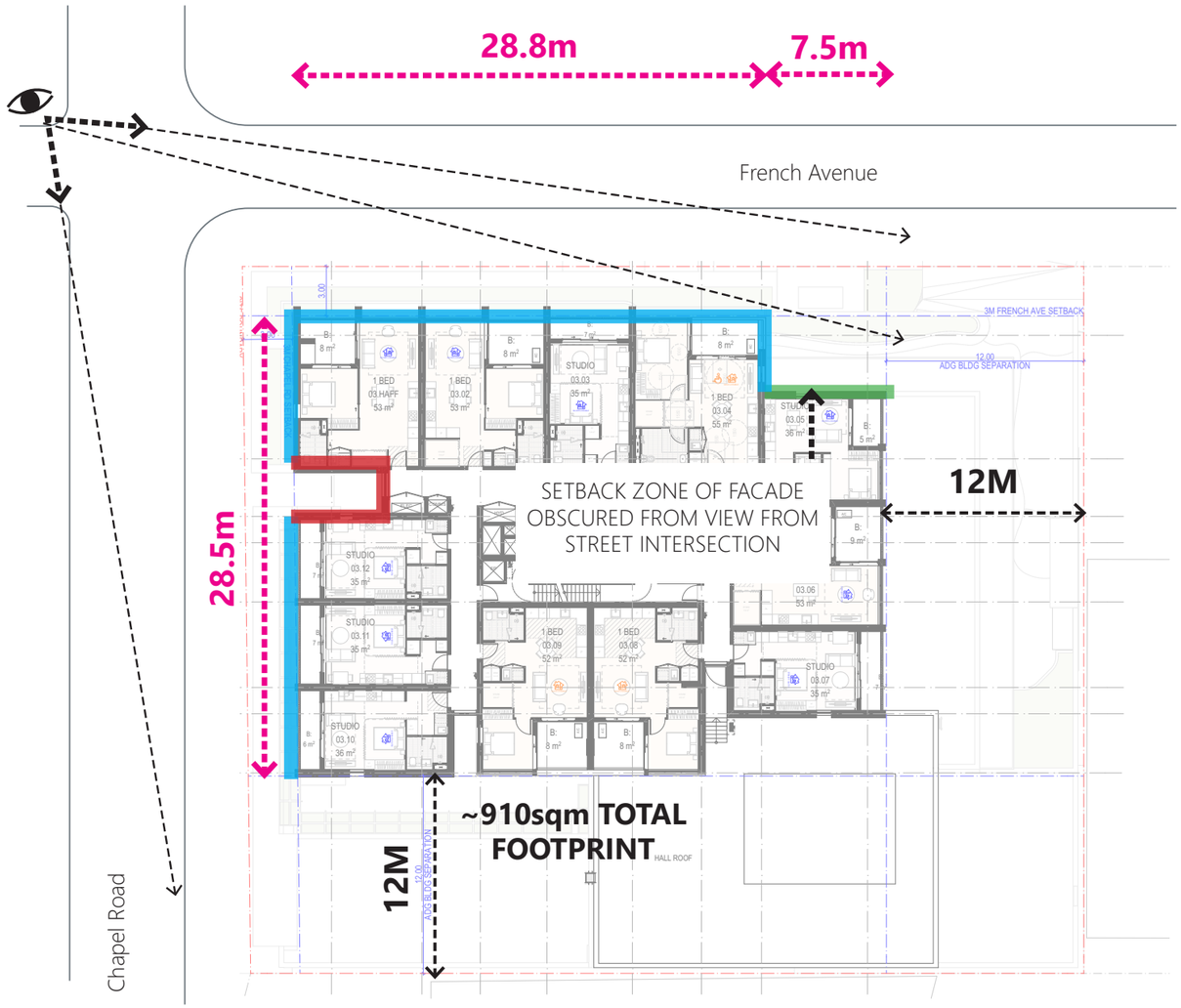
The tower has been amended as per the following:

- Overall the height of the tower has reduced by three storeys, reducing bulk and scale.
- As per council comments, the design has been amended to introduce height variation at the upper levels. This is achieved by raising the brick corner expression by one storey, allowing it to be read prominently from the intersection.

01.03_TOWER FLOORPLATE COMPARISON



Original SSDA Lower Tower Floorplate



Amended SSDA Typical Tower Floorplate

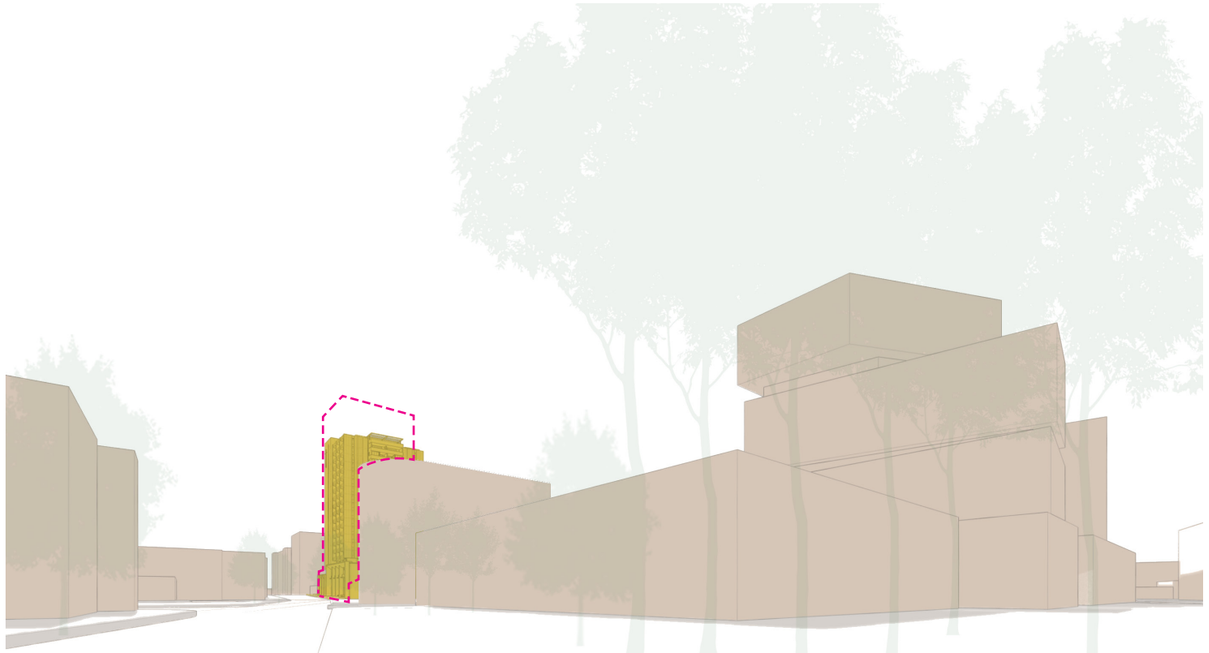
The tower has been amended as per the following:

- The overall length of the tower from both French Avenue and Chapel Road has been significantly decreased by opting for a square footprint. In addition, a portion of the tower is set back along French Avenue, ensuring it is not perceived with the rest of the tower from the key street intersection
- The key architectural recess in the facade along Chapel Road has been increased in depth, improving the overall articulation and modulation of the facade

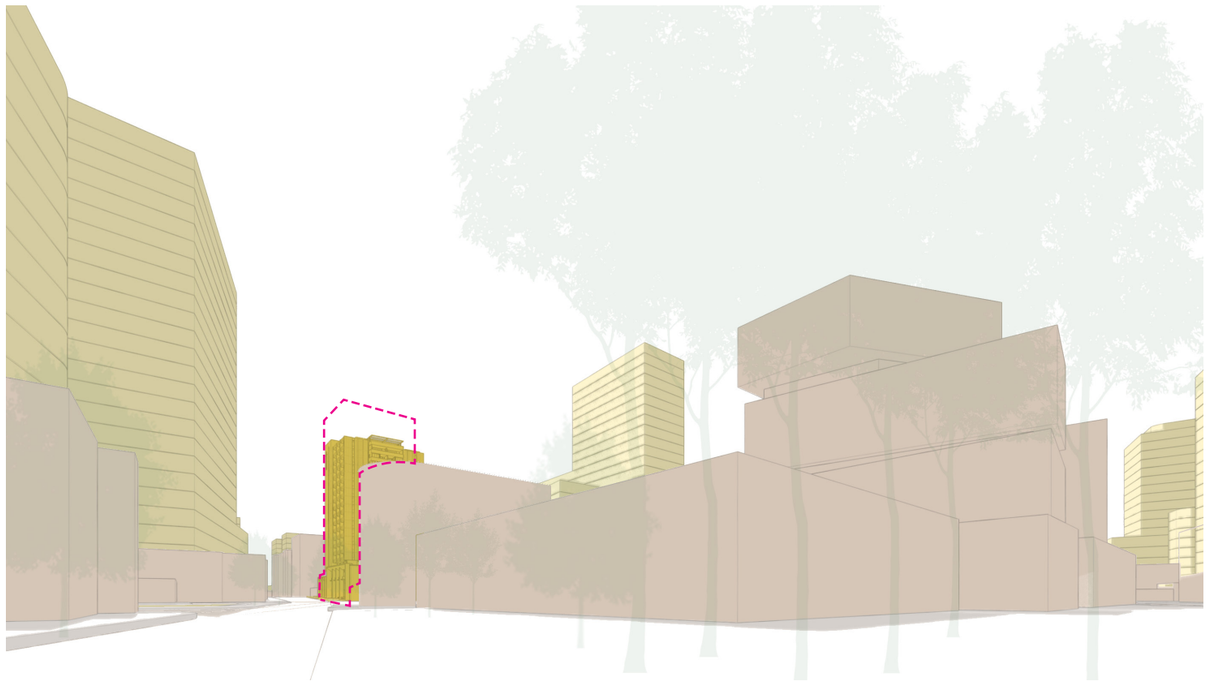
01.03_VISUAL IMPACT ANALYSIS - CHAPEL ROAD VIEW 01

EXISTING CONTEXT

PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)



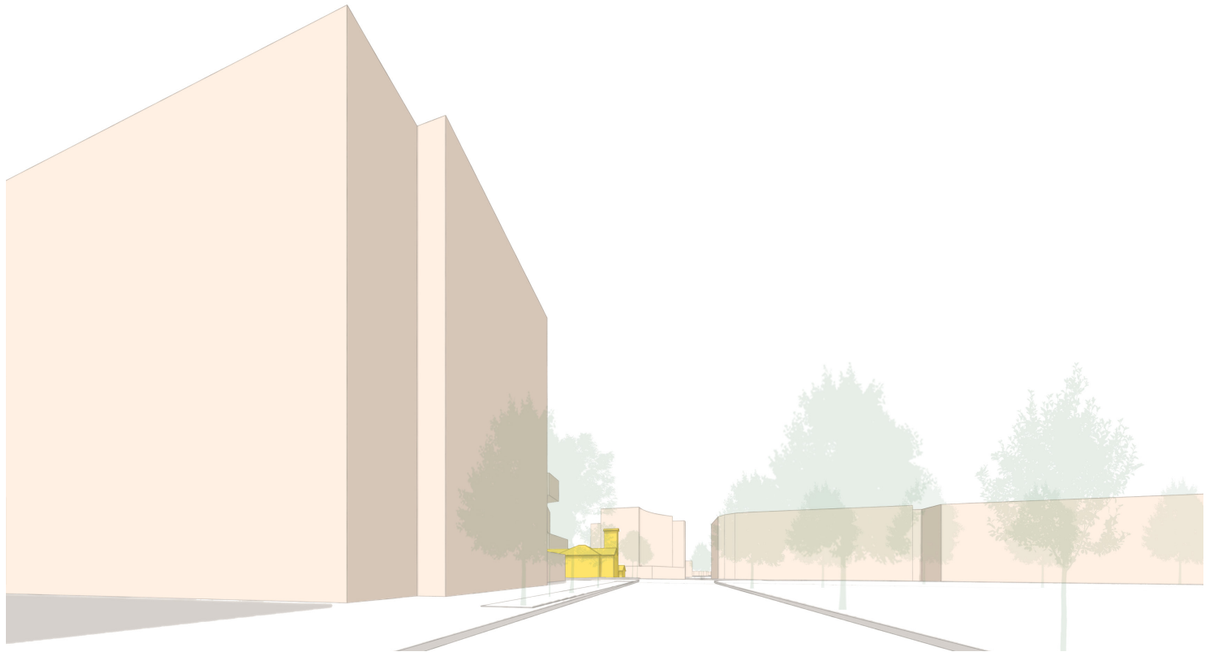
LEGEND

- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- ORIGINAL SSDA FORM
- AMENDED SSDA FORM

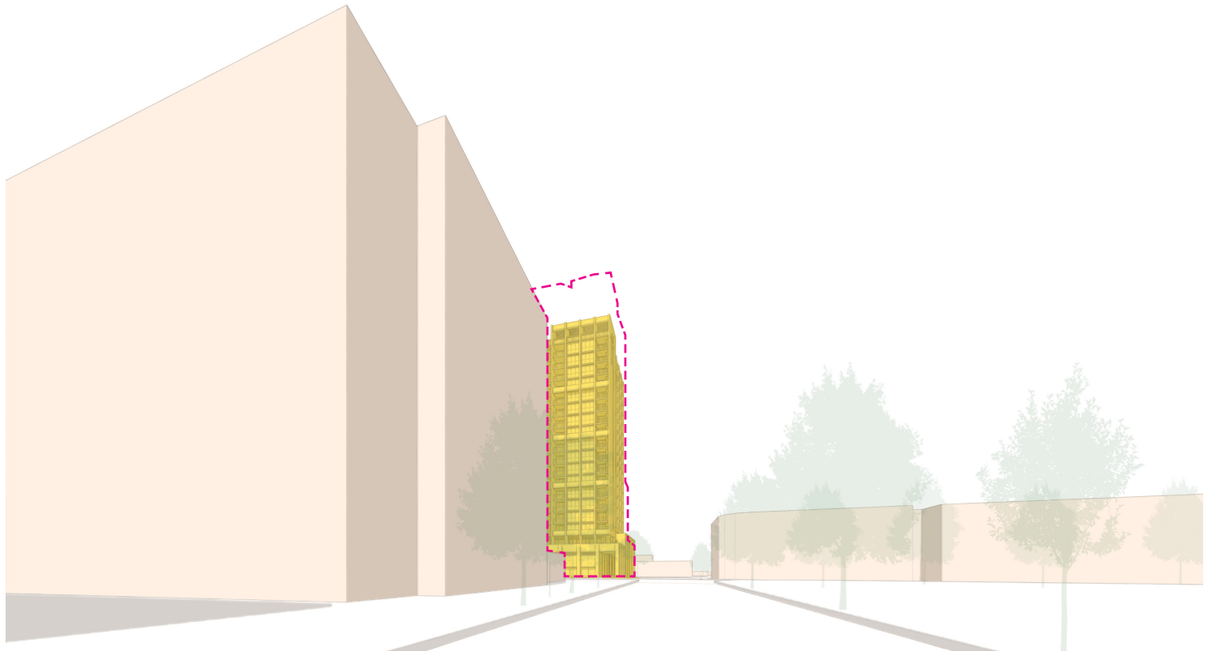
PLUS STUDIO

01.03_VISUAL IMPACT ANALYSIS - CHAPEL ROAD VIEW 02

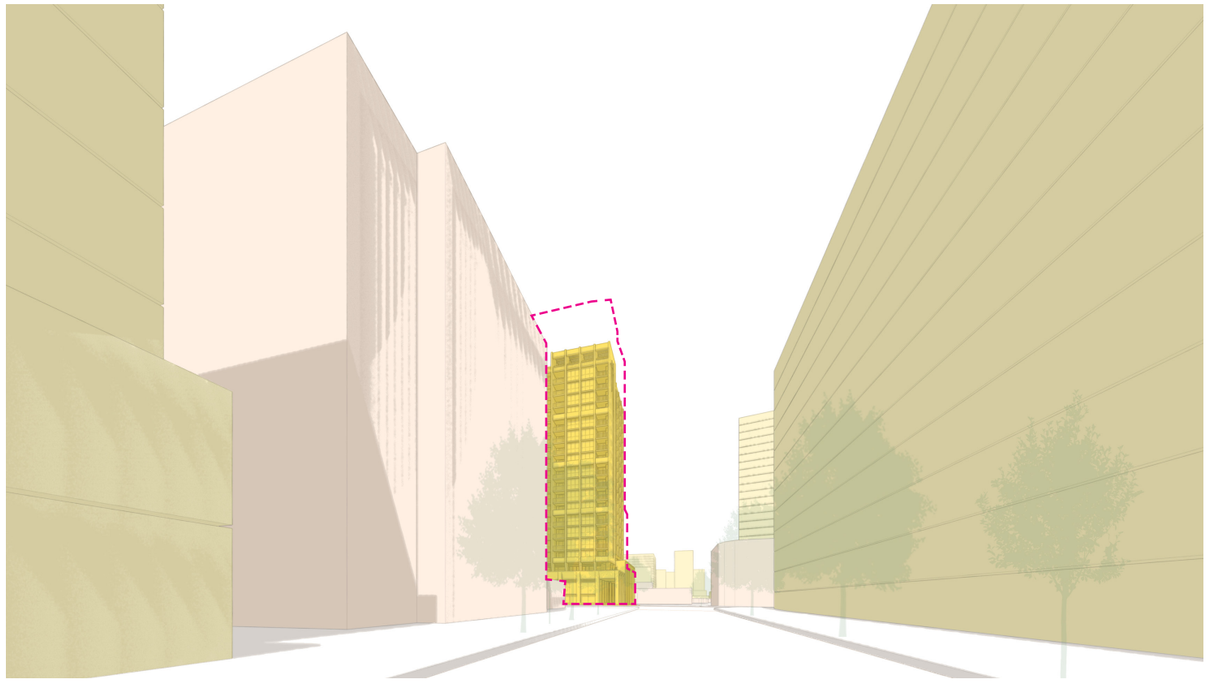
EXISTING CONTEXT



PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)



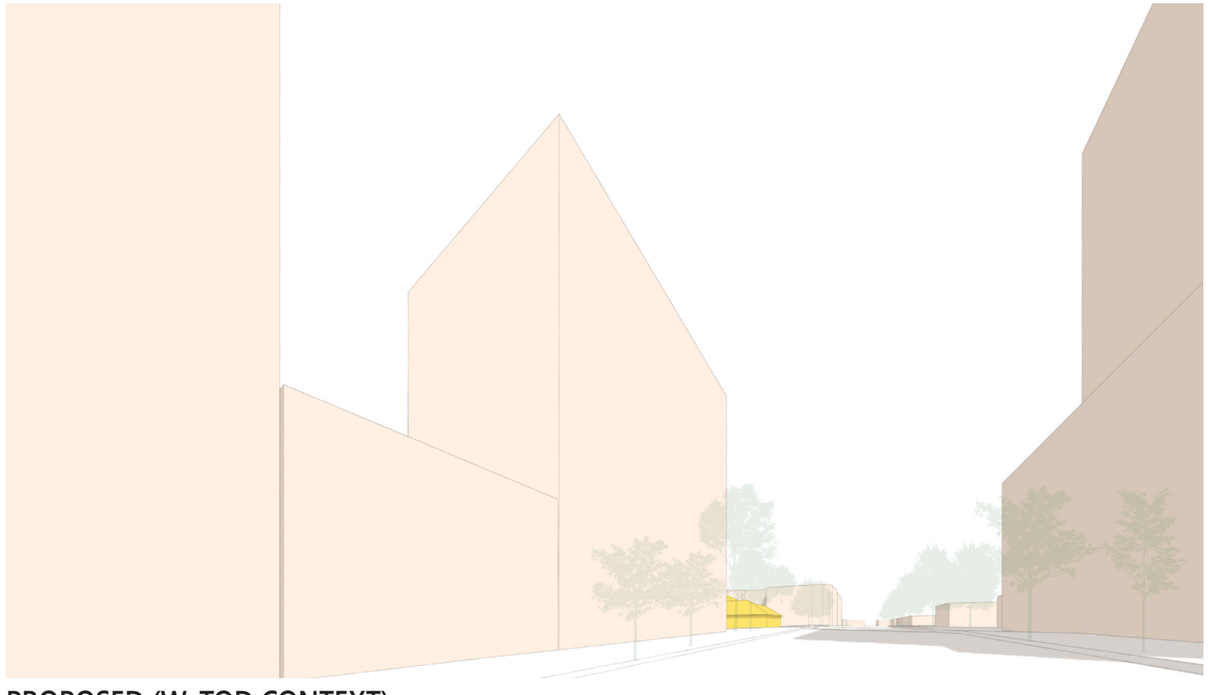
LEGEND

- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- ORIGINAL SSDA FORM
- AMENDED SSDA FORM

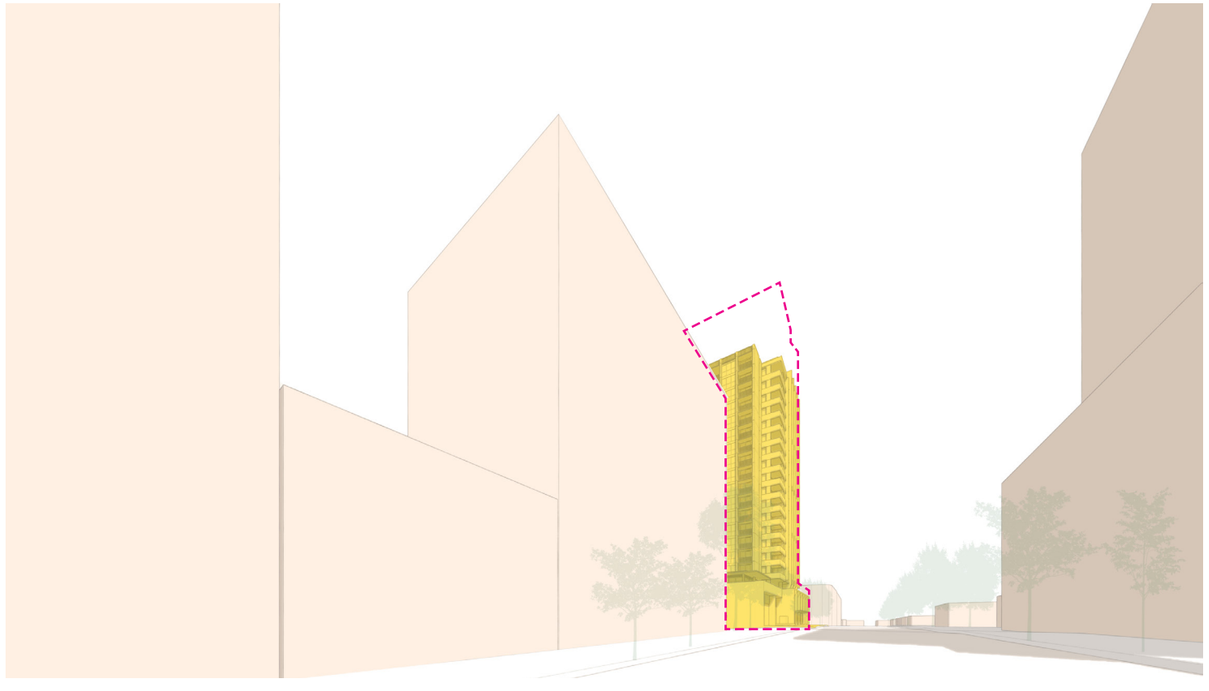
PLUS STUDIO

01.03_VISUAL IMPACT ANALYSIS - FRENCH AVENUE VIEW 01

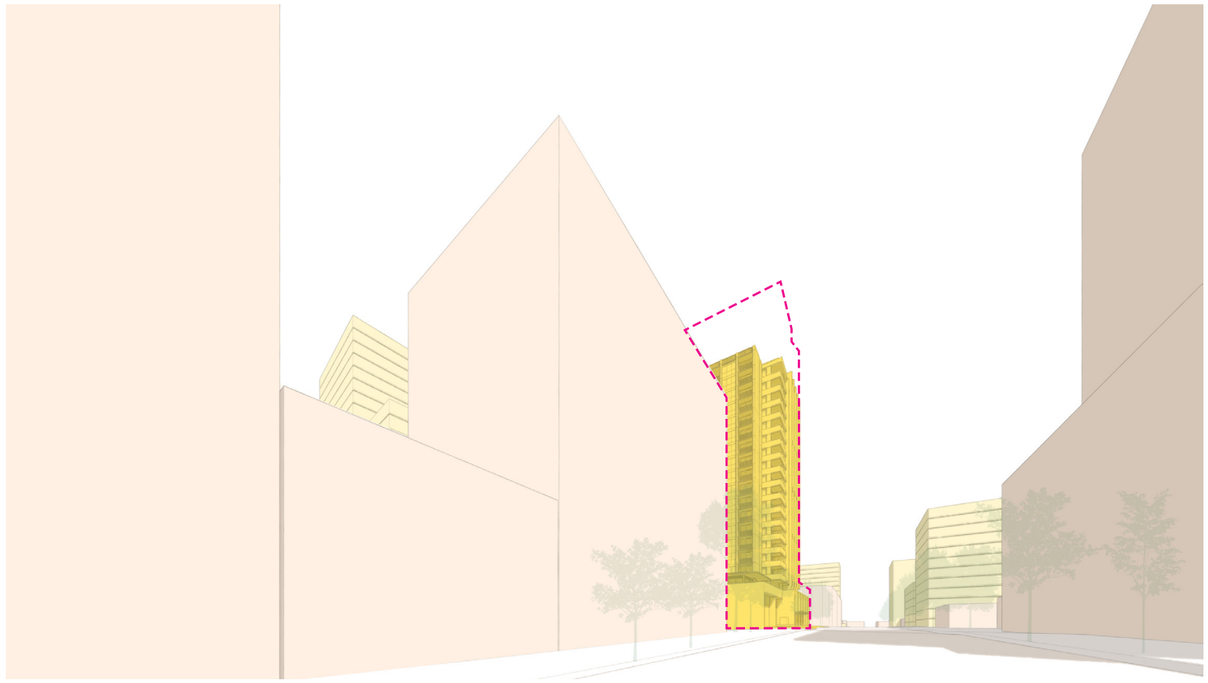
EXISTING CONTEXT



PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)



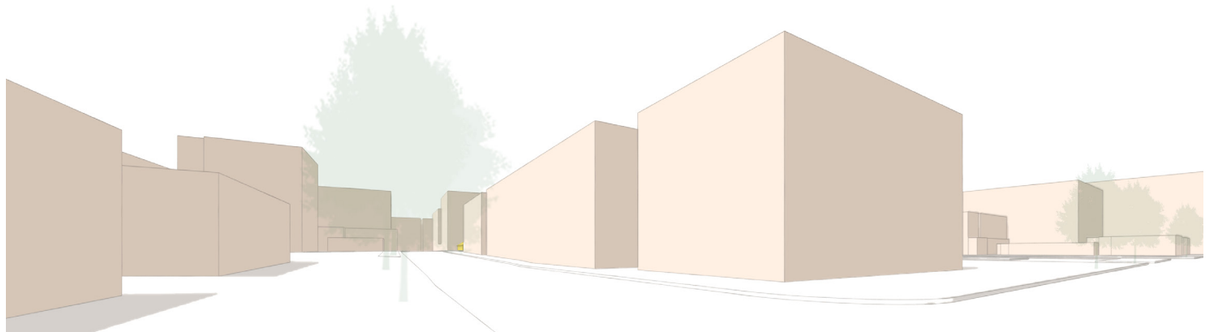
LEGEND

- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- ORIGINAL SSDA FORM
- AMENDED SSDA FORM

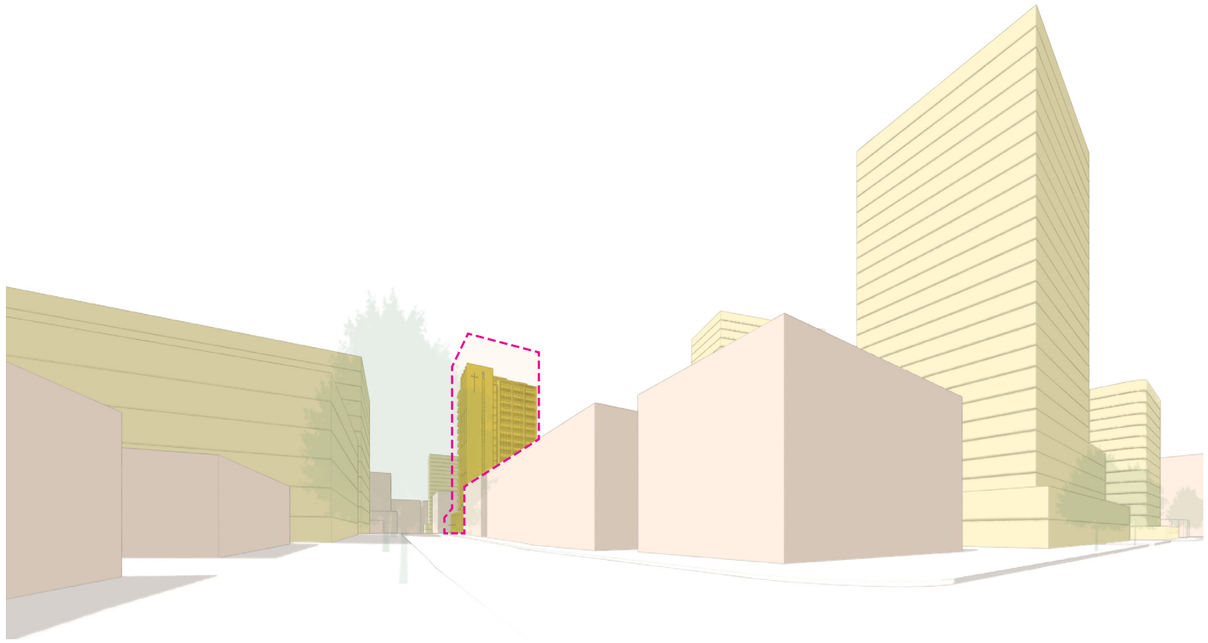
PLUS STUDIO

01.03_VISUAL IMPACT ANALYSIS - FRENCH AVENUE VIEW 02

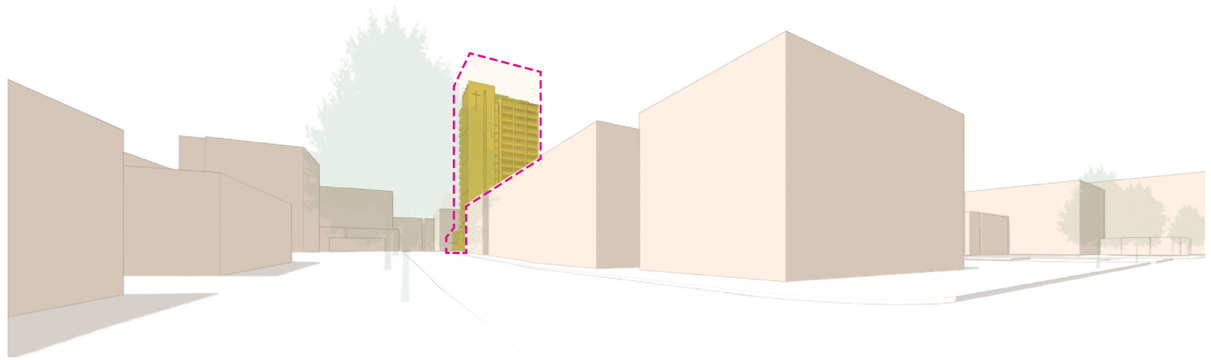
EXISTING CONTEXT



PROPOSED (W. TOD CONTEXT)



PROPOSED (W. EXISTING CONTEXT)



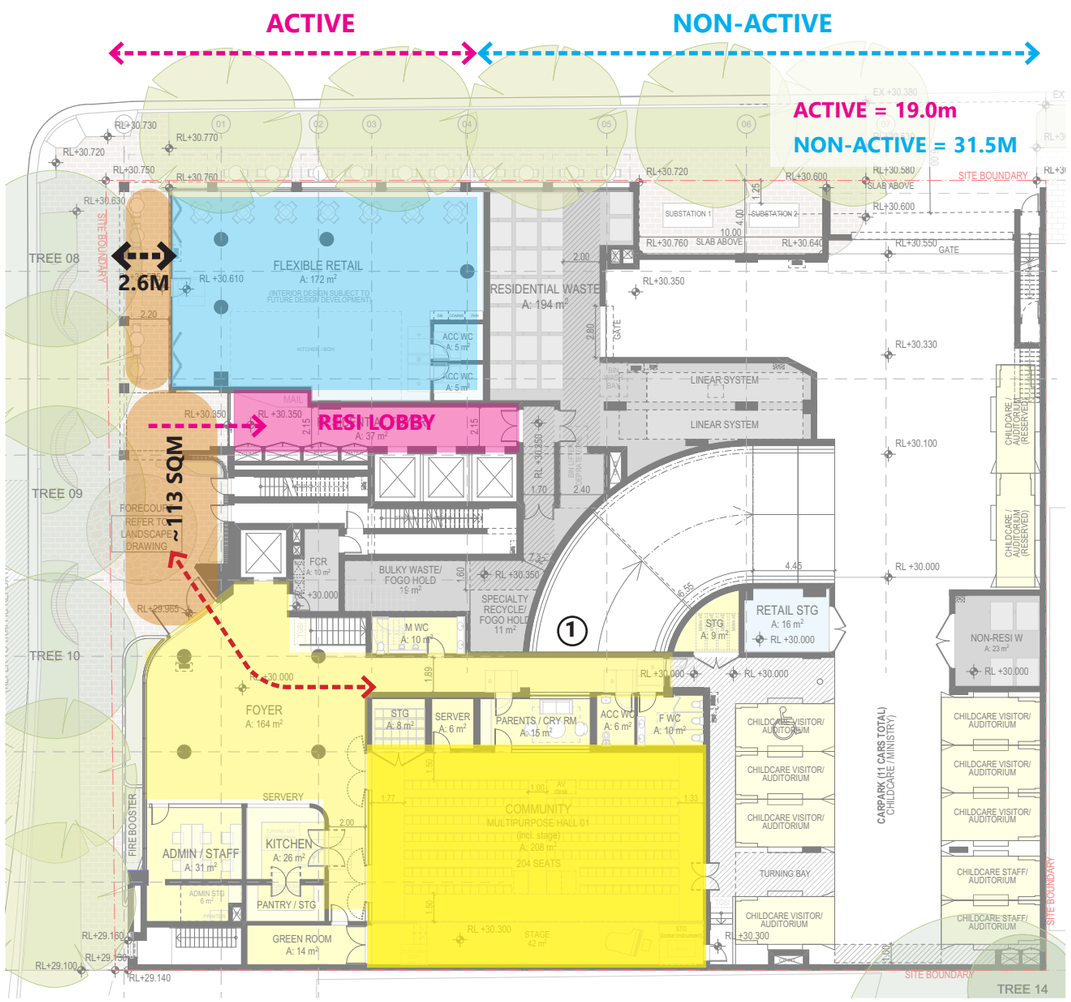
LEGEND

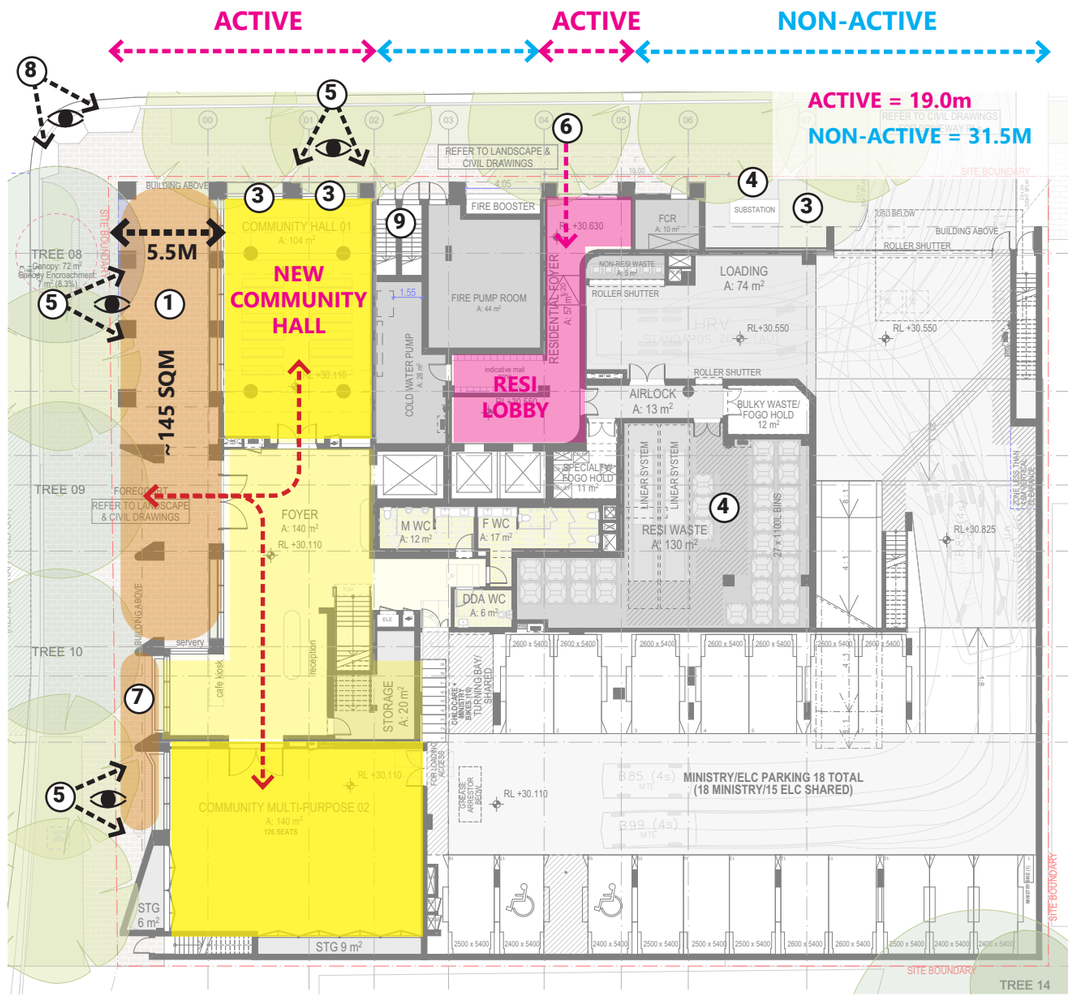
- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- ORIGINAL SSDA FORM
- AMENDED SSDA FORM

PLUS STUDIO

01.04
PUBLIC DOMAIN AND COMMUNITY

01.04_PUBLIC DOMAIN IMPROVEMENTS





Original SSDA Ground Plan

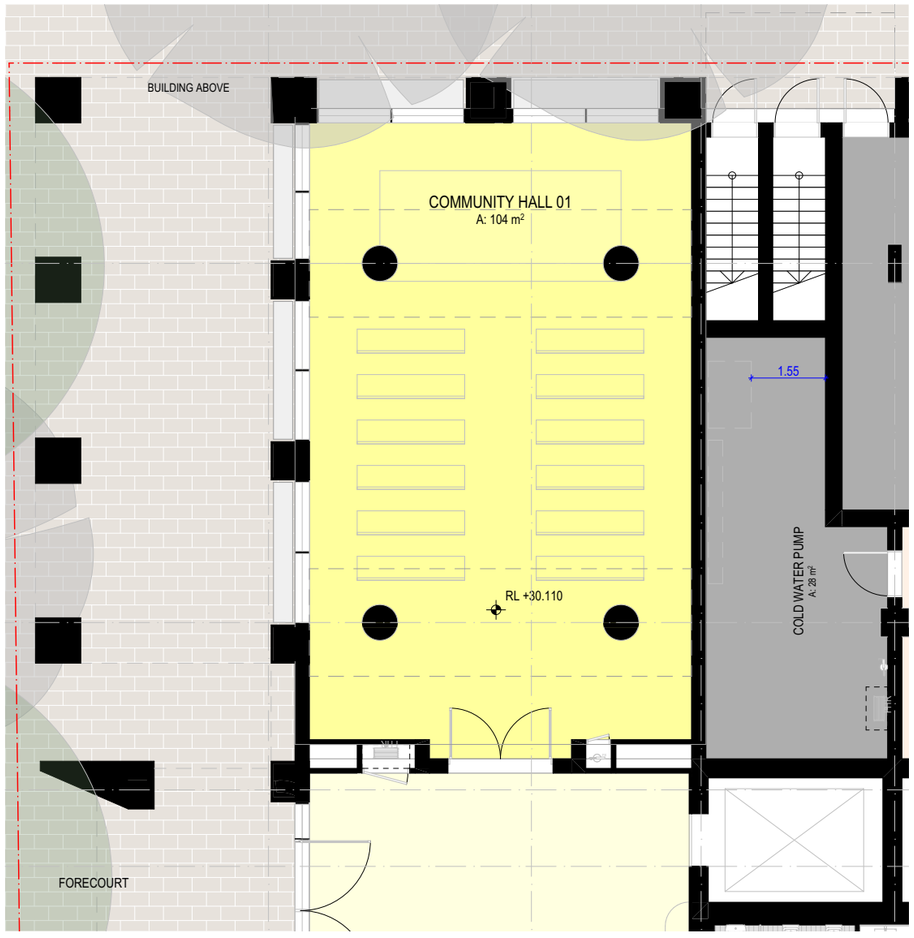
- Resi Lobby
- Internal Community Spaces
- Public Domain to Chapel Road
- Retail

Amended Ground Plan

See below key changes to improve the public domain interface:

1. Colonnade widened, providing better pedestrian movement and spill out area along Chapel Road
2. Colonnade acts as consistent public domain interface to key community spaces
3. Increased landscaping along French Avenue
4. Reduction of non-active facades along French Ave by removing substation & relocating waste room
5. Community Multi-purpose halls are visible from the street, improving legibility
6. Residential access to the tower separated from community uses and located off French Avenue, ensuring public domain along Chapel Road is community focused
7. Footpath widened in front of the Multi-purpose hall
8. Retail removed at key corner and replaced with community hall, re-reinforcing community focused use of the podium as seen from the intersection
9. Firestairs relocated to French Avenue, improving the Chapel Road Frontage which is now entirely foyer and entry space

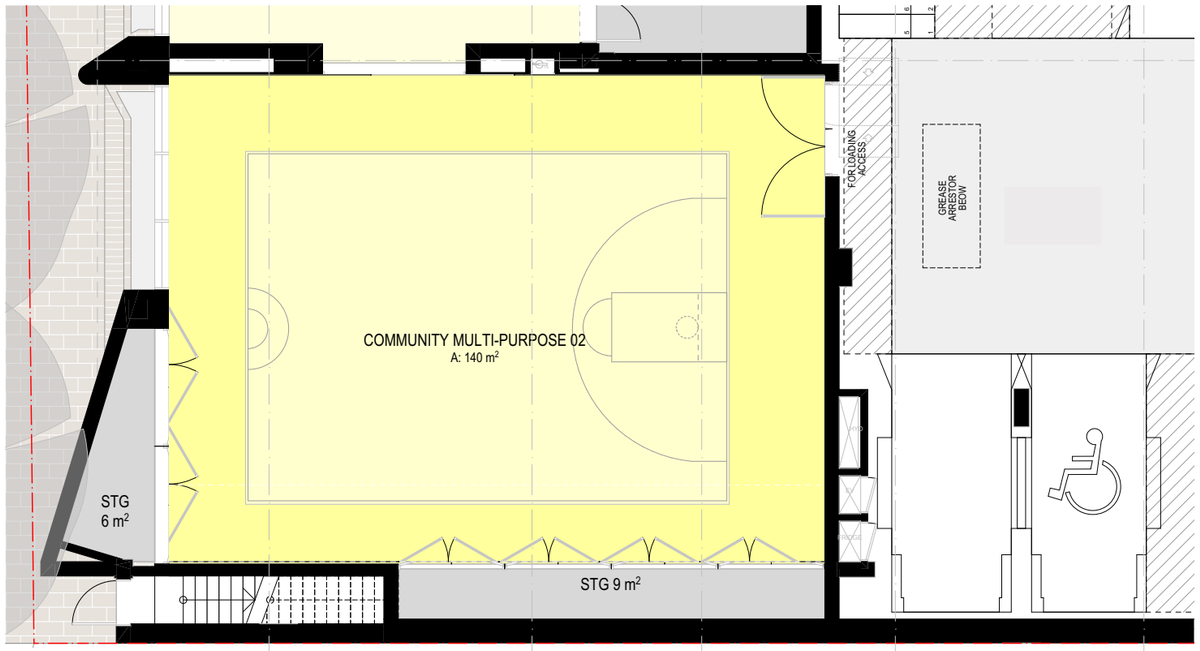
01.04_ COMMUNITY HALL 01 (POTENTIAL USES)



TRADITIONAL CHURCH SERVICES, WEDDINGS, FUNERALS

PLUS STUDIO

01.04_ COMMUNITY HALL 02 (POTENTIAL USES)



BASKETBALL~HALF COURT

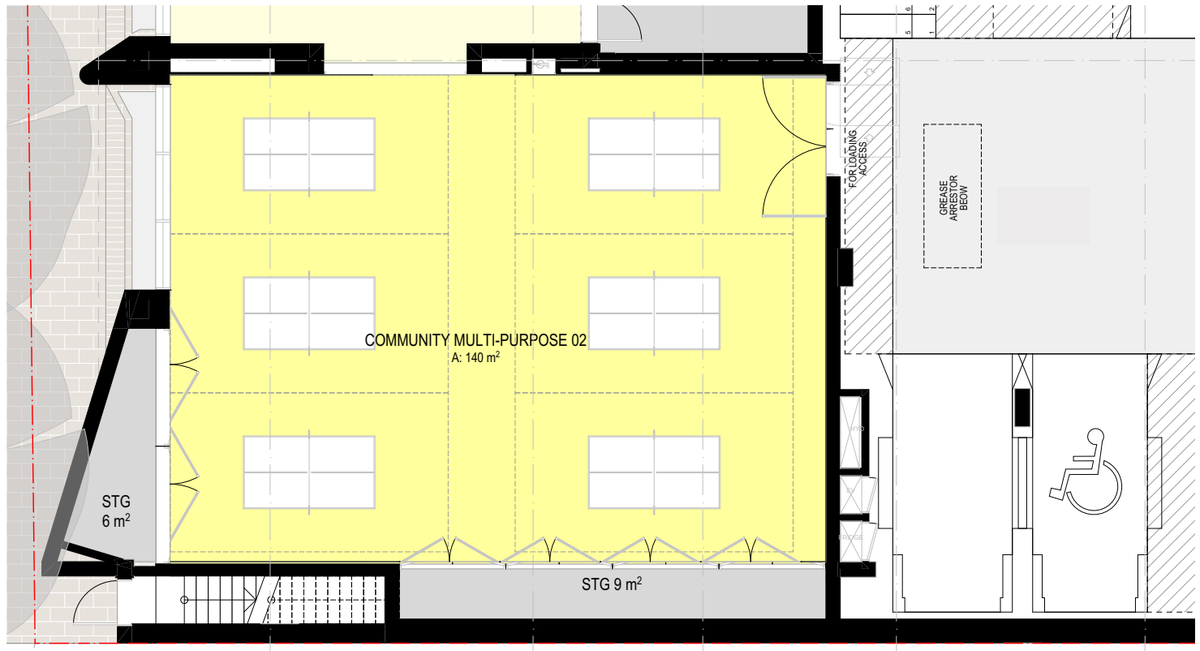
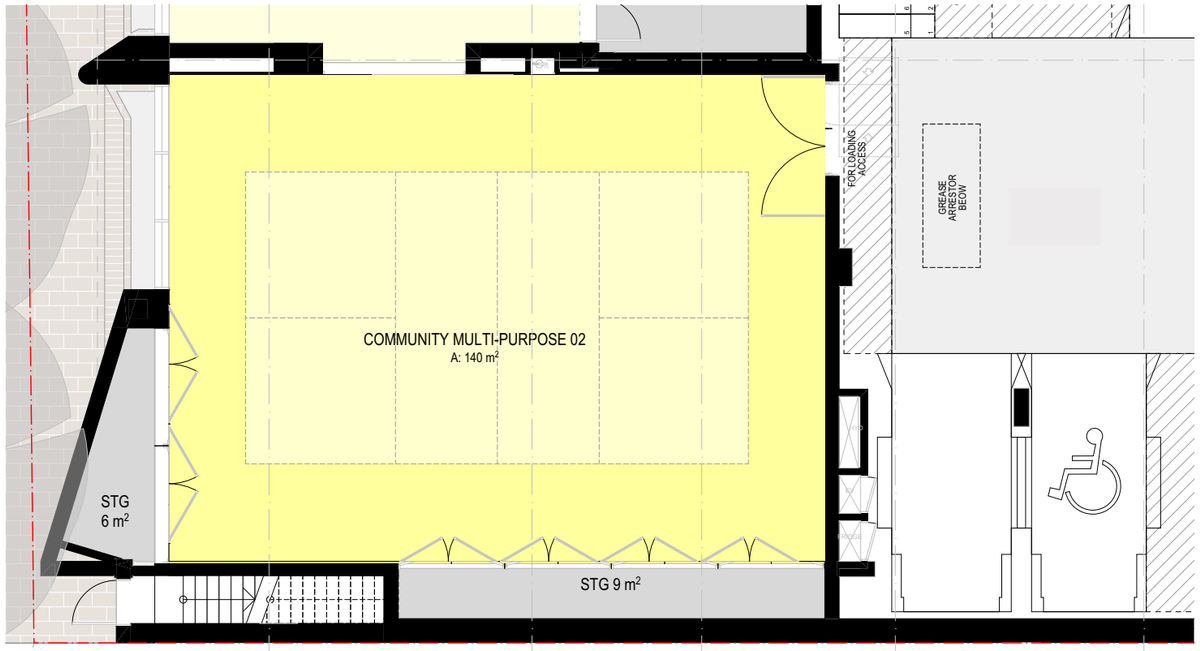
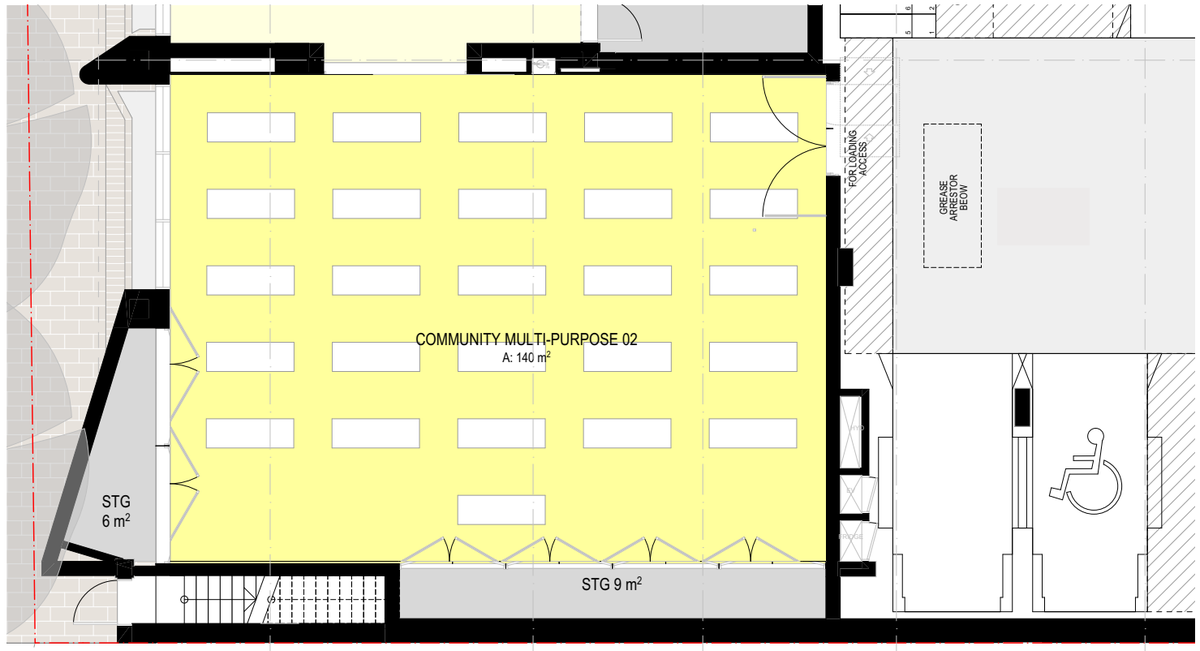


TABLE TENNIS ~6 TABLES

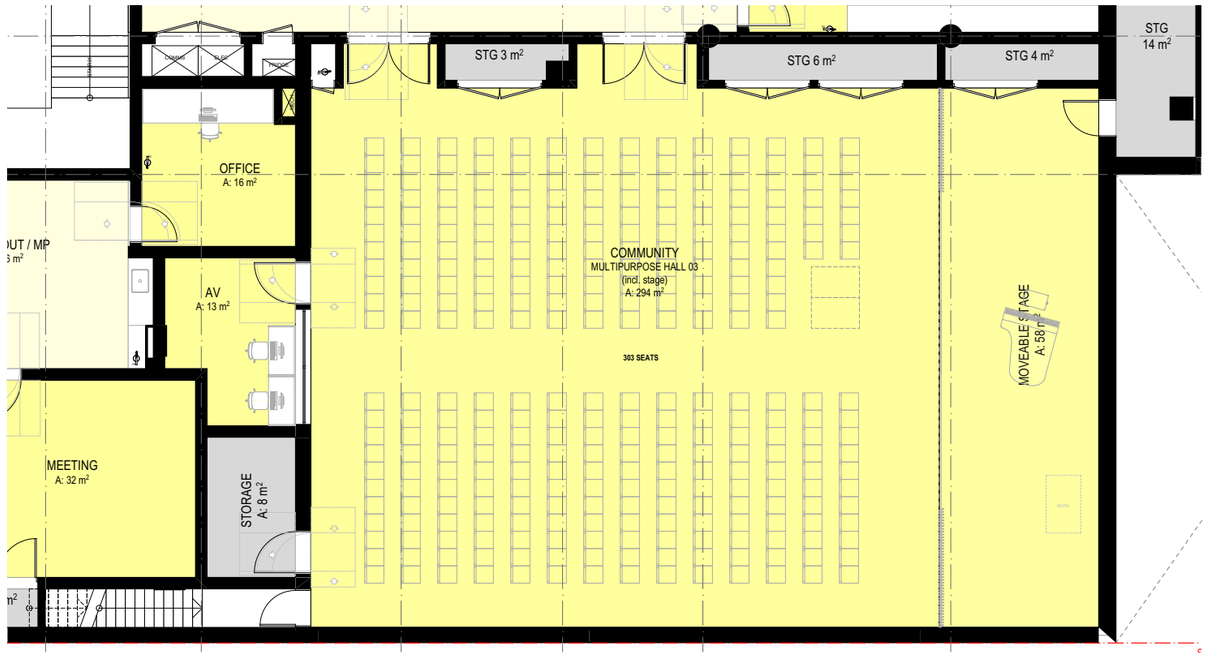


PICKLE BALL ~1 COURT

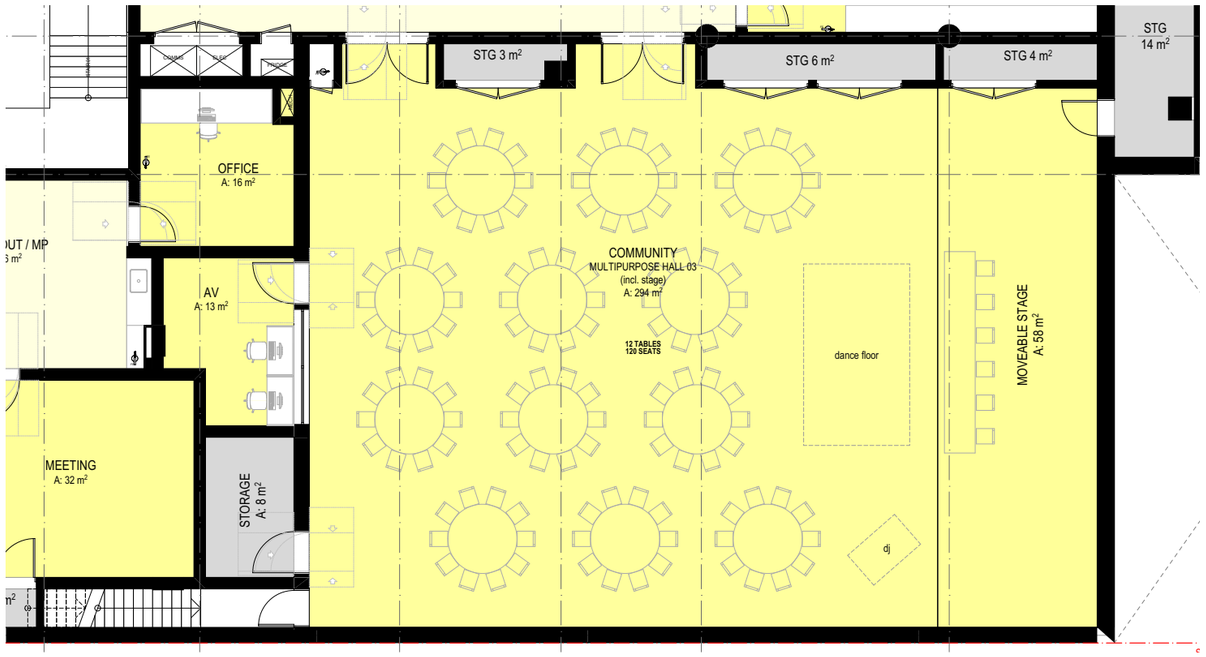


YOGA ~25 MATTS + 1 INSTRUCTOR

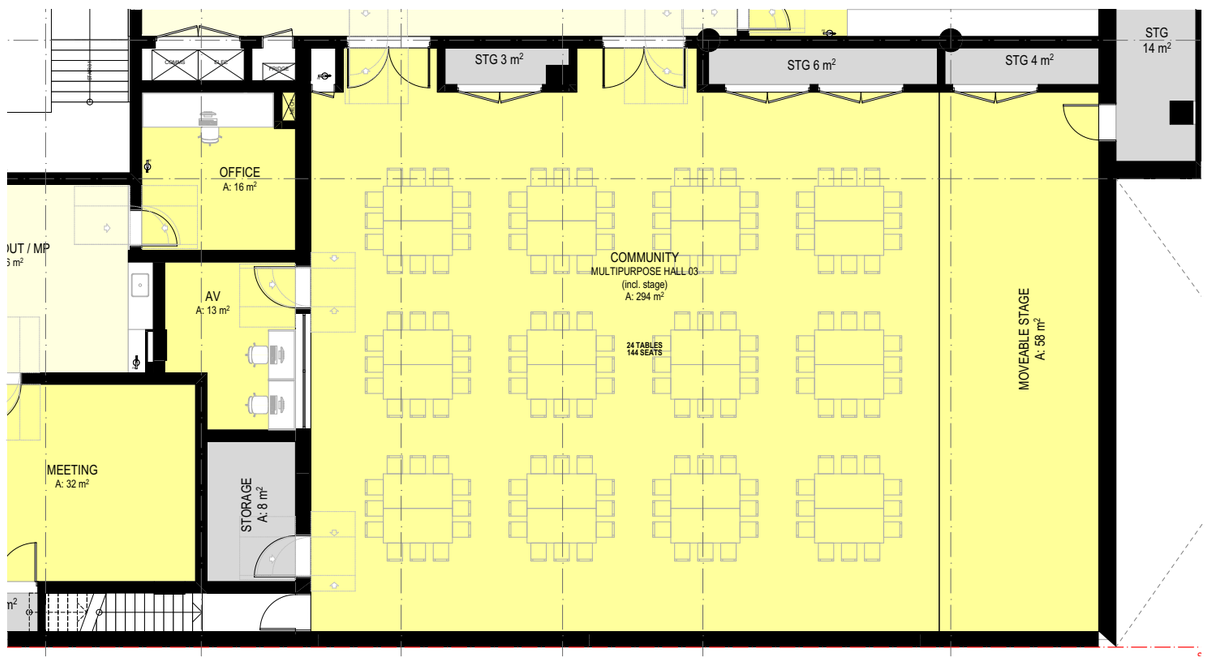
01.04_ COMMUNITY HALL 03 (POTENTIAL USES)



AUDITORIUM MODE ~290 SEATS



WEDDING MODE ~12 TABLES & 120 SEATS + BRIDAL PARTY & DANCE FLOOR



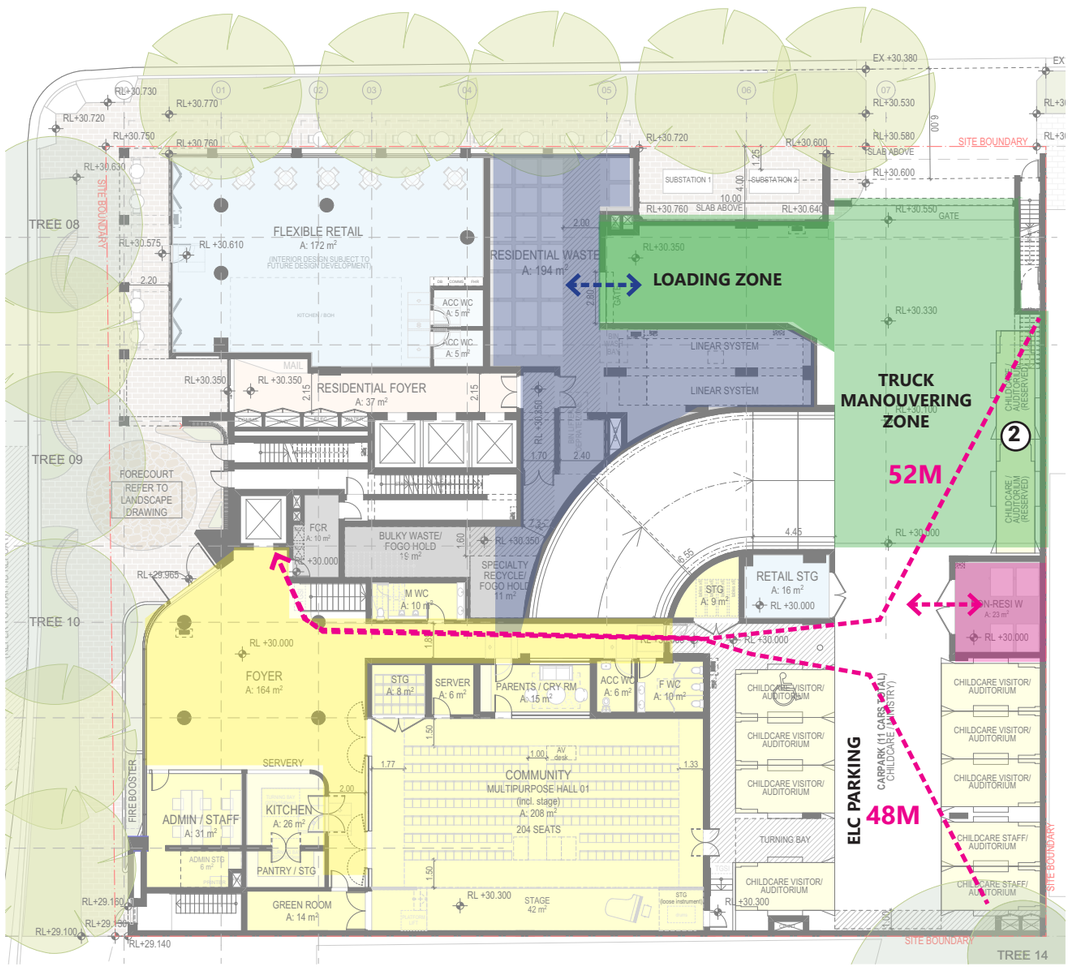
WORKSHOP MODE ~12 TABLES & 144 SEATS

EXAM MODE ~64 DESKS & CHAIRS

PLUS STUDIO

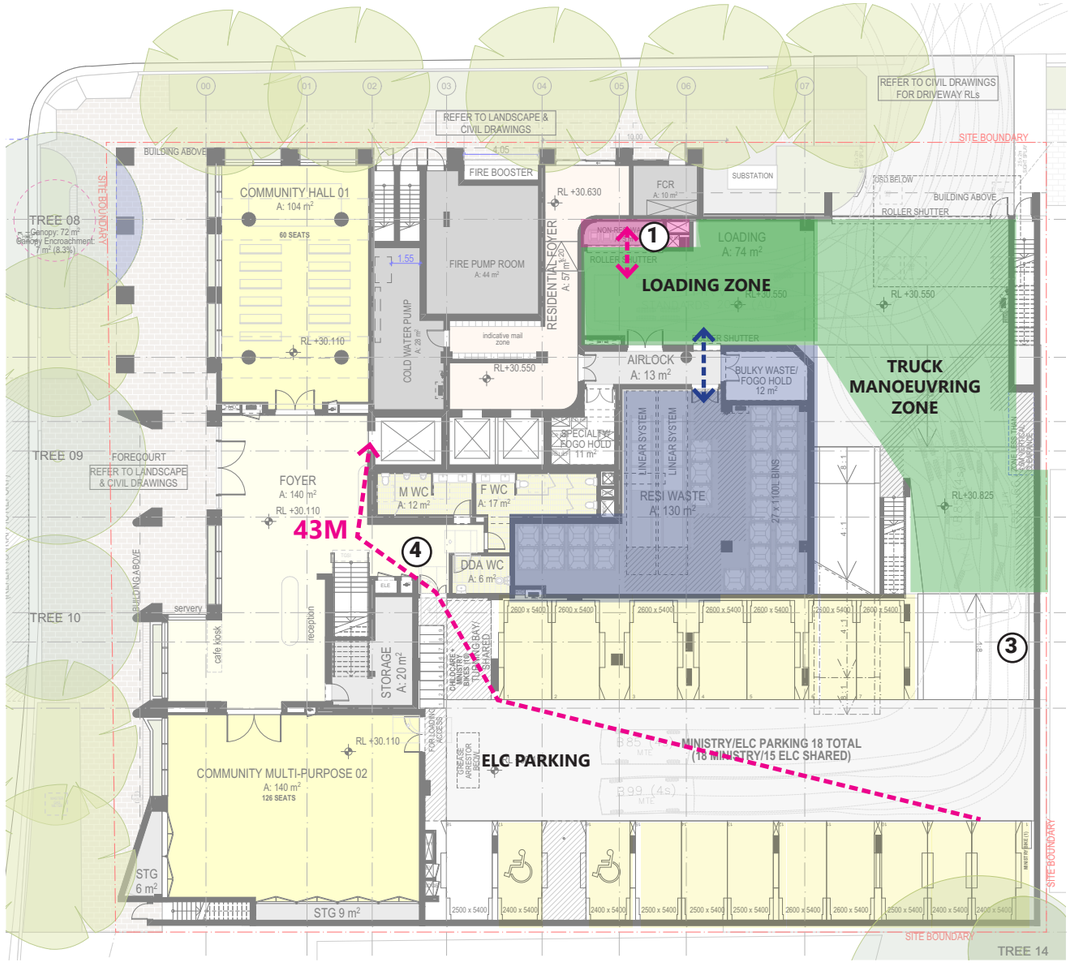
01.05
SAFETY AND SECURITY

01.05_SAFETY AND SECURITY



Original SSDA Ground Plan

- Non-residential waste
- Residential Waste
- ELC Parking
- Truck Manouvering Zone



Amended Ground Plan

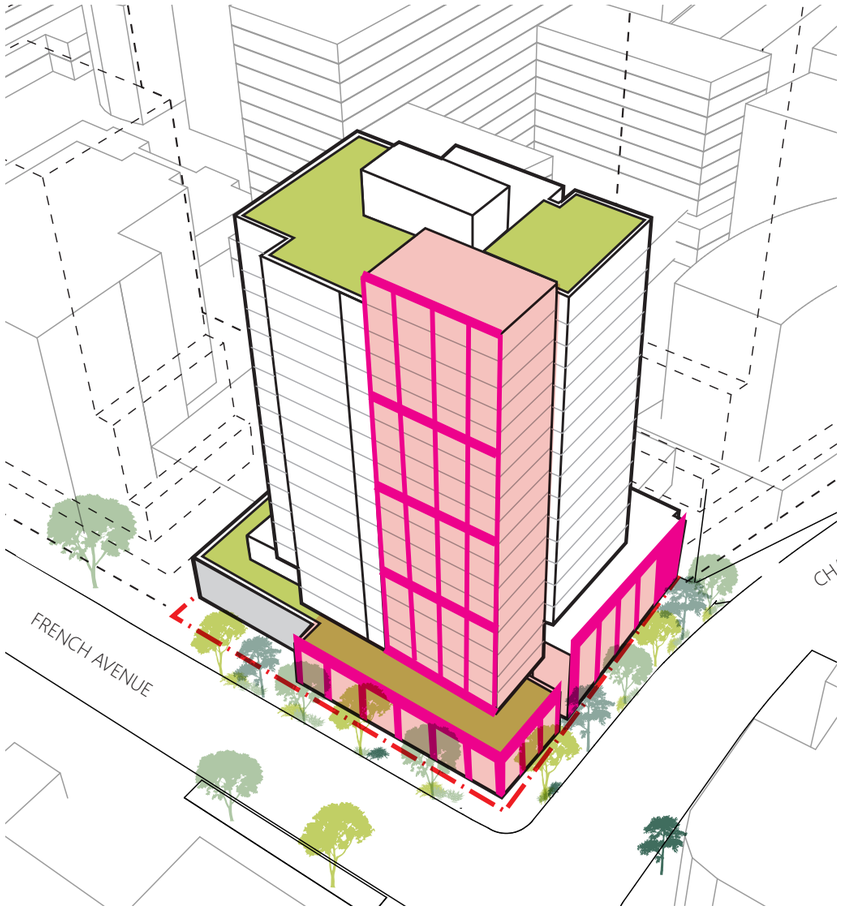
See below key changes to improve the safety and security:

1. Relocate doors from non-residential waste room so they open into the parked loading zone, (not the vehicular circulation area)
2. Relocate the parallel childcare parking from the waste room, loading room, and vehicular manoeuvring area
3. Create a level difference between the truck manoeuvring zone and ELC parking via a ramp
4. Reduced distance from childcare parking to the lift

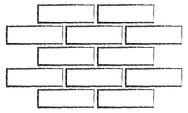
01.06
HERITAGE STRATEGY

01_Reference the Belltower and Brick Materiality

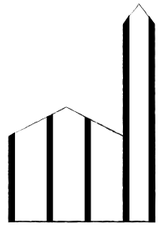
from the original St Paul's Anglican Church within the proposed design. This will ensure that the legacy and prominence of the Church is articulated at an urban scale, and is easily visible from the street intersection.



Expression of the Belltower within the Proposed Design



Brick Materiality



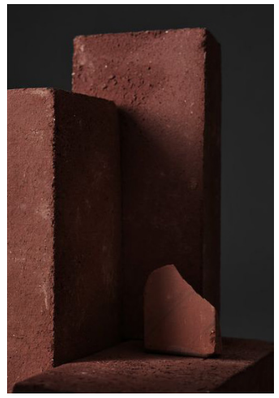
Existing Belltower on Site

02_Repurpose Salvaged Items

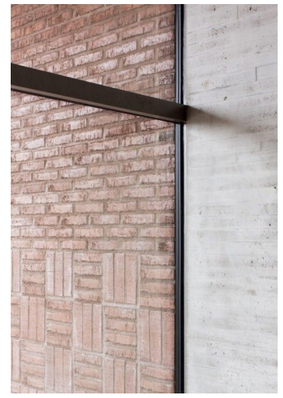
from the original St Paul's Anglican Church into the interior design of the community spaces. This will ensure that the legacy and history of the church is available for the general public to see and experience. The salvaged items to be reused will be further coordinated during interior design development. The salvaged items are detailed in the Salvage Plan prepared by GBA Heritage (July 2025).

Exemplar Ways to reuse Salvaged Items

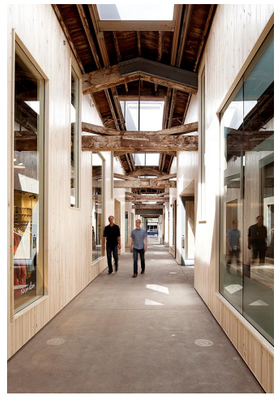
Potential to display stained glass windows



Potential to recycle existing bricks



Potential to reuse existing pews



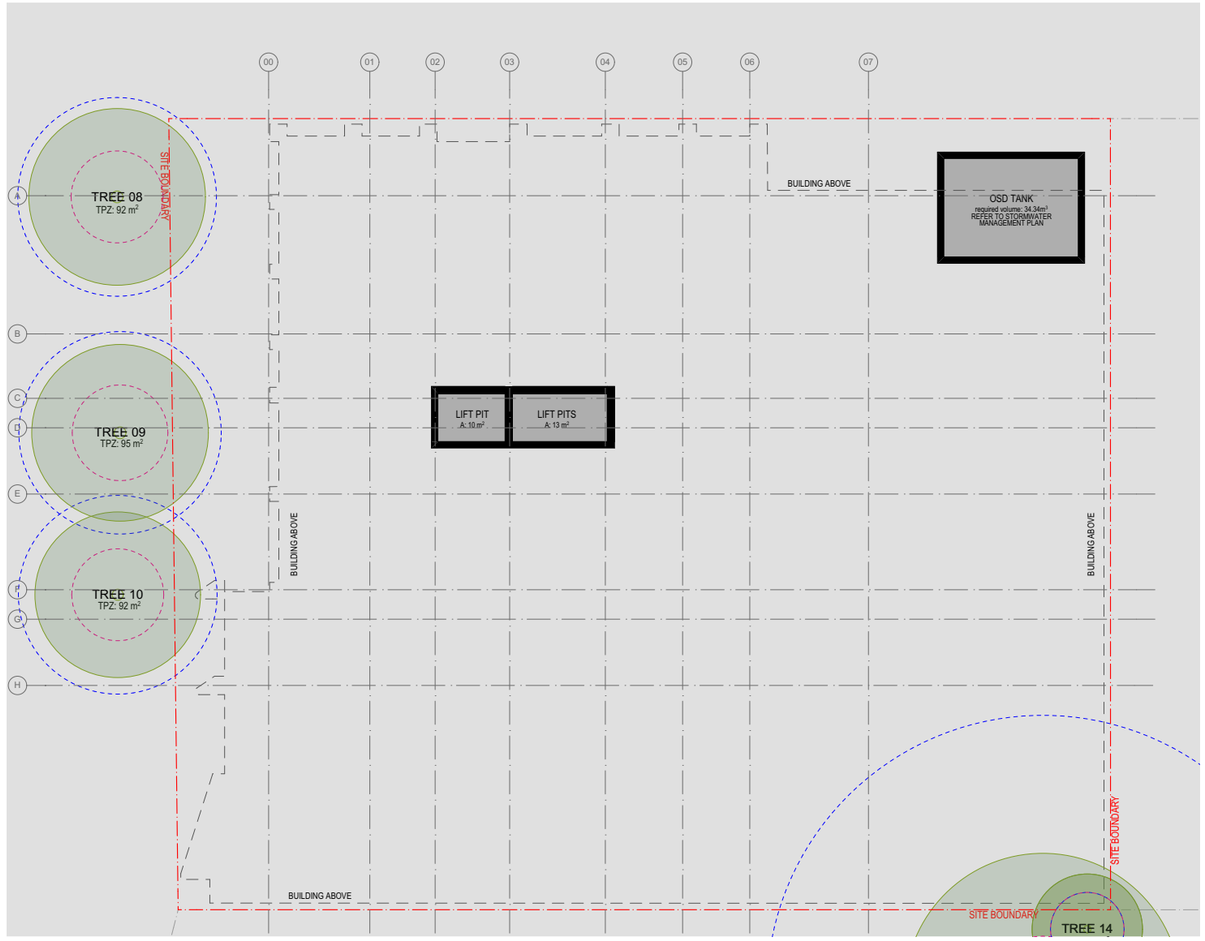
Potential to recycle existing timber structure

01.07
PLAN COMPARISON

01.07_BASEMENT 01 COMPARISON

ORIGINAL SSDA SCHEME

AMENDED SSDA SCHEME

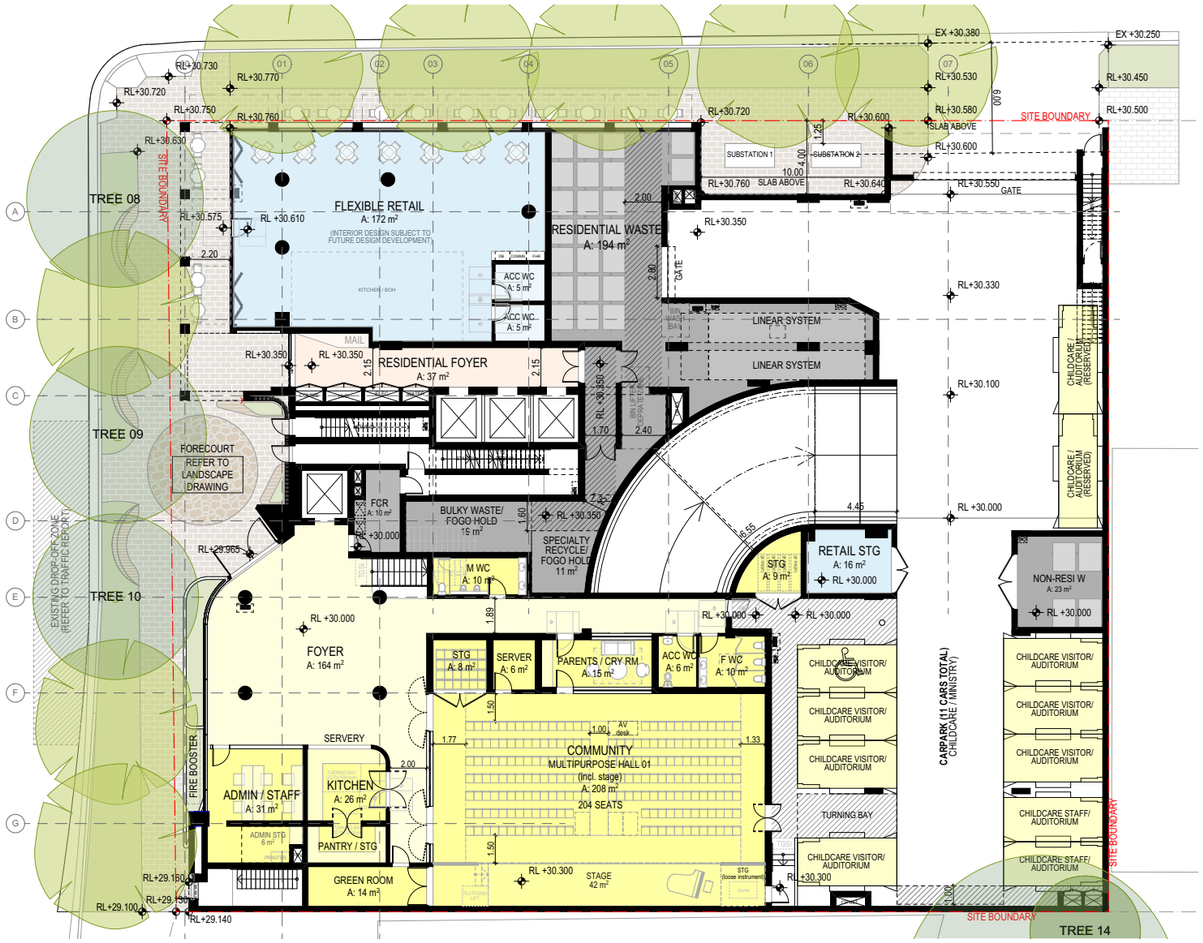


Key Changes

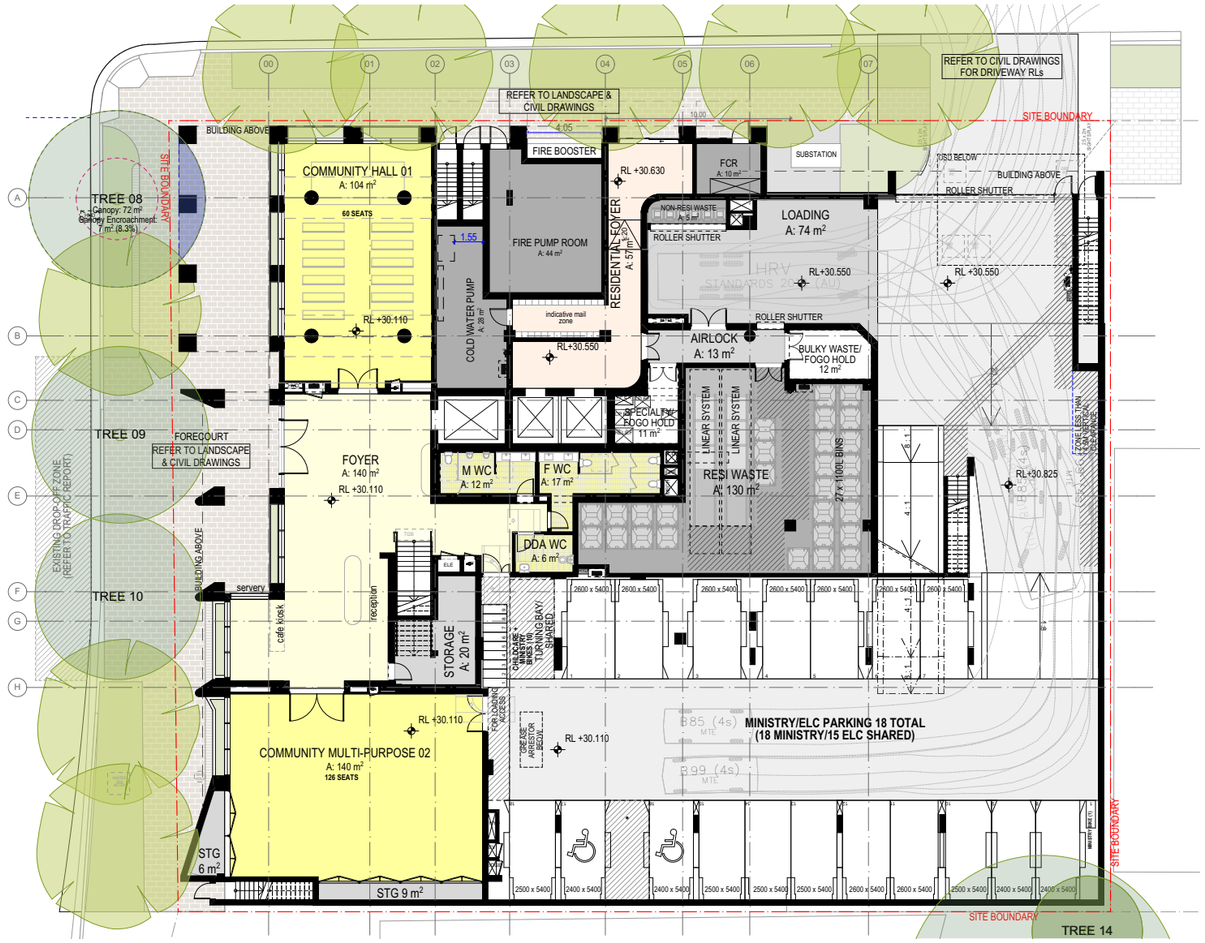
1. Carparking removed from basement
2. Basement dedicated to lift pits and OSD tank only, minimising excavation
3. OSD relocated such that the pits no longer impact the Chapel Road public domain
4. Basement footprint no longer impedes the existing trees along Chapel Road

01.07_GROUND LEVEL COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME



Key Changes

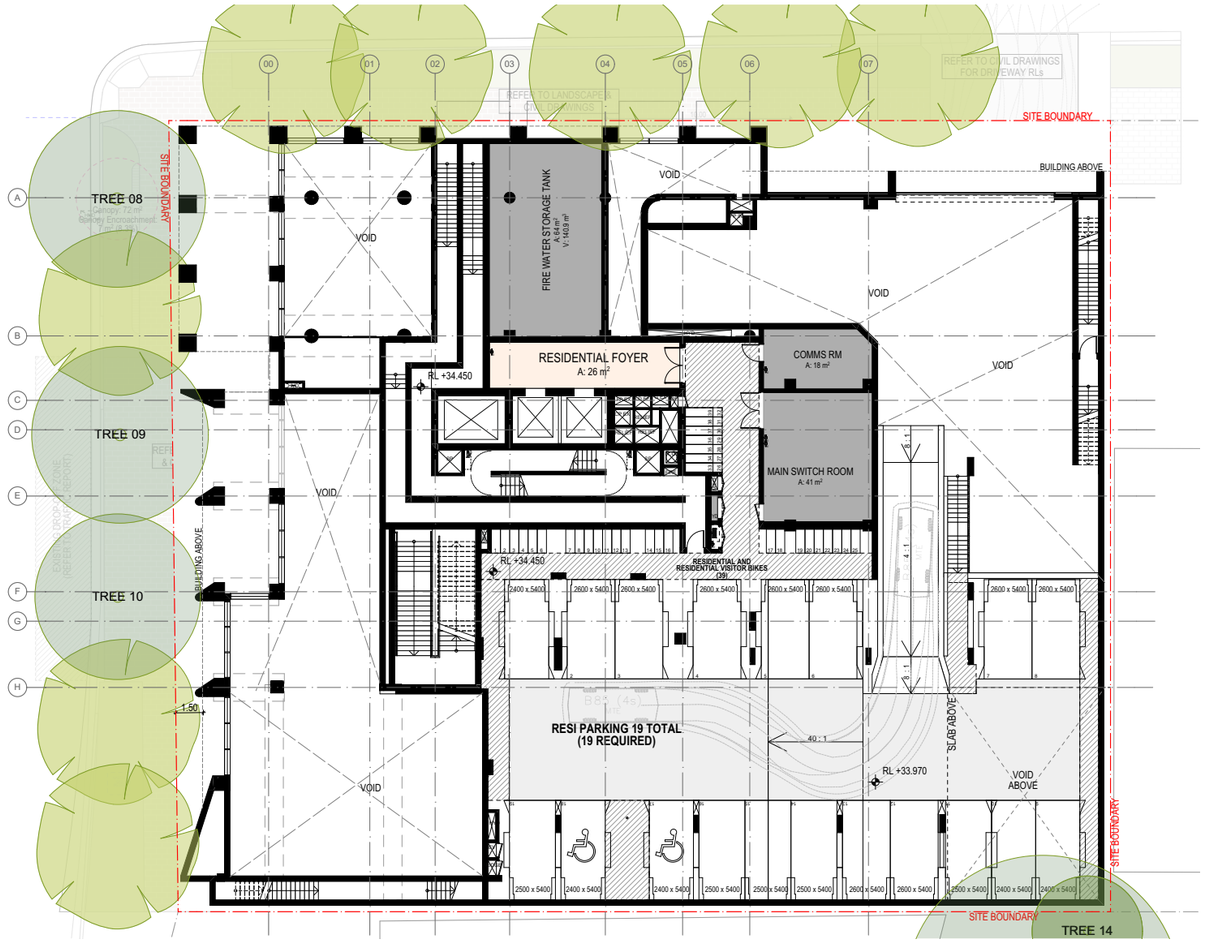
1. Colonnade widened to create a civic forecourt interface to Chapel Road, improving the public domain
2. Two substations reduced to one, improving the street interface to French Avenue
3. Residential lobby relocated onto French Avenue, allowing the Chapel Rd interface to be maintained as the 'civic' front
4. Landscaping to French Avenue increased
5. Fire booster relocated such that it is not impacting the glazing to Chapel Road
6. Overall, active frontage lengths to French Avenue maintained
7. Drop off-zone on Chapel Road integrated into public domain design (refer landscape architect's documentation)
8. Retail at street corner removed - converted to a community hall
9. Relocation of fire egress allowed for more amenities and a more open foyer stair next to the core
10. A portion of services relocated from Basement to Ground

01.07_MEZZANINE LEVEL COMPARISON

ORIGINAL SSDA SCHEME

Not Applicable

AMENDED SSDA SCHEME

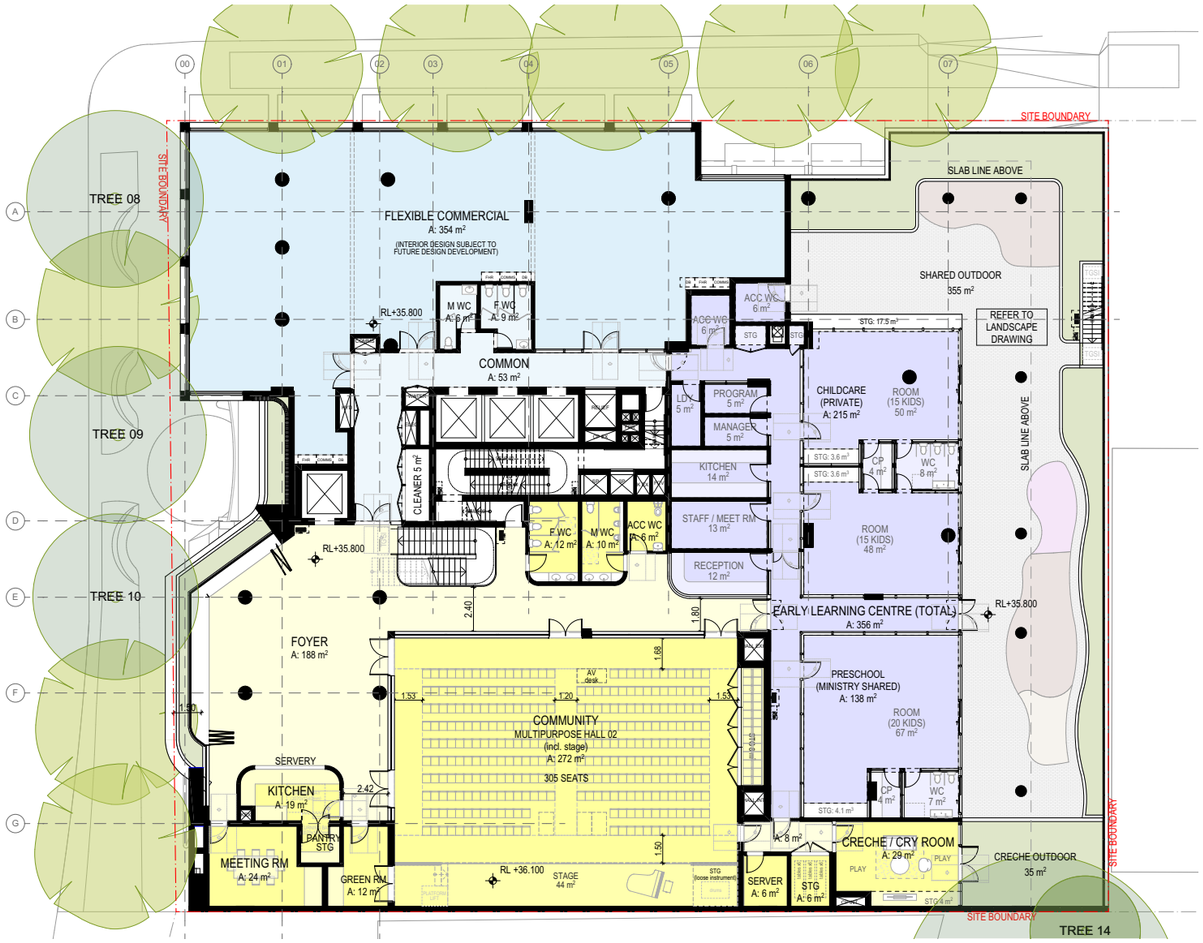


Key Changes

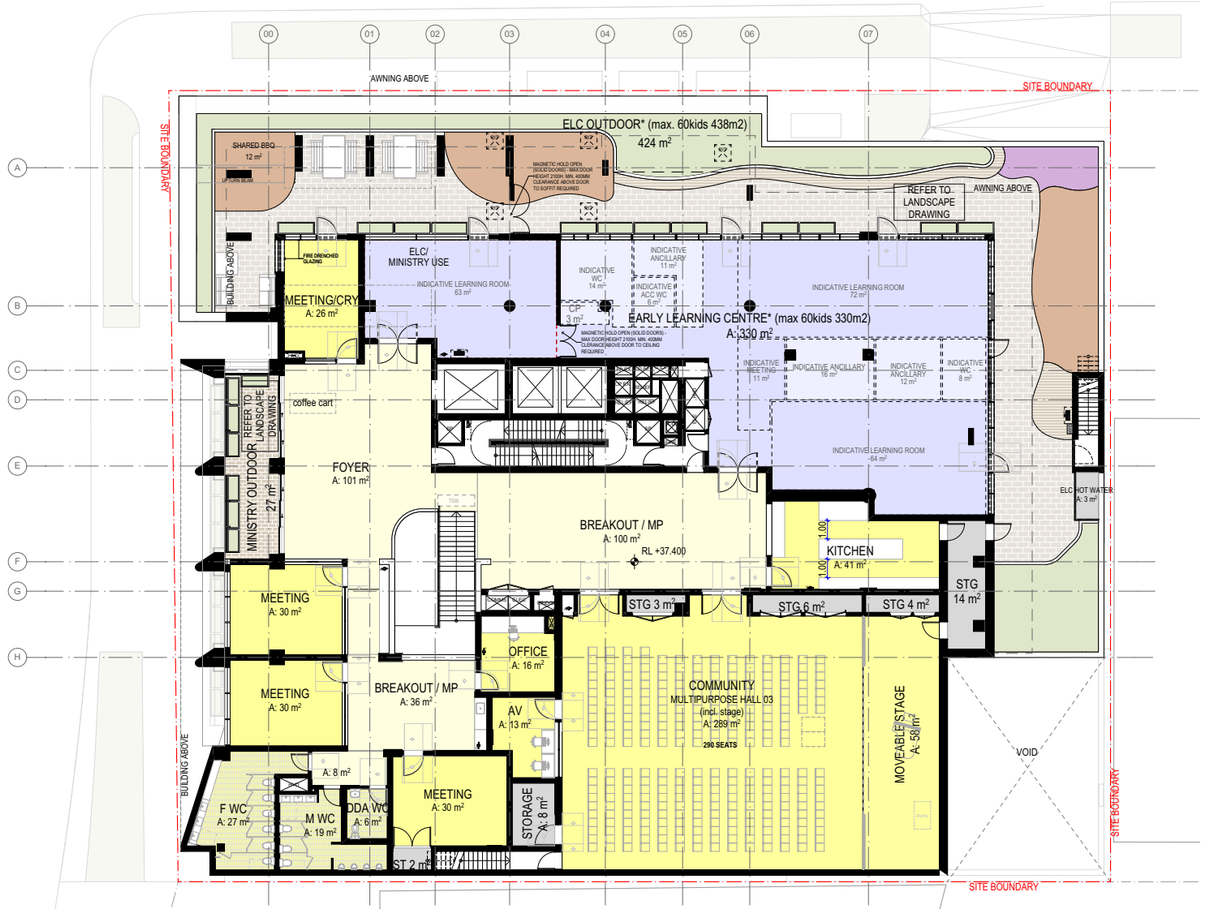
1. Carparking for residential use relocated to this level
2. Bicycle parking relocated to this level
3. Generous double height volumes provided to Hall 01, 02, the general foyer and the residential foyer
4. More services relocated from Basement to Mezzanine
5. Dedicated residential foyer with access to carparking, bicycle parking and lifts
6. Fire egress diverted to pass through Mezzanine, freeing up both Basement and Ground

01.07_LEVEL 01 COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME

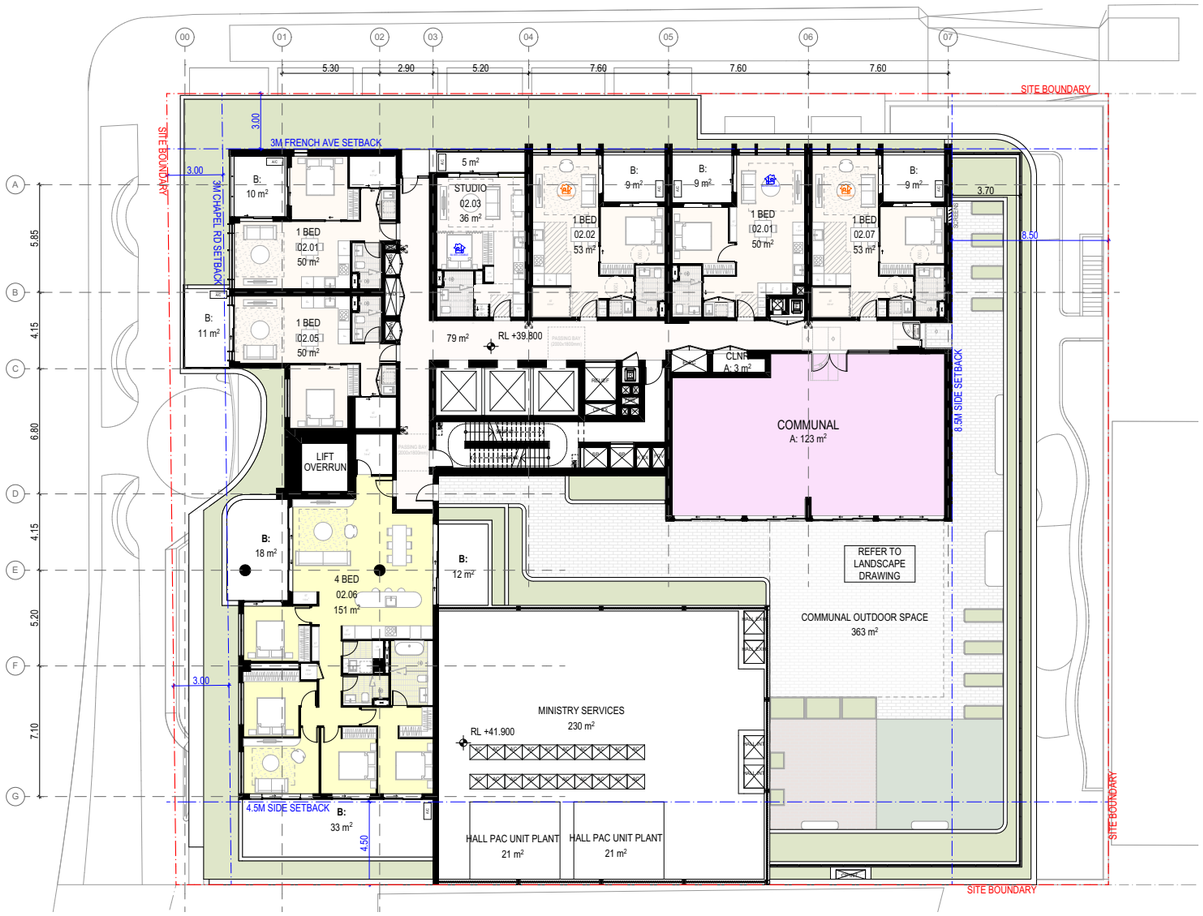


Key Changes

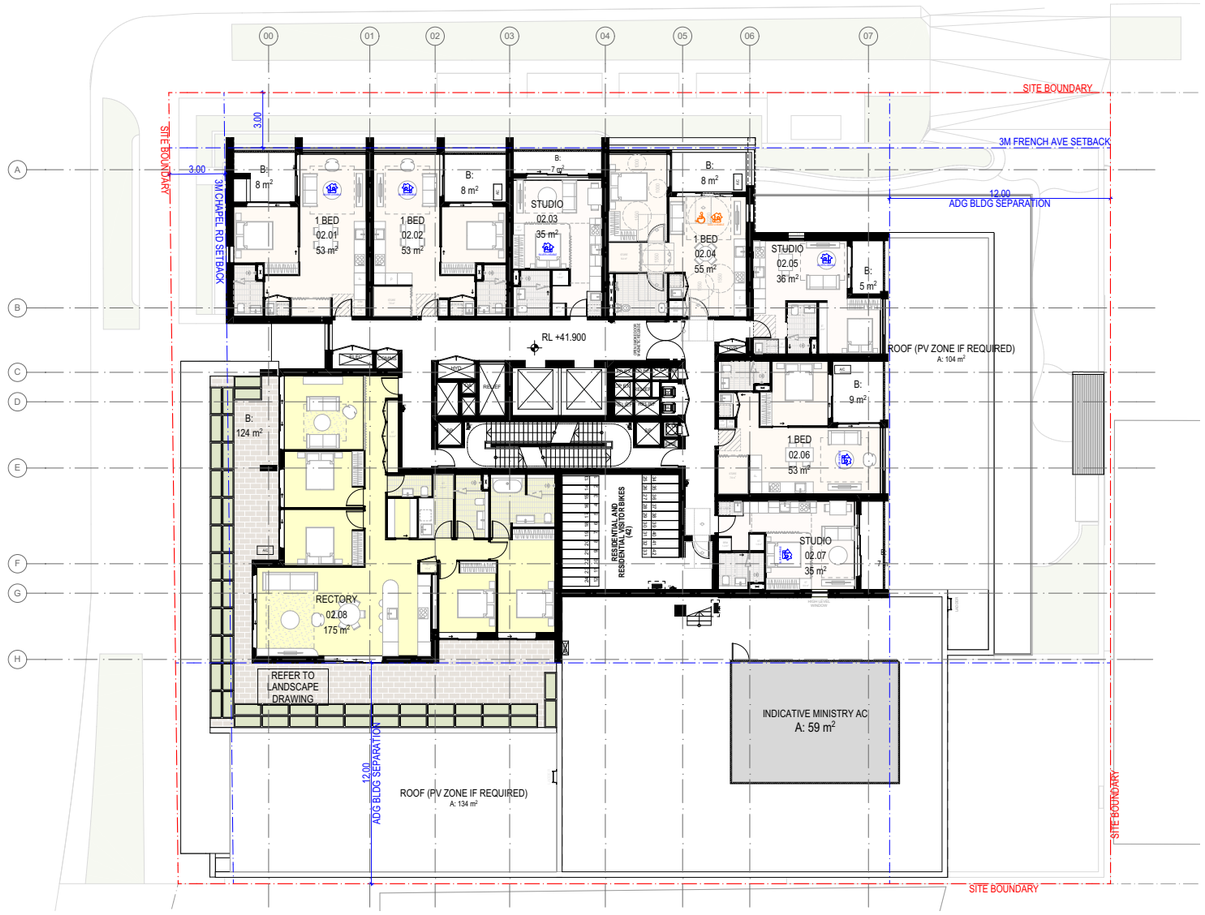
1. Amenities relocated such that it is not visible from main foyer space
2. Outdoor terrace space for the community uses added
3. Commercial tenancy removed
4. Childcare relocated to the north, allowing the outdoor space to receive great solar access
5. A more generous foyer space catering for different zones of uses delineated by the central stair
6. More spaces for staff provided, such as meeting rooms and office

01.07_LEVEL 02 COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME

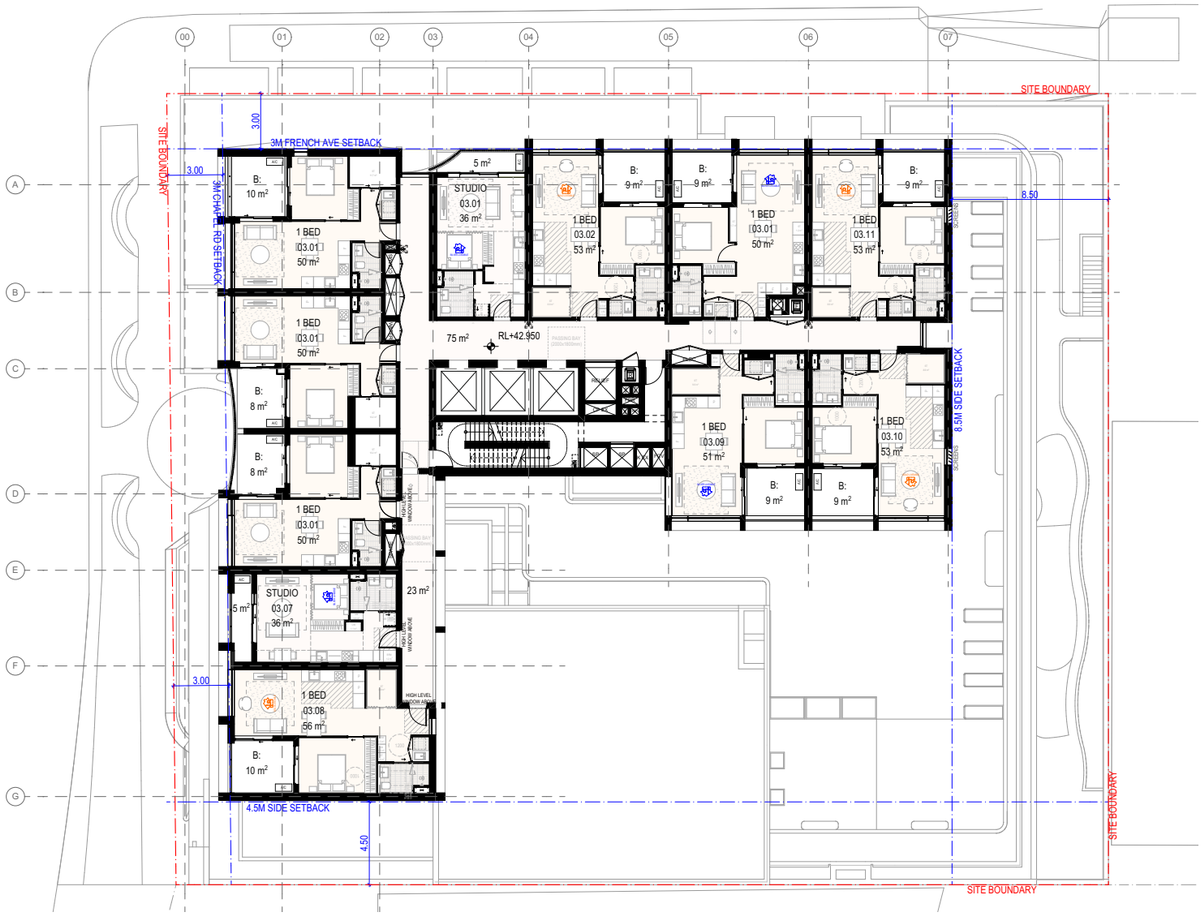


Key Changes

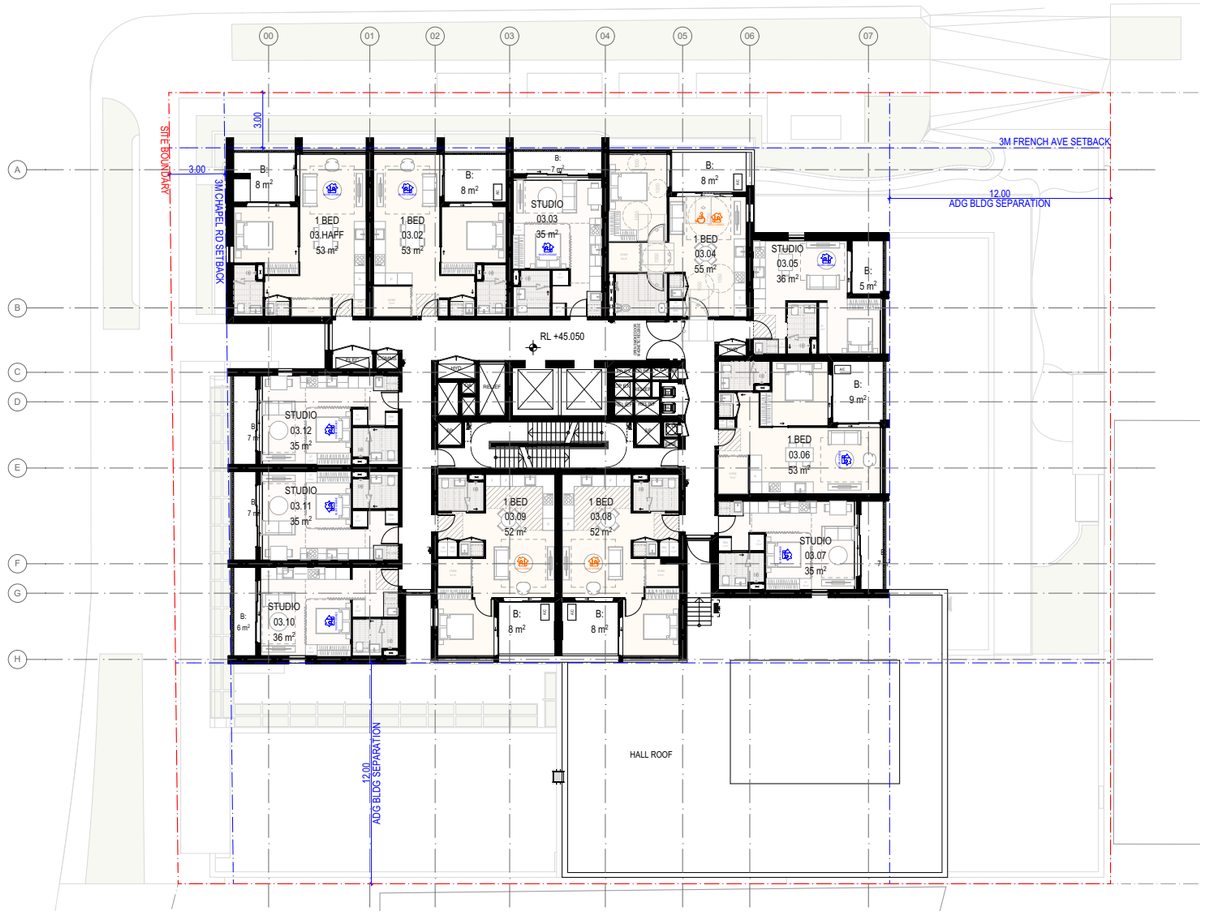
1. External COS for residents relocated to the roof - this has resolved interface issues to the external plant zones
2. More bicycle parking incorporated
3. A more generous Rectory with continuous outdoor terrace
4. Opportunities for PV cells
5. Tower floorplate amended - refer next page

01.07_LOWER TOWER LEVELS COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME (LEVEL 03-16)

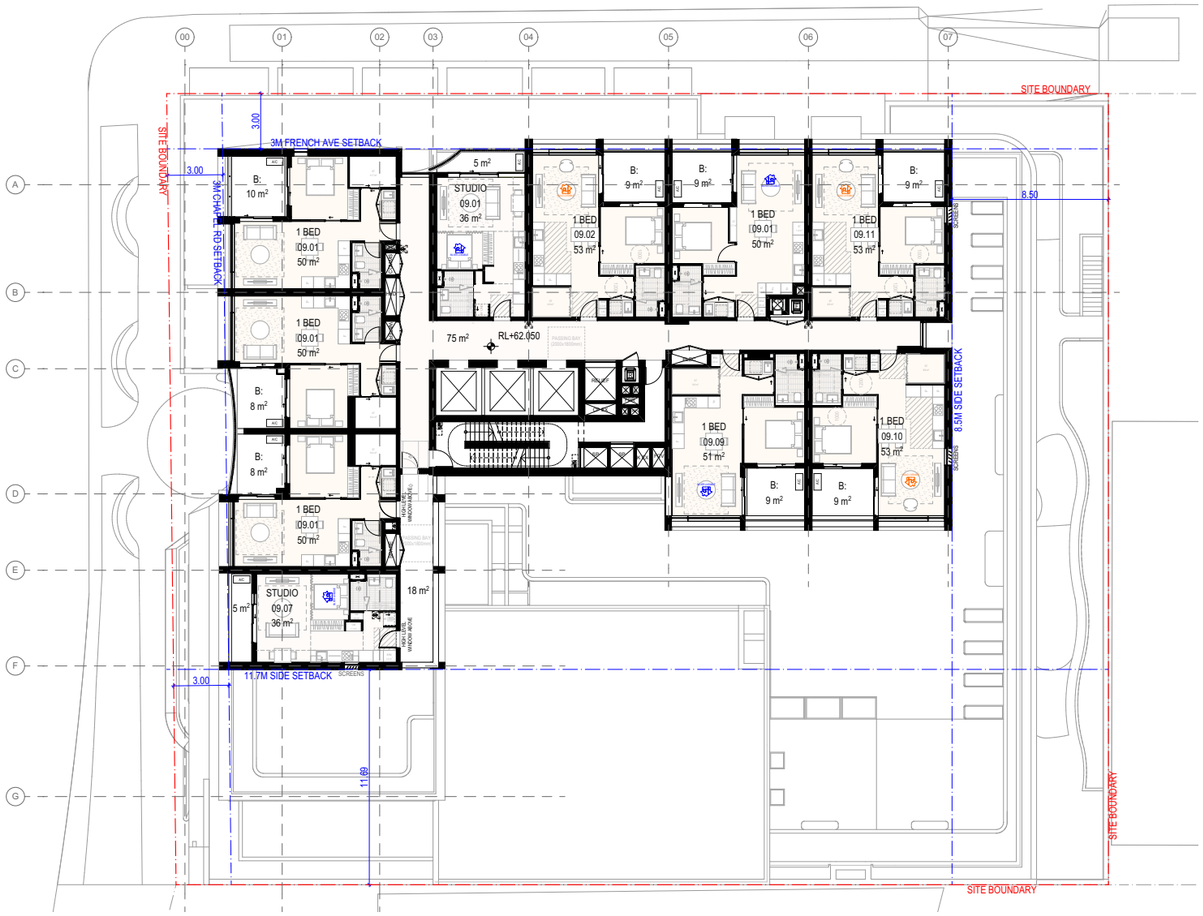


Key Changes

1. Tower floorplate increased to 12 units, improving efficiency
2. Tower floorplate has been amended to be a square arrangement, reducing overall facade lengths to French Avenue and Chapel Road
3. Building separation to south and east boundaries now 12m consistently, improving overall amenity and visual separation to the neighbouring sites

01.07_MID TOWER LEVELS COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME (LEVEL 03-16)

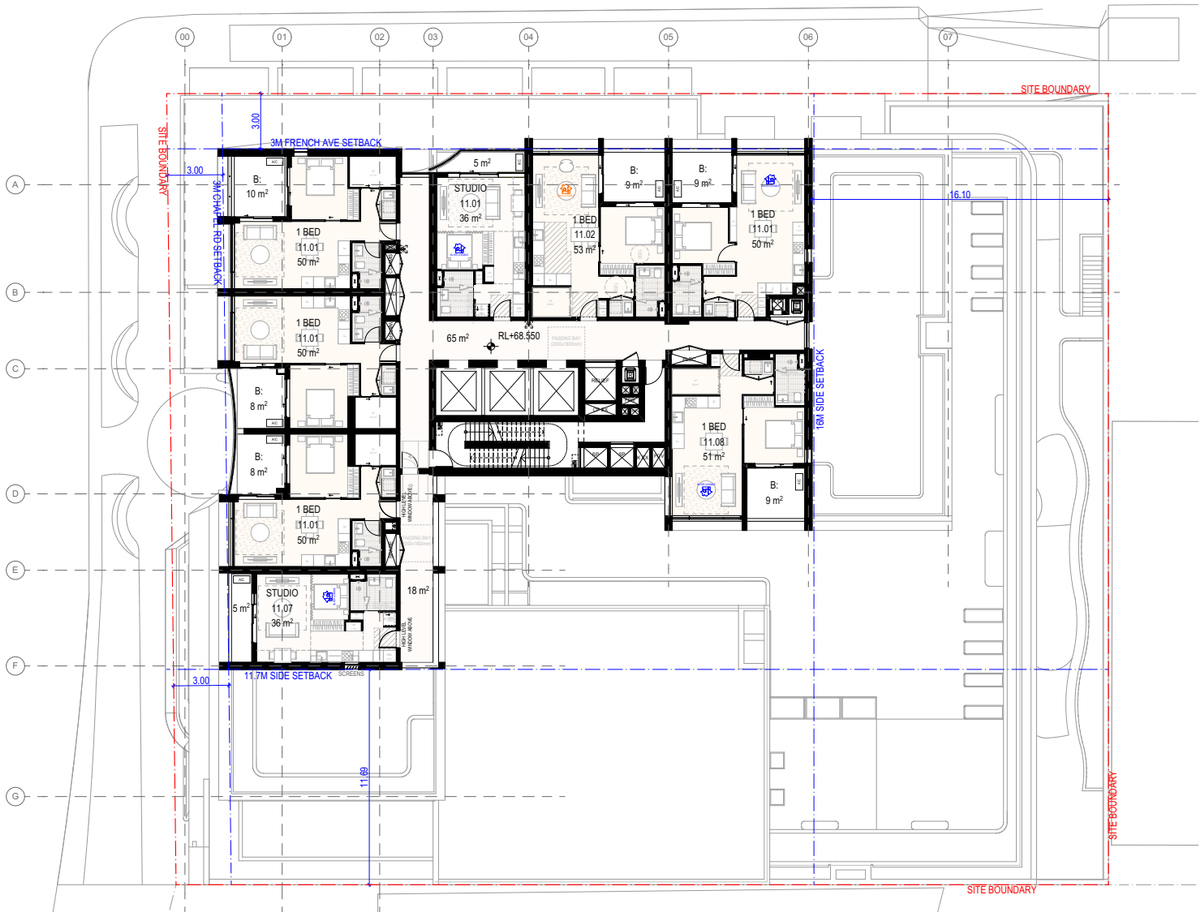
Key Changes

1. Refer previous page

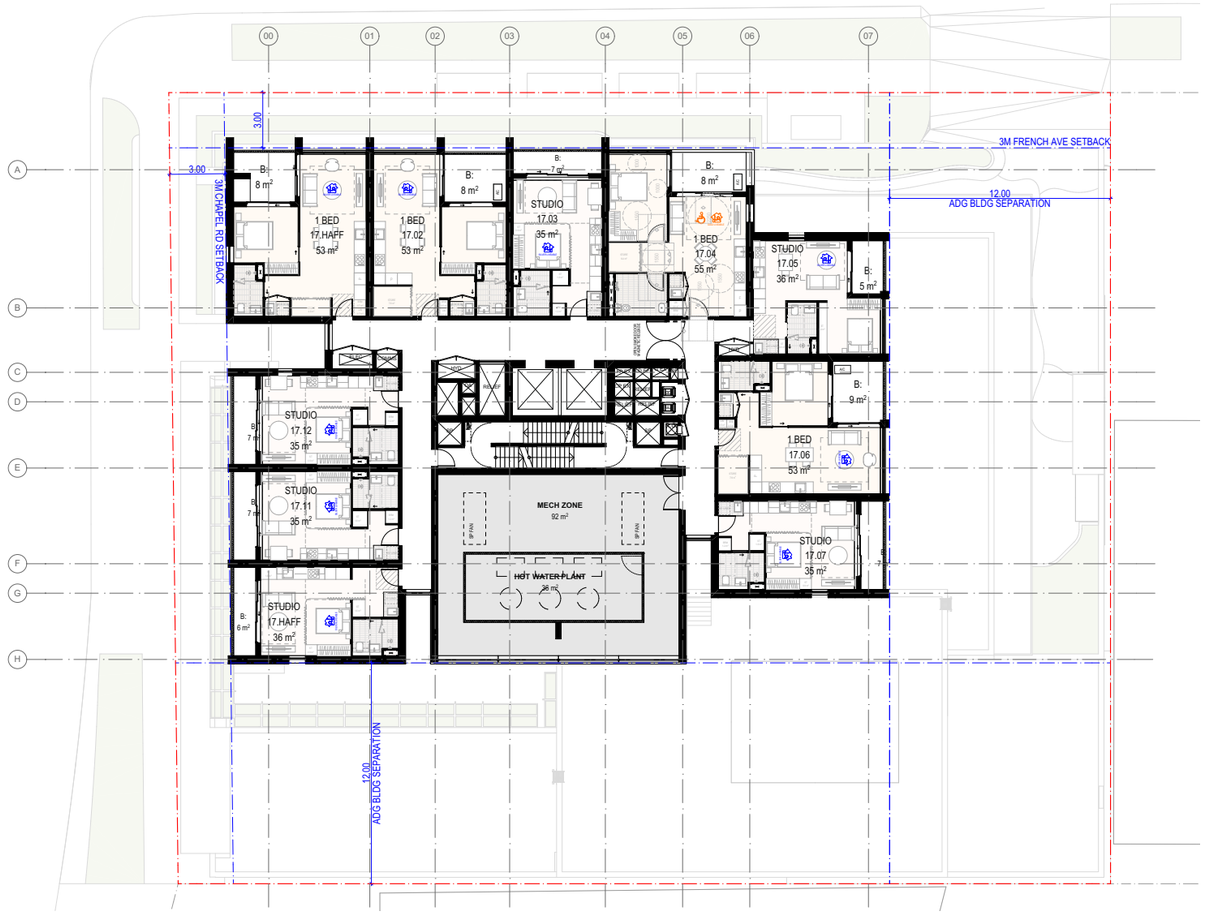
PLUS STUDIO

01.07_UPPER TOWER LEVELS COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME (LEVEL 17)

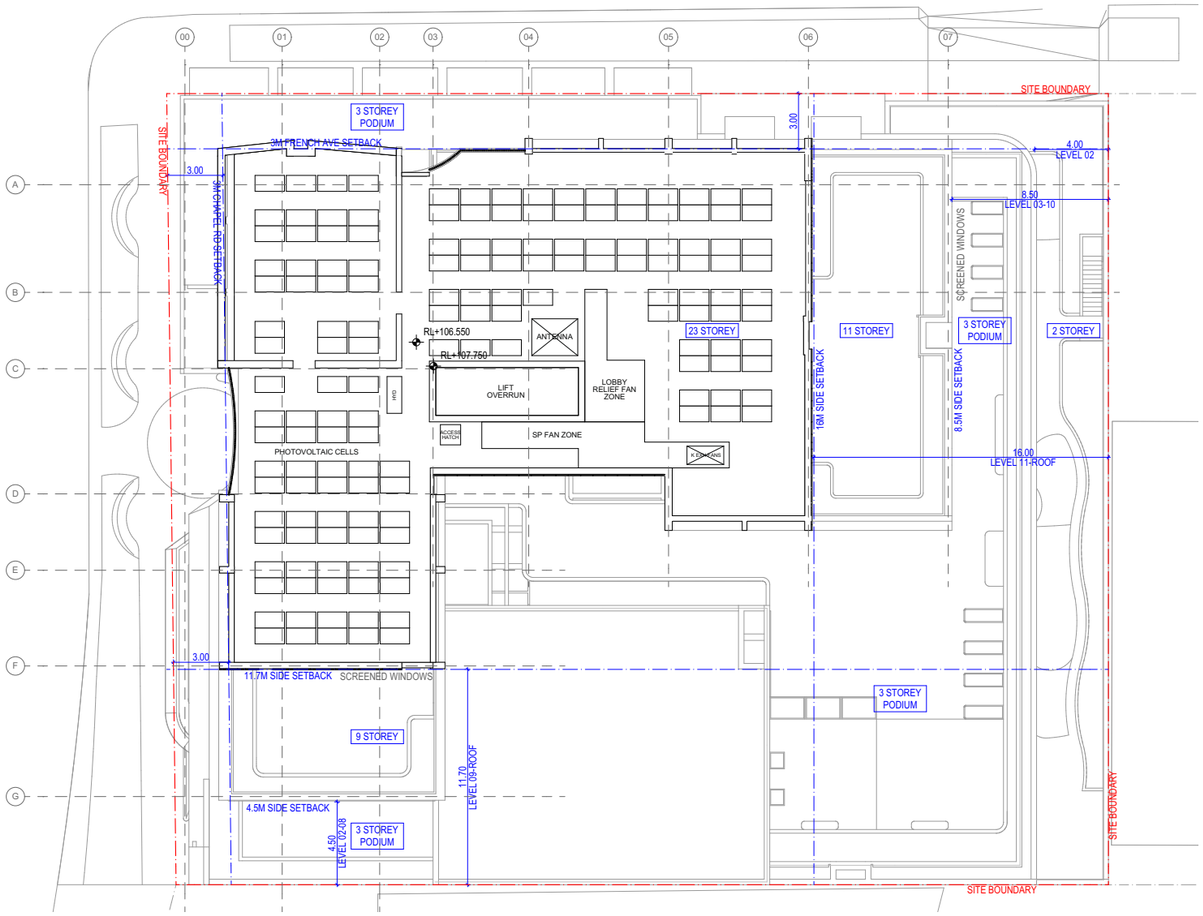


Key Changes

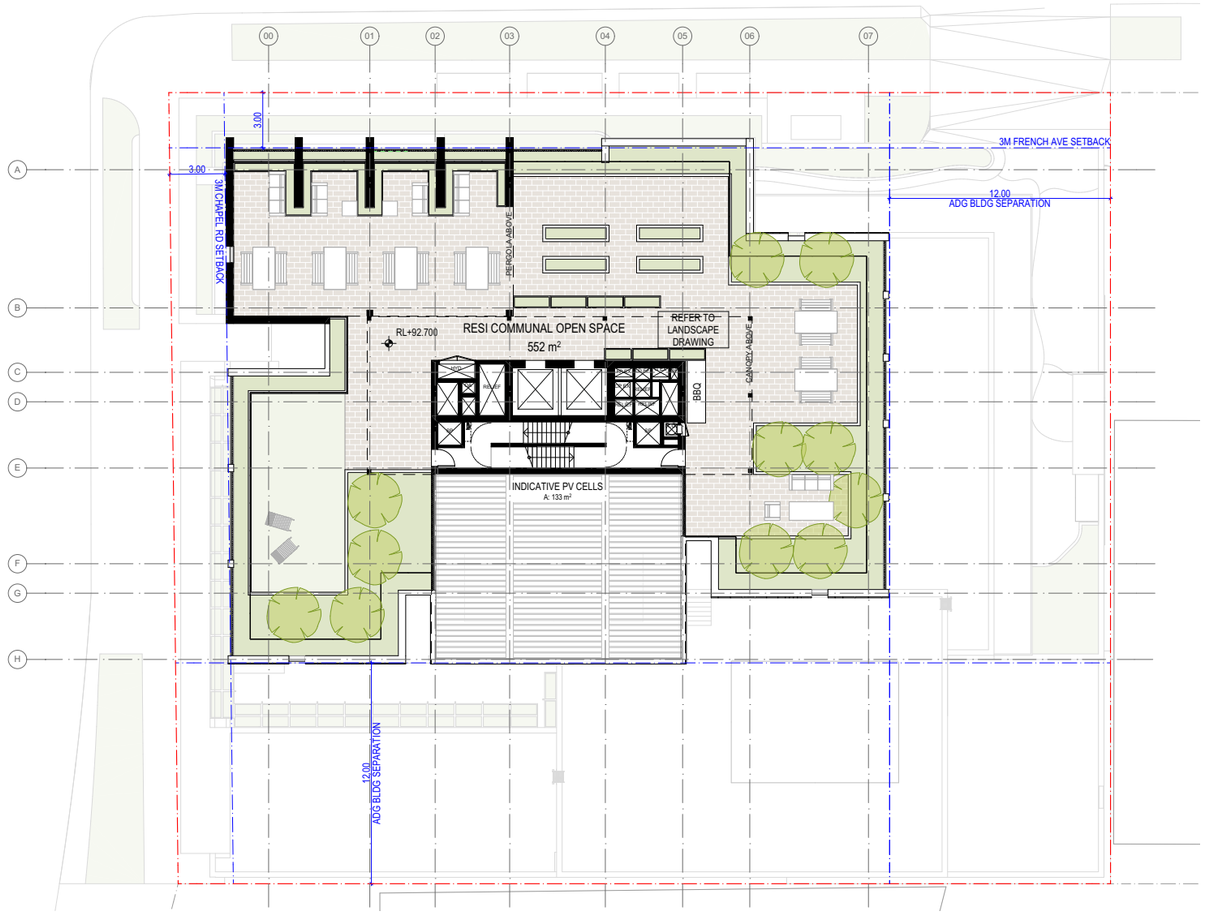
1. Refer previous page
2. Dedicated Services zone to free up more roof space for COS

01.07_ROOF LEVEL COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME

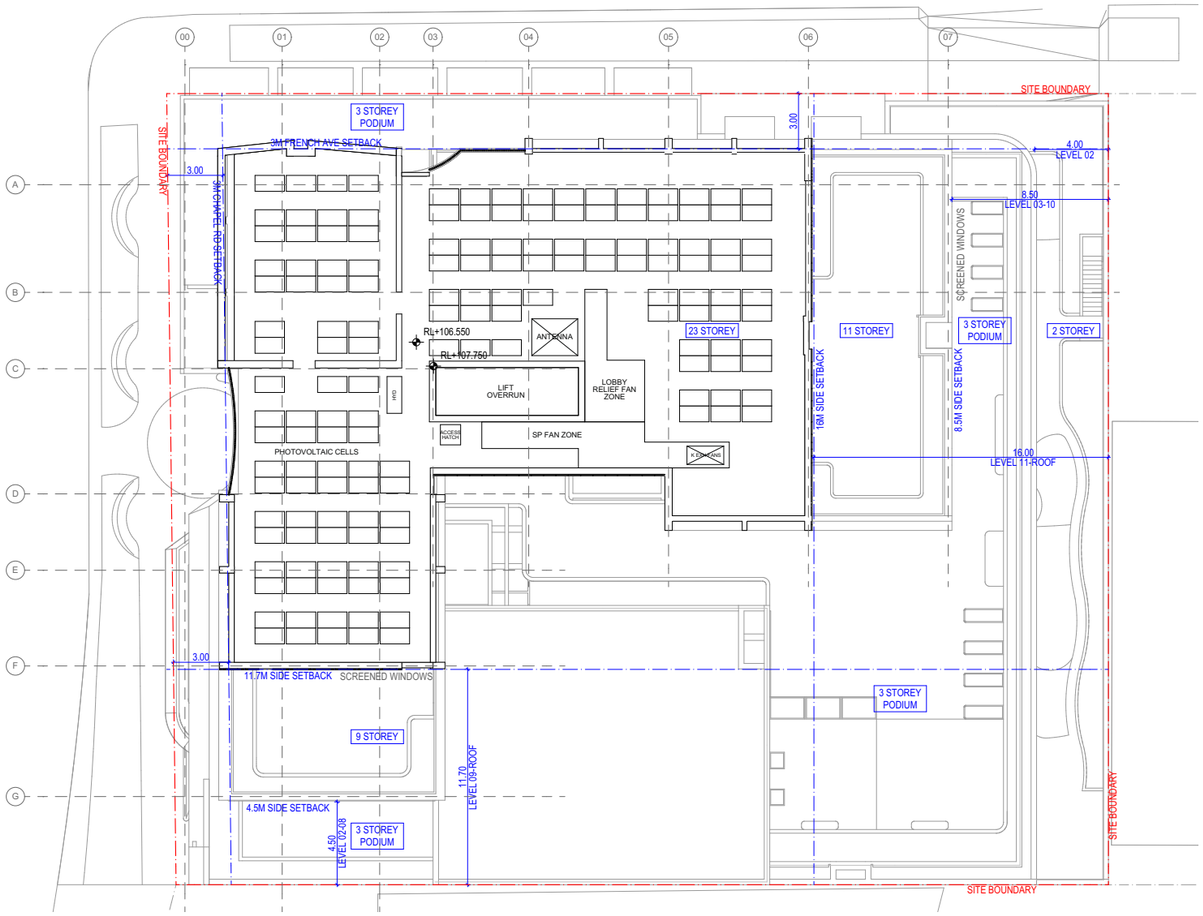


Key Changes

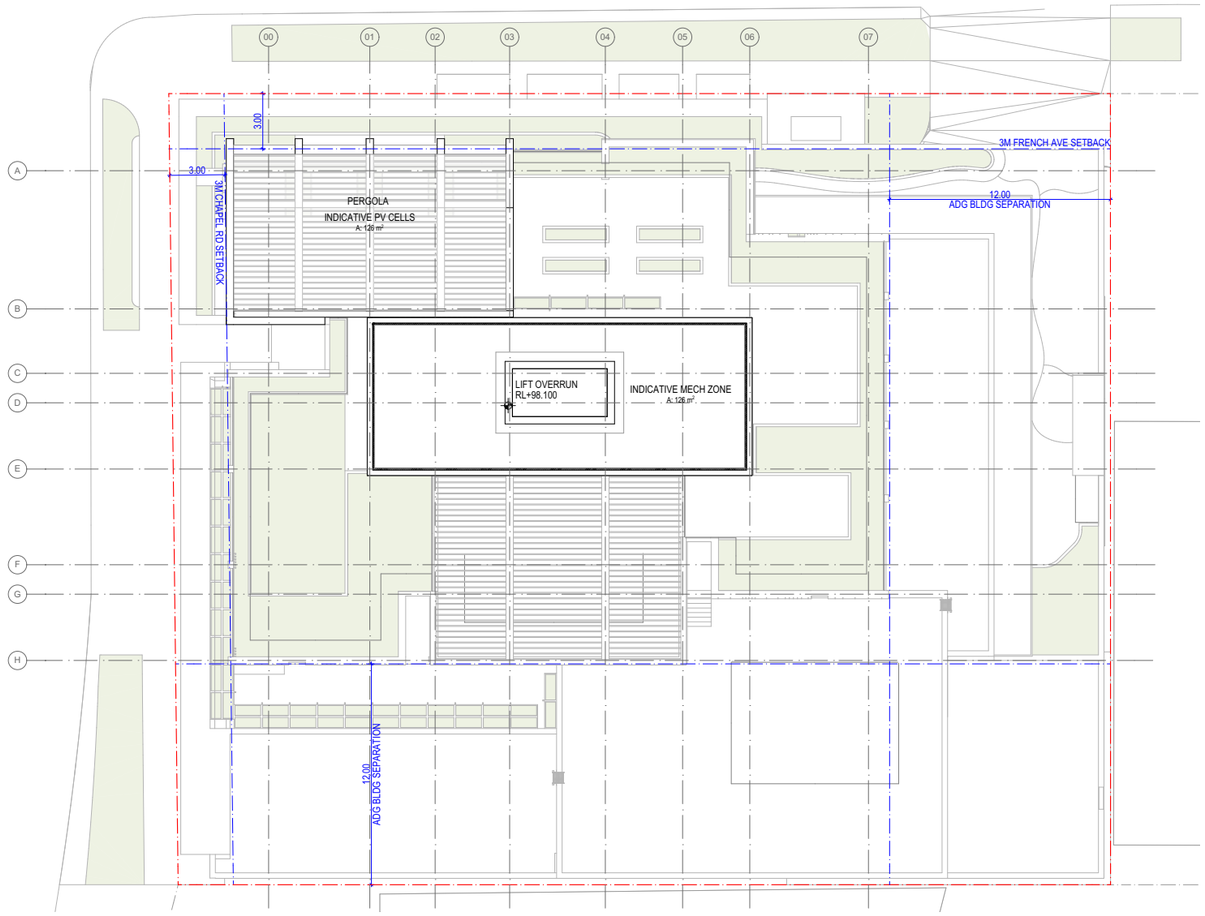
1. External COS has been relocated to this level. This is a great improvement in amenity as it achieves great solar access and wide swept views of the surrounds.
2. PV Cells have been relocated.

01.07_ROOF LEVEL COMPARISON

ORIGINAL SSDA SCHEME



AMENDED SSDA SCHEME



Key Changes

1. PV Cells have been relocated.

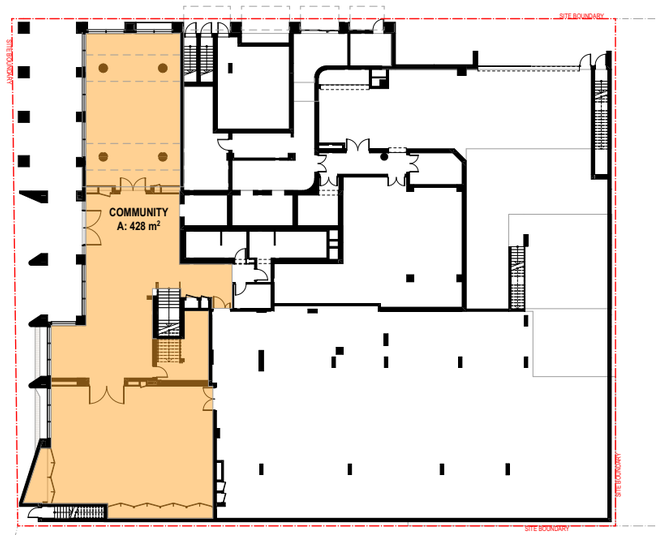
PLUS STUDIO

02

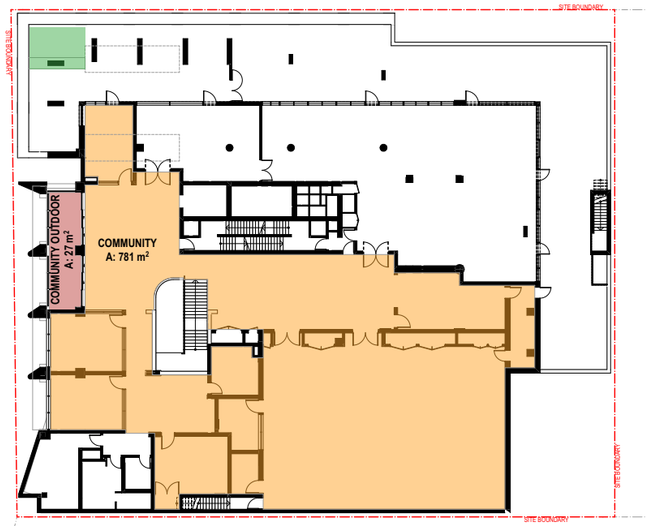
DEPARTMENT OF PLANNING ISSUES - RESPONSE

02_DEPARTMENT OF PLANNING ISSUES - RESPONSE

ITEM	DPHI COMMENT	RESPONSE
01	**FLOOR SPACE AREA FOR COMMUNITY FACILITY AND PLACE OF PUBLIC WORSHIP** The EIS states that over 1,100 sqm of floor space is proposed for community facilities and a place of public worship. A large portion of this consists of the building foyer, amenities, and back-of-house areas that would not be available for public use. The Department requests the usable floor space be increased to better align with the requirements of clause 6.41(4)(a) of the Canterbury-Bankstown Local Environmental Plan 2023, which requires 1,000 sqm of floor space for community facilities and places of public worship to obtain the incentive height and increased floor space ratio available for the site. Please note that corridor and access spaces shared with the childcare facility must not be included in this floor space provision.	For the internal community area, we have ensured to exclude the childcare, the circulation path from the childcare parking on ground to the lifts, and the circulation path from the lifts to the childcare itself. In addition, ancillary areas such as storage, AV rooms, and amenities have not been included in the area calculation. Note that the foyers have been included in the internal communal area, as these are key spill out spaces that the community will use. • Internal Community Area: 1,209m² • Community Area External: 27m² • Shared Community Area External: 12m²



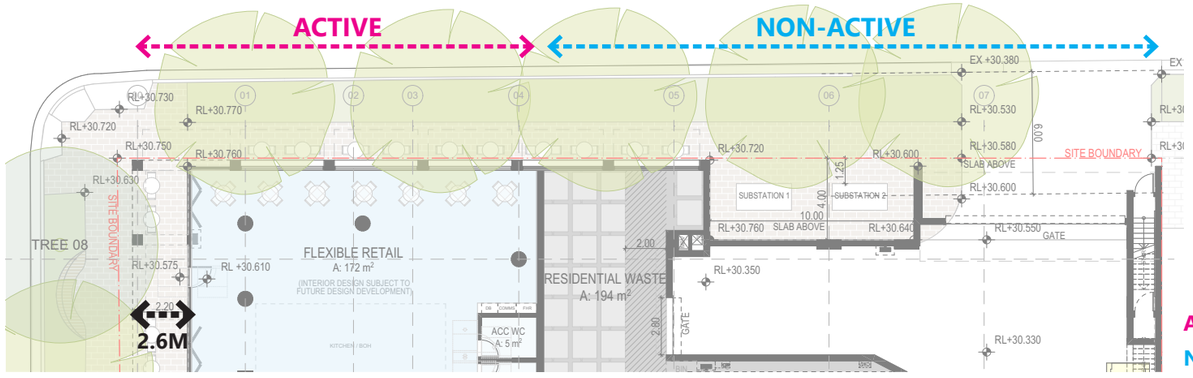
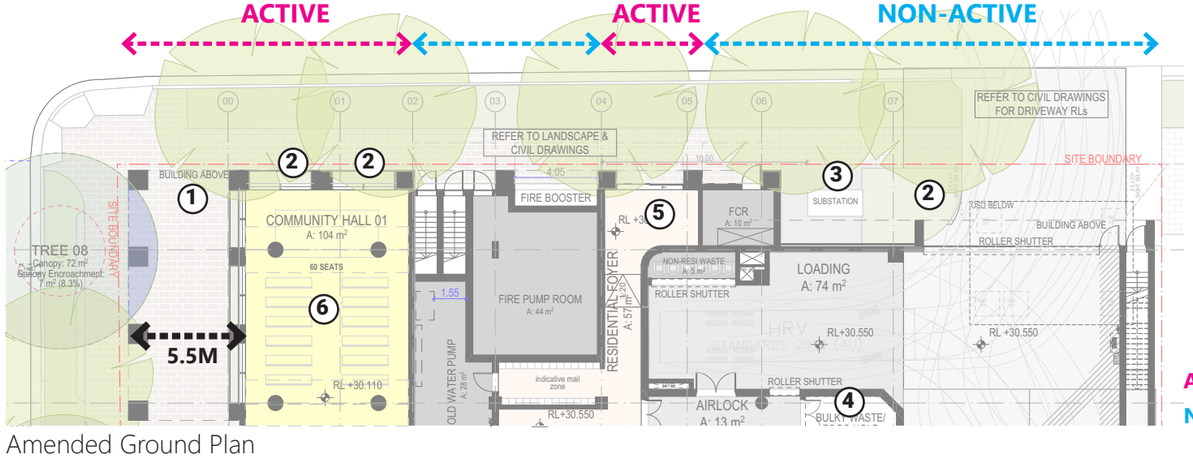
Ground Plan



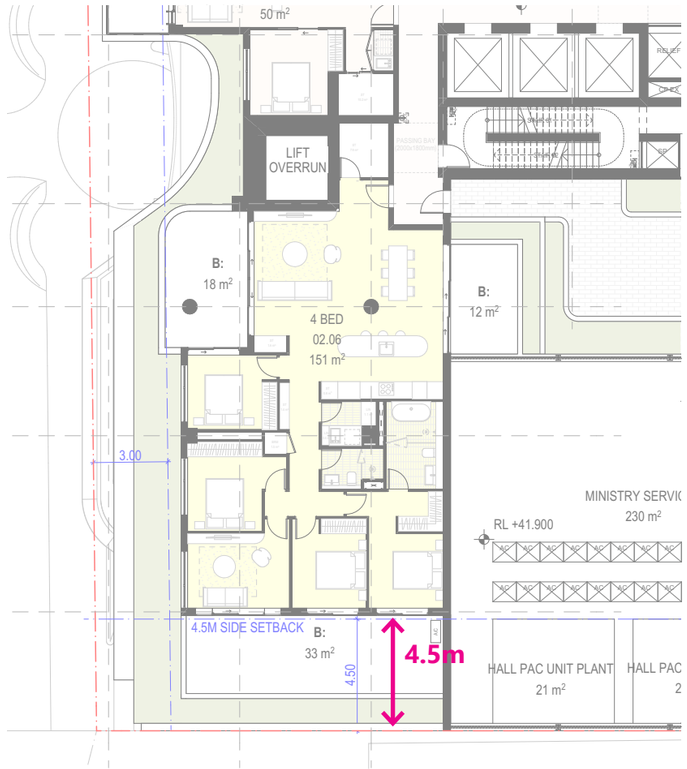
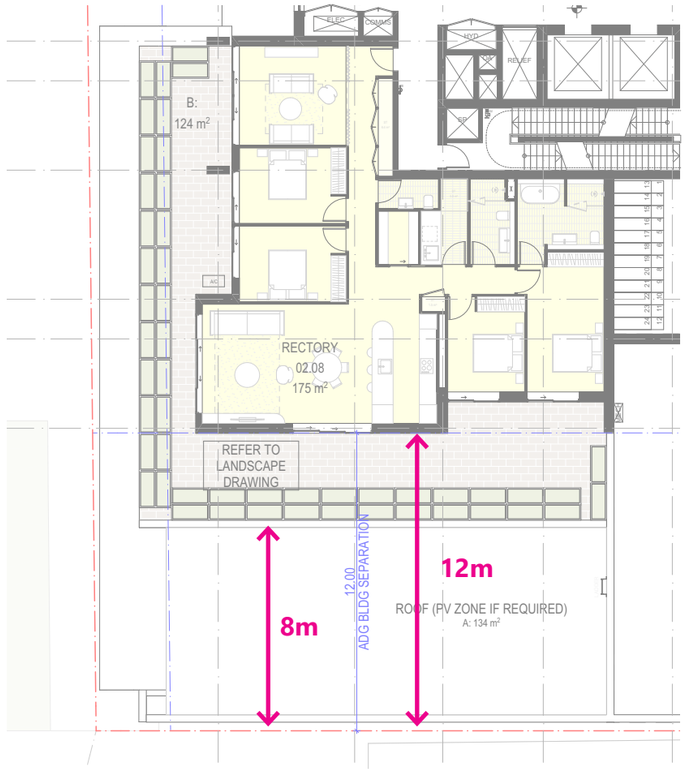
Level 01 Plan

Community Area Internal
Community Area External
Shared Community Area External

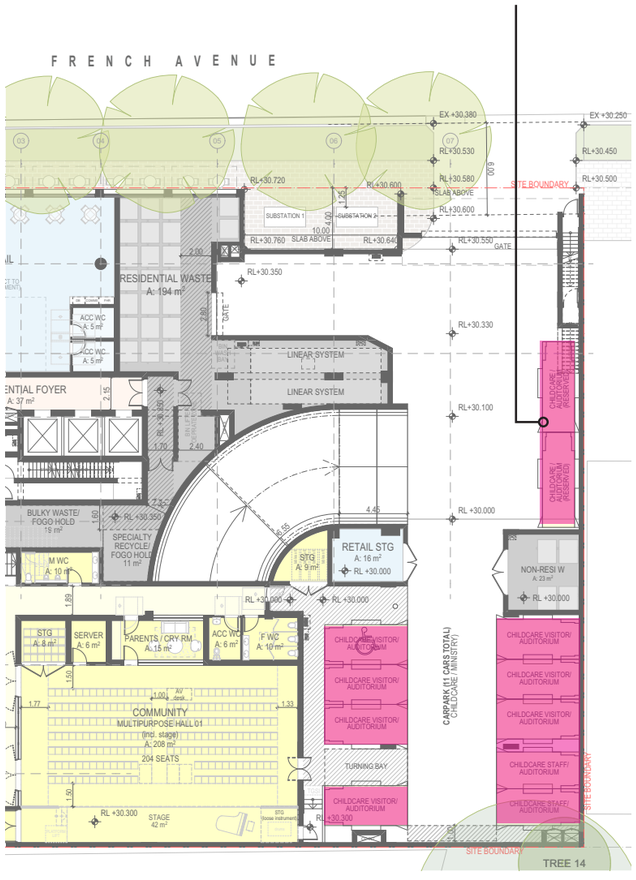
02_DEPARTMENT OF PLANNING ISSUES - RESPONSE

ITEM	DPHI COMMENT	RESPONSE
02	**FRENCH AVENUE FRONTAGE ACTIVATION** Consider ways to reduce the inactive length of the facade on French Avenue to improve street activation. This may include reconfiguring the waste and substation areas including rotating the substations and reducing clearance zones where feasible.	The proposed layout has improved street activation on French Avenue. This has been achieved by: 1. Increased colonnade width on Chapel Road allows more pedestrians to traverse between Chapel Road and French Avenue. 2. Introduction of landscape planting zone along French Avenue. 3. Reduction of one substation, reducing services along the street. This approach was taken in lieu of rotating the substations, as rotating them impacted the overall layout of the loading and waste rooms. It is also worth noting that clearances for the substation are based on required separation to the loading dock roller shutter perforation zone for free air. 4. Relocation of waste room reduces blank facade area on French Avenue. 5. Residential lobby located on French Avenue increases pedestrian flow along the street. 6. Multi-purpose hall introduced, featuring glazing for activation to the street. In addition, salvaged items from the existing church will be displayed here. This will provide activation along the street, allowing visitors to pass by and view the salvaged elements.  Original SSDA Ground Plan  Amended Ground Plan

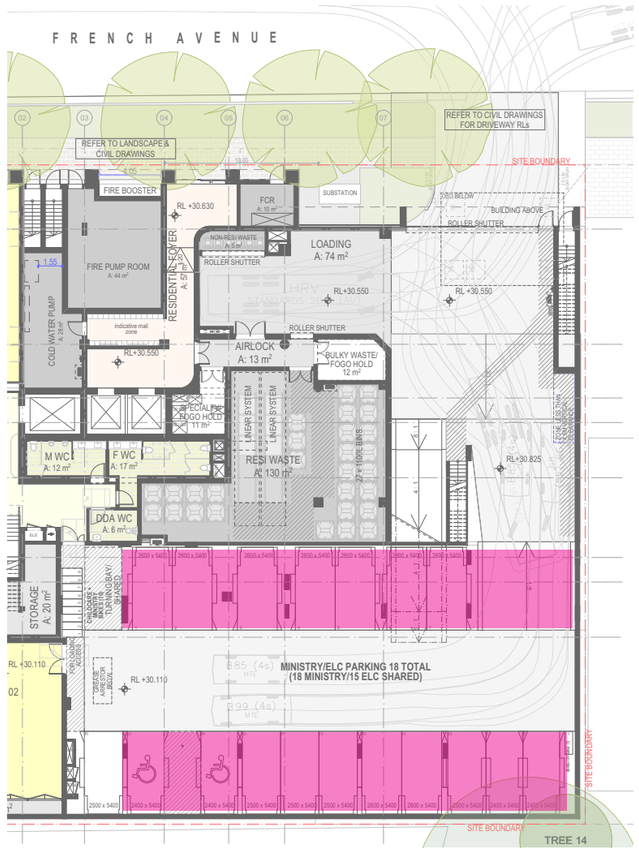
02_DEPARTMENT OF PLANNING ISSUES - RESPONSE

ITEM	DPHI COMMENT	RESPONSE
03.A	**RECTORY UNIT ADG SETBACK REQUIREMENT** The Rectory unit (02.06) is required to be reconfigured to comply with the Apartment Design Guide setback requirements to the southern boundary of the site, both in terms of habitable room windows and private open space.	The design has been amended to achieve the following: • Southern setback to habitable space: 12m. This achieves the required ADG separation. • Southern setback to private open space: 8m. This achieves the recommended 6m setback to allow a 12m building separation between habitable rooms up to 4 storeys.
ADG	*Objective 3F-1* Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy ***Design criteria*** 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height / Habitable rooms and balconies / Non-habitable rooms up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storeys) / 9m / 4.5m over 25m (9+ storeys) / 12m / 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	 Original SSDA Rectory Unit  Amended Rectory Unit

ITEM	DPHI COMMENT	RESPONSE
03.B	**SEPARATION OF LOADING SPACE FROM CARPARKING FOR CHILDCARE CENTRE** Consider further separation of loading/manoeuvring space for commercial vehicles and trucks from the car parking for the childcare centre.	The amended scheme has reconfigured the carparking layout on ground plan. Hence, the carparking for the childcare centre is no longer within the loading/manoeuvring space of the HRV truck. In addition, a level difference between the two areas provides further safety and buffering. CHILDCARE PARKING WITHIN MANOEUVRING AND LOADING AREA HAS BEEN RELOCATED

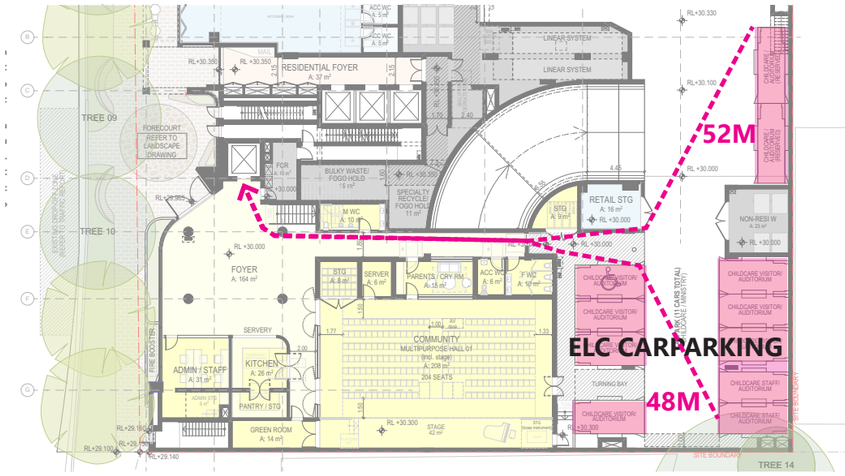
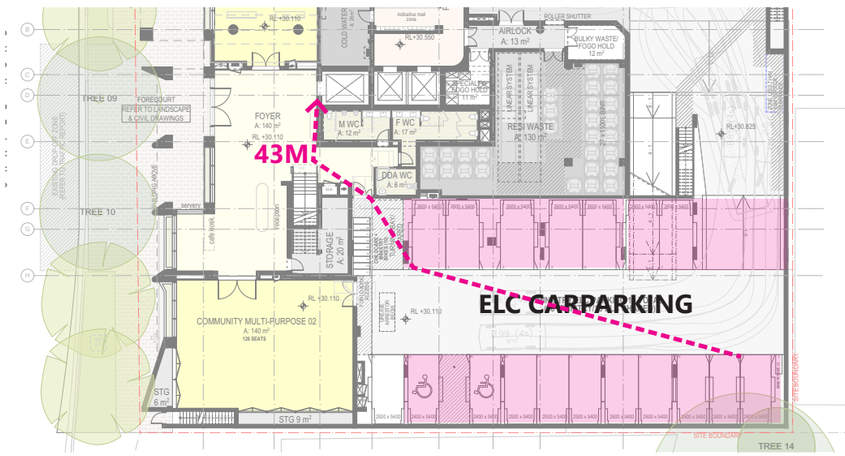


SSDA Ground Plan



Amended Ground Plan

CHILDCARE PARKING

ITEM	DPHI COMMENT	RESPONSE
03.C	**CHILDCARE CENTRE ACCESS FROM CARPARK** Consider an improved, more direct access point from the car park to the childcare centre.	The amended scheme now has a shorter travel distance from the carpark to the lift (access to childcare centre). Refer to diagram below.  Original SSDA Ground Plan  Amended Ground Plan

03

CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

01 TRAFFIC, ACCESS, AND PARKING

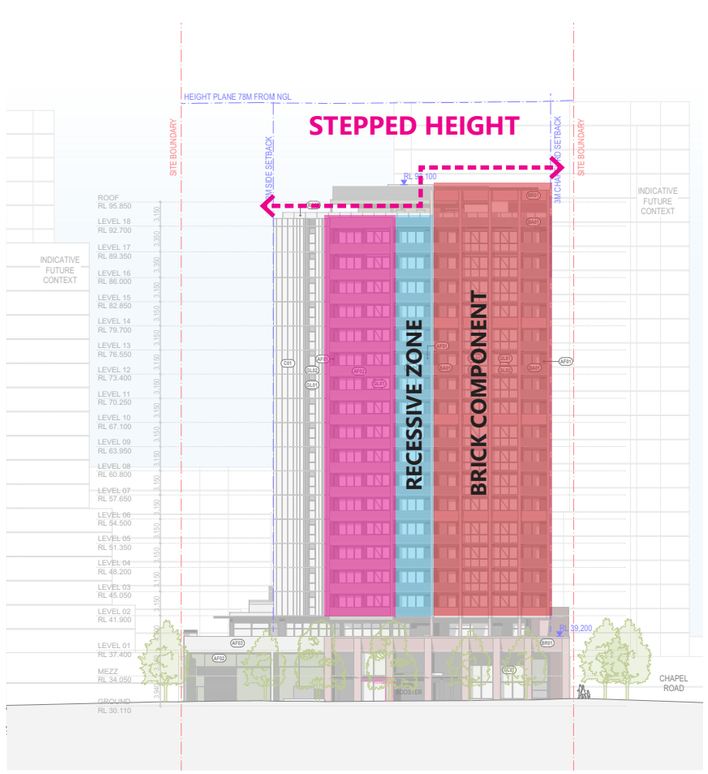
ITEM	COUNCIL COMMENT	RESPONSE
01.01	Include pedestrian sight lines at driveways in accordance with AS 2890.1:2004 Figure 3.3.	This has been incorporated in the architectural plans - refer PLA-DA-1000.
01.02	Revise the car parking design to ensure that driveway access, manoeuvring areas and parking areas for the childcare centre are separate from parking and manoeuvring areas used by trucks.	This has been incorporated in the architectural plans - refer PLA-DA-1000.
01.03	Redesign the shared driveway for loading and car parking, as the current design raises safety concerns.	This has been incorporated in the architectural plans - refer PLA-DA-1000.

03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

02 URBAN DESIGN

ITEM	COUNCIL COMMENT	RESPONSE
02.01	Building design should introduce massing variation and height modulation to reinforce the architectural prominence of the corner.	The brick corner of the tower is now one level higher than the rest of the tower. This ensures it has increased prominence and visibility form the corner. It also forms a pergola shading area to the external communal space. In addition architectural recess on both sides of the brick component ensure it is modulated from the rest of the tower.

Original SSDA Northern Elevation

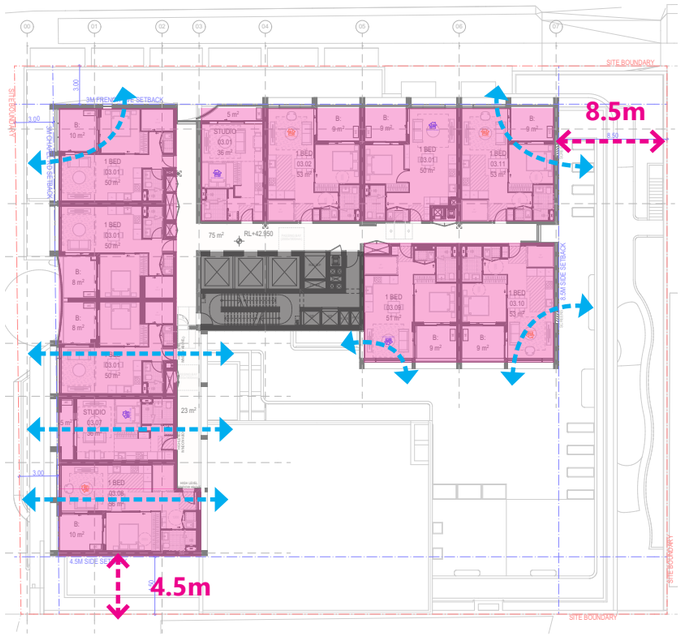


Amended SSDA Northern Elevation

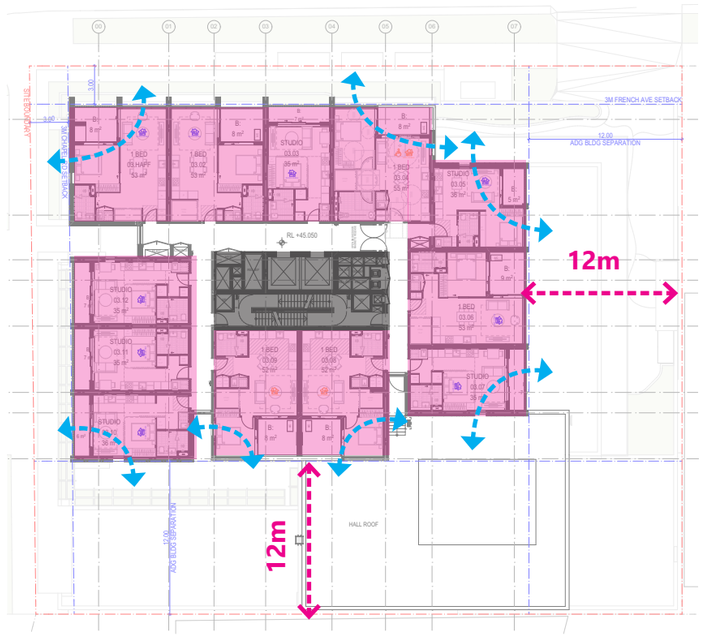
03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

02 URBAN DESIGN

ITEM	COUNCIL COMMENT	RESPONSE
02.02	Revise the tower layout to improve building efficiency and residential amenities.	Noted. the tower has been amended as per the following: 1. Tower footprint amended such that it is a typical footprint from Levels 03-17, improving building efficiency 2. Tower footprint amended such that it is a square floorplate with a central core, improving structural efficiency 3. Tower footprint yield increased to have 12 units, improving building efficiency 4. Overall ADG separation to the east and west boundary consistently provided at 12m, improving visual amenity for the residents 5. Internal mobility parking storage provided on Level 02, providing additional residential amenity 6. External communal open space consolidated on the roof, providing a more holistic amenity offering with views to the surrounds with better solar amenity 7. Please refer to the updated ADG assessment, which ultimately confirms that the proposed tower layout maintains a high level of residential amenity with 76% receiving solar access, and 65% being cross ventilated.



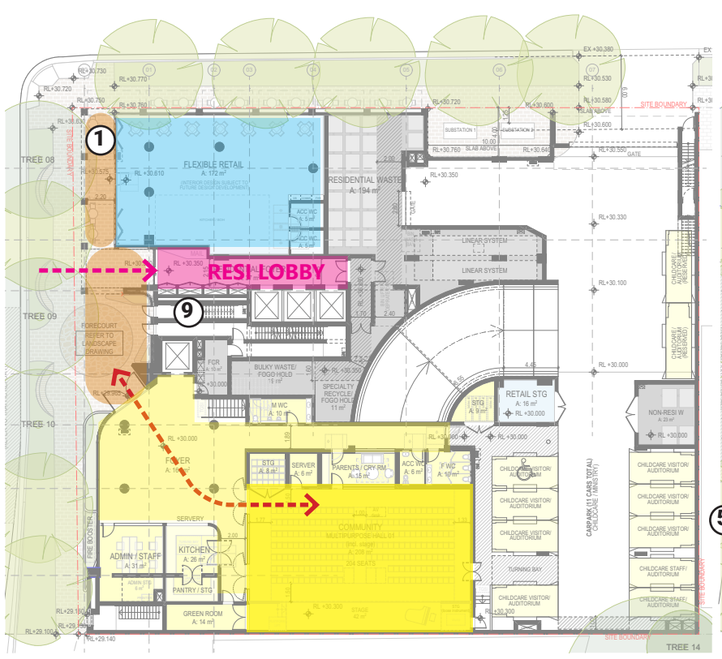
Original SSDA Lower Tower Plan



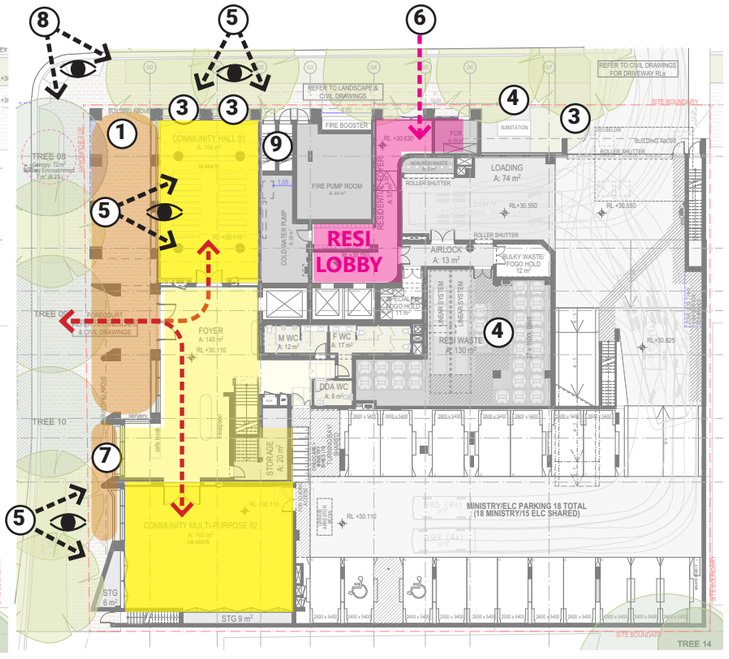
Amended Typical Tower Plan

02 URBAN DESIGN

ITEM	COUNCIL COMMENT	RESPONSE
02.03	Enhance the public domain interface to improve legibility and wayfinding at the site	Noted, see list below of key changes to improve the public domain interface: 1. Colonnade widened, providing better pedestrian movement and spill out area along Chapel Road 2. Colonnade acts as consistent public domain interface to key community spaces 3. Increased landscaping along French Avenue 4. Reduction of non-active facades along French Avenue by removing substation and relocating waste room 5. Community Multi-purpose halls are visible from the street, improving legibility 6. Residential access to the tower separated from community uses and located off French Avenue, ensuring public domain along Chapel Road is community focused 7. Footpath widened in front of the Multi-purpose hall 8. Retail removed at key corner and replaced with community hall, reinforcing community focused use of the podium 9. Firestairs relocated to French Avenue, improving the Chapel Road Frontage which is now entirely foyer and entry space



Original SSDA Ground Plan



Amended Ground Plan

- Resi Lobby
- Internal Community Spaces
- Public Domain to Chapel Road
- Retail

03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

03 HERITAGE

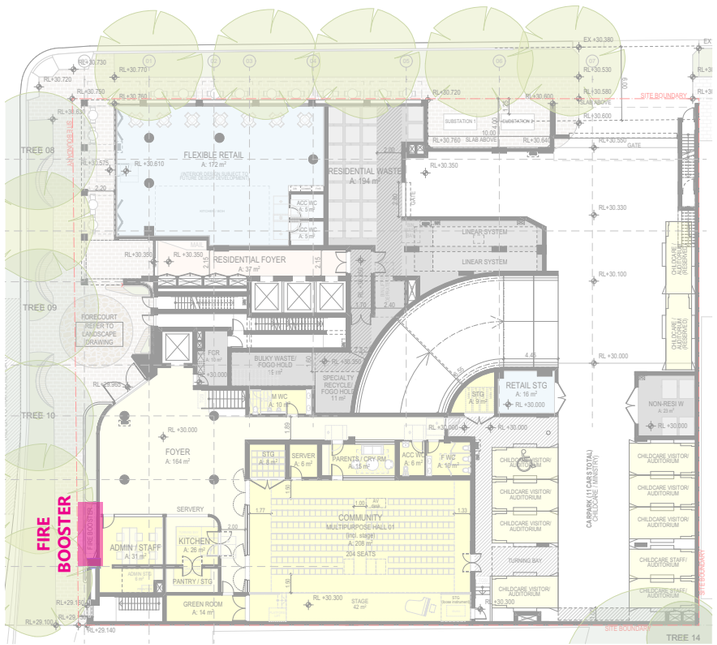
ITEM	COUNCIL COMMENT	RESPONSE
03.01	The SSDA Design Report should acknowledge and incorporate interpretation strategies proposed for the site and incorporate them in the design accordingly.	The main strategies (as covered in section 01.07 Heritage Strategy in this document) are: 1. Referencing the 'Bell Tower' structure from the existing St Paul's Anglican Church into the new tower design by incorporating a stepped building height that enhances the corner and pays homage to the original bell tower structure 2. Incorporating a brick materiality to the podium and 'bell tower' that references the existing church 3. Incorporation of a selection of salvaged items into the interiors of the community spaces (this will be further developed during Design Development Stage). This will allow these salvaged items to be prominently displayed to the community. These items are captured in the detailed Salvage Plan that has been prepared by GBA Heritage (July 2025). See list below of potential items as listed in the Salvage Plan: • objects (such as furniture) • stained glass windows • plaques • ashes Whilst a Heritage Interpretation Plan has not been formally provided, the above strategies will ensure the social importance of St Paul's Church is appropriately referenced in both the external and internal fabric of the design.
03.02	A detailed Salvage Plan/Schedule should form part of the SSDA package. The schedule should be prepared by a suitably qualified heritage consultant. The Plan is to identify evidence of congregational and community involvement with the site, including signs, plaques, furniture, memorials, burial ashes, stained glass windows etc. The Plan is to demonstrate how these elements will be catalogued, labelled, salvaged, and indicated in the Heritage Interpretation Plan.	
03.03	A Heritage Interpretation Plan should form part of this SSDA package. The Plan should be prepared by a suitably qualified heritage consultant in accordance with NSW Heritage Guide. The Plan should detail how information on the history of the site will be provided and make recommendations regarding public accessibility, signage, lighting etc. Details of the display of selected artefacts are some means that can be used.	

04 LEP COMPLIANCE

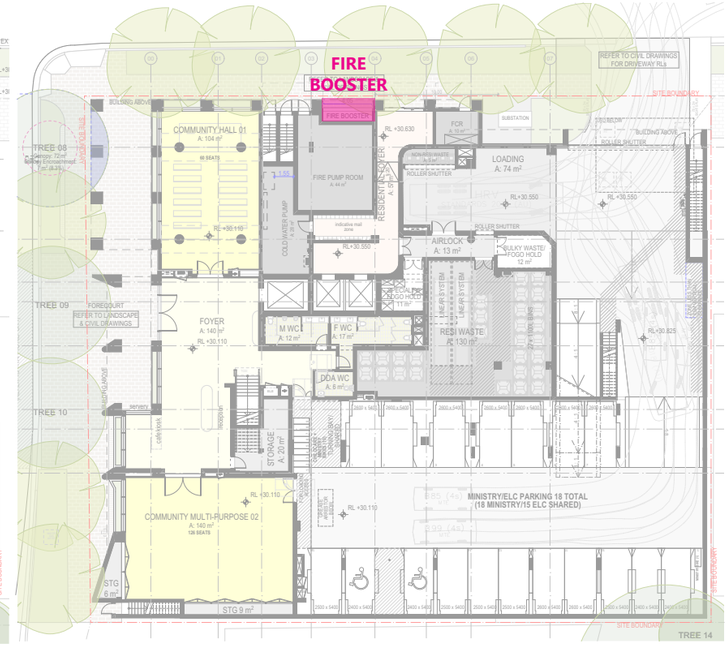
ITEM	COUNCIL COMMENT	RESPONSE
04.01	The site is subject to clause 6.41 St Paul's Anglican Church under the Canterbury Bankstown Local Environmental Plan 2023 (CB LEP 2023). The proposal provides 1,000m2 Gross Floor Area (GFA) for place of public worship and community facility uses and provides affordable housing, therefore the clause provides the following bonus height of building and Floor Space Ratio (FSR): • 78m maximum height of building (up from 35m 'base' height of building), and • 6.7:1 maximum FSR (up from 3:1 'base' FSR). Despite numerical compliance with the Height and FSR controls within the CBLEP 2023, Council does not support the proposed development in its current form, as it results in a monolithic tower massing with insufficient modulation and a visually dominant presence. In addition, given the site's strategic location and significance, the proposal must demonstrate a higher standard of design excellence in its built-from response, public domain integration, and amenity outcomes. Refer to the 'Built Form' section of the submission for suggested design changes to address Council's issues.	The design has been amended to reduce the overall bulk and scale and is significantly below the allowable height and FSR as defined within the CBLEP 2023. The key changes are: • A reduction in height from 78m to approximately 67.9m. • A reduction in FSR from 6.08:1 to 5.46:1 FSR. • A more slender, compact tower form with varied architectural modulation and height. Refer response to 'Canterbury Bankstown Council Comments' Item 02.01, 08.01, and 08.02, and the Visual Impact Analysis as covered in Section 01.03 of this document. • Amendment to the lower levels, reflecting over 1,000sqm GFA for place of public worship and community facility uses. Refer 'Department of Planning Issues' Item 01 Response. The following measures have also been implemented to ensure a high standard of design excellence has been achieved. • **The design has undergone a rigorous review process, including but not limited to the following:** 1. Parish Design Review Panel Workshops with renowned architect firms such as ARM & Stanton Dahl 2. Connecting with Country Workshop on-site 3. Design workshops with various stakeholders of the Parish 4. Pre-DA Meeting with Council 5. SDRP Meeting • **The amended design has improved the following:** 1. Built Form Outcomes: Refer Section 01.03 of this report. 2. Public Domain Integration: Refer Section 01.04 of this report. 3. Amenity outcomes: Refer 'Department of Planning Issues' Item 03.A response and 'Canterbury Bankstown Council Comments' Item 08.02 Response in this report.

05 FACADE DESIGN

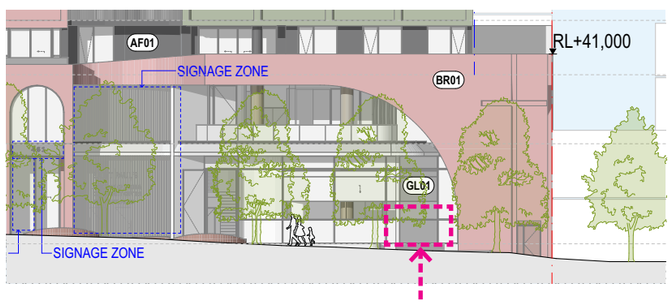
ITEM	COUNCIL COMMENT	RESPONSE
05.01	Fire Booster Location • The fire booster is positioned in front of a window, detracting from internal and façade quality • The fire booster should be relocated or integrated into the architectural expression of the ground floor.	Noted - the fire booster has been relocated along French Avenue, providing separation to the community spaces and public domain along Chapel Road. In addition, it is backed by a solid wall, ensuring it does not impact glazing.



Original SSDA Ground Plan



Amended Ground Plan

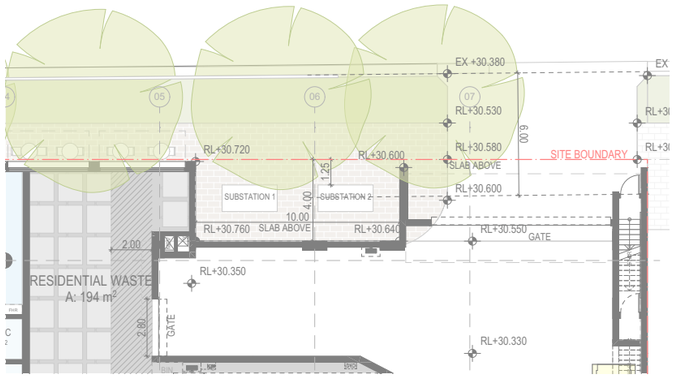


Original SSDA West Elevation

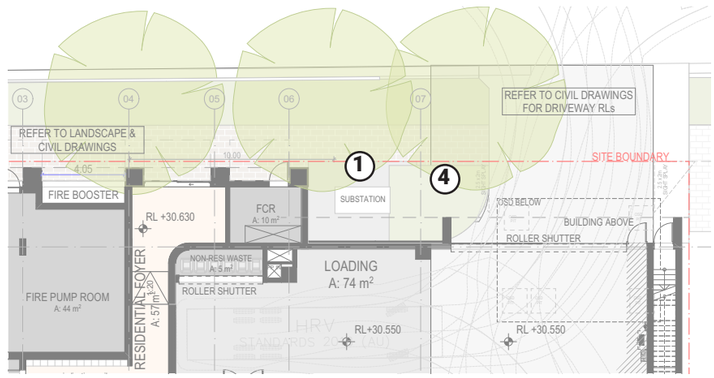
Amended North Elevation

05 FACADE DESIGN

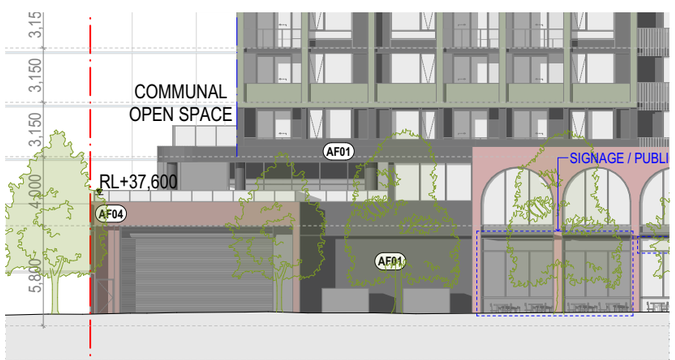
ITEM	COUNCIL COMMENT	RESPONSE
05.02	Substation and Blank Wall Treatment • The proposal has shown the substations to sit in front of a large blank concrete wall. • The proponent should revise the façade design to continue the design language of the commercial facades into this space to create a move coherent façade treatment on the ground floor and improving visual amenity for the public domain.	Noted - the design has been amended as per the following: 1. Two substations reduced to one, improving visual amenity to the public domain 2. Concrete wall behind substation has been replaced by contemporary pre-finished aluminium panels. This matches the materiality from the tower 3. Concrete landscape planters have been introduced to soften the interface of the loading area. This matches the materiality from the tower, creating a cohesive facade design. 4. Soft landscaping introduced as visual buffer to the substation



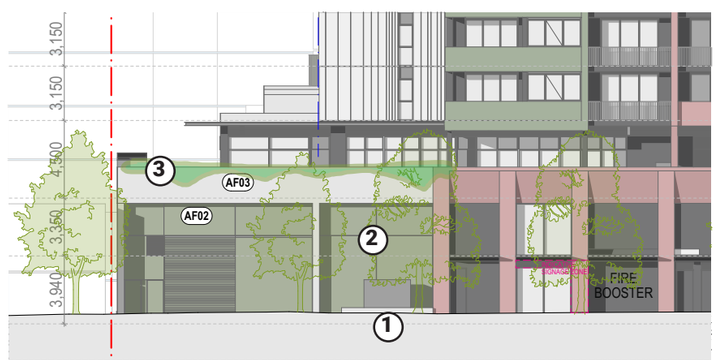
Original SSDA Ground Plan



Amended Ground Plan



Original SSDA North Elevation

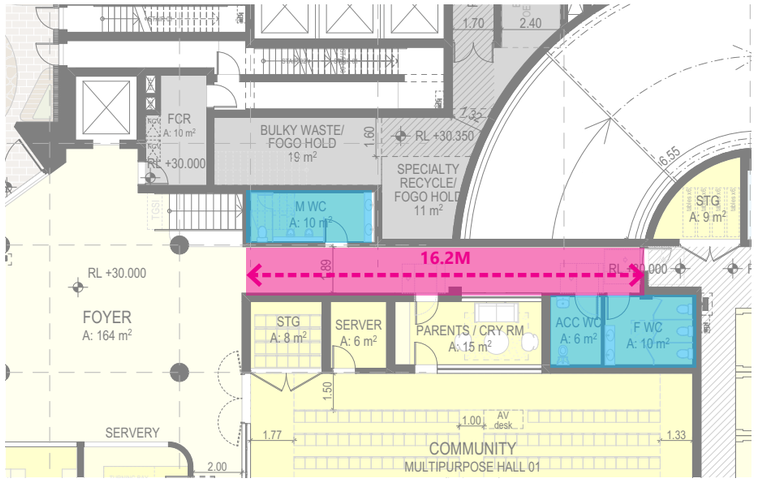


Amended North Elevation

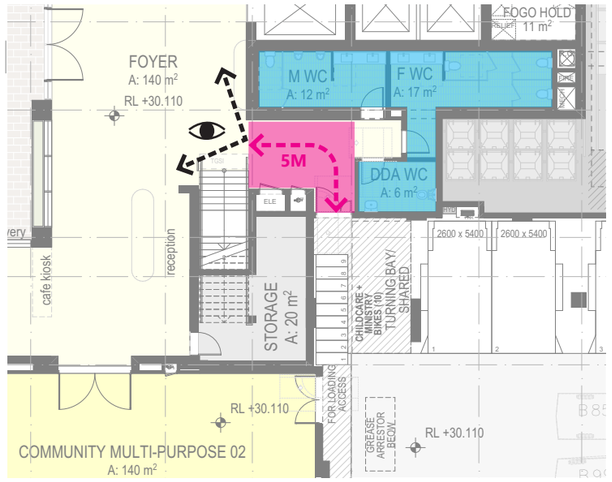
03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

06 AMENITY

ITEM	COUNCIL COMMENT	RESPONSE
06.01	Visual Privacy for Unit 02.06 • Unit 02.06 includes habitable room windows with a setback of only 4.5 metres, which does not comply with the Apartment Design Guide (Objective 3F-1) requirement for a minimum 6-metre separation between habitable rooms, which compromises its amenity as well as potential adjoining developments. • It is recommended that the unit layout be amended, or appropriate screening measures introduced, to maintain acceptable levels of visual privacy	See Department of Planning Response, Item 03.A.
06.02	Toilet Entry Configuration • The placement of the toilet entries directly off the primary internal corridor, serving as the main access from the childcare car park compromises the visual and functional quality of this transitional space. • It is recommended that the toilet entries be recessed or screened using a lobby or concealed doorway treatments to reduce visual clutter and enhance user experience.	Noted - the design has been amended to closely cluster the amenities, tucked away from the foyer and re-orient the hall, allowing the corridor to be shortened considerably. Overall, the length of the corridor has been greatly reduced from 16.2m to 5m, allowing better connection to the ground level foyer space.



Original SSDA Ground Plan



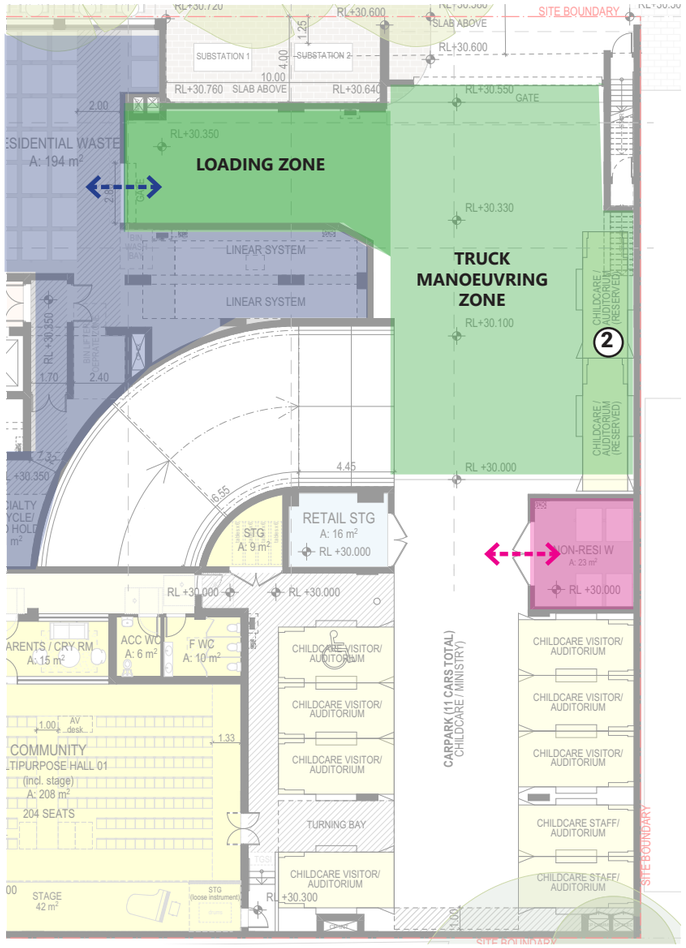
Amended Ground Plan

Corridor from carpark to Foyer

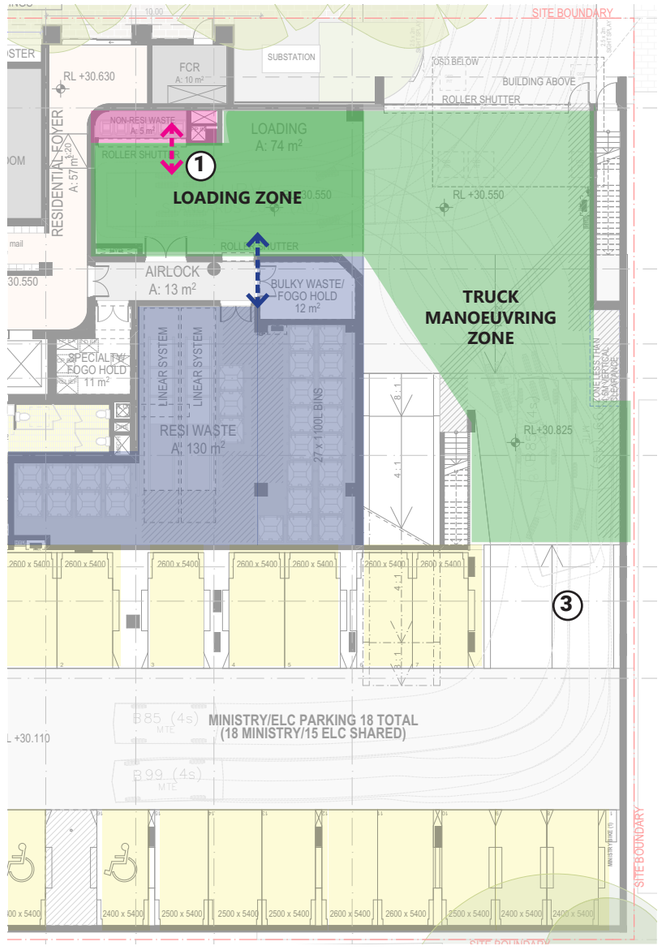
Amenities

06 AMENITY

ITEM	COUNCIL COMMENT	RESPONSE
06.03	• Waste Room Conflict • The non-residential waste room opens directly onto the internal driveway servicing the childcare parking area. This arrangement poses a safety risk by introducing potential conflict between waste collection operations and vehicle movements, particularly during childcare drop-off and pick-up times when children are present. • It is recommended that the waste access be redesigned to avoid direct interface with vehicular circulation areas, thereby improving safety and reducing operational conflicts within the shared accessway.	Noted - the design has been amended to: 1. Relocate doors from non-residential waste room so they open into the parked loading zone, (not the vehicular circulation area) 2. Relocate the parallel childcare parking from the waste room, loading room, and vehicular manoeuvring area 3. Create a level difference between the truck manoeuvring zone and ELC parking via a ramp



Original SSDA Ground Plan

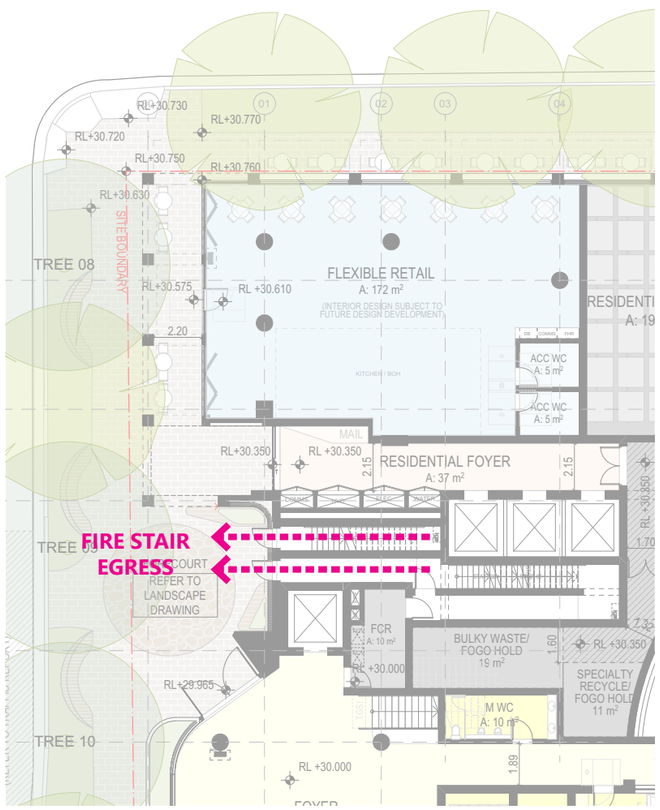


Amended Ground Plan

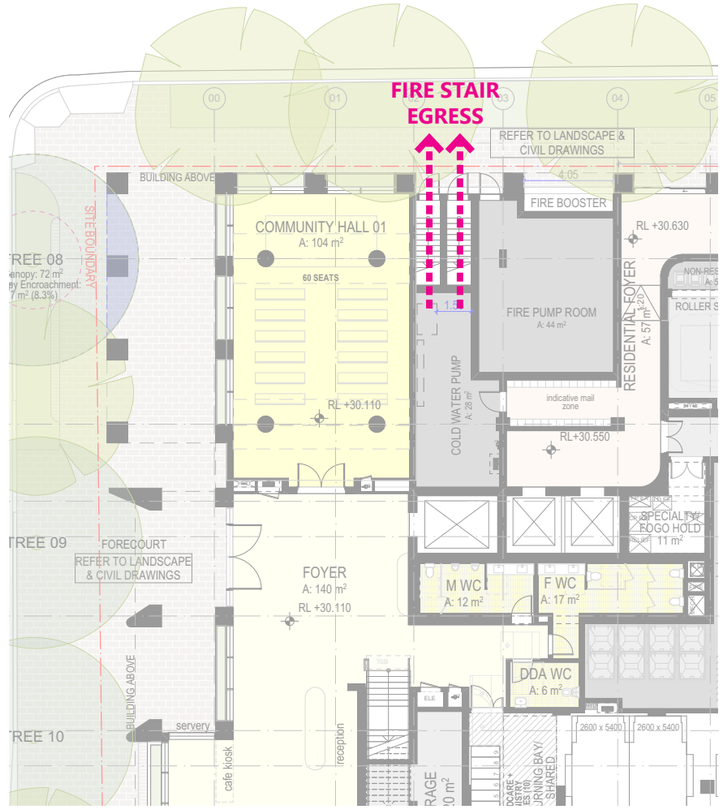
Non-residential waste
Residential Waste
ELC Parking
Truck Manoeuvring Zone

06 AMENITY

ITEM	COUNCIL COMMENT	RESPONSE
06.04	Fire Egress Placement within the Plaza • The fire egress doors are positioned centrally within the main entry plaza, which introduces a functional concern and detracts from the civic quality of the forecourt. These doors are also not represented in the submitted rendered images, potentially misleading stakeholders about the final condition. • It is recommended that the fire exit be relocated or screened appropriately to minimise its visual and functional impact on the public domain.	Noted - the design has been amended to relocate fire egress doors to French Avenue. This ensures the public domain interface to Chapel Road is unimpeded and not bisected by the fire stairs.



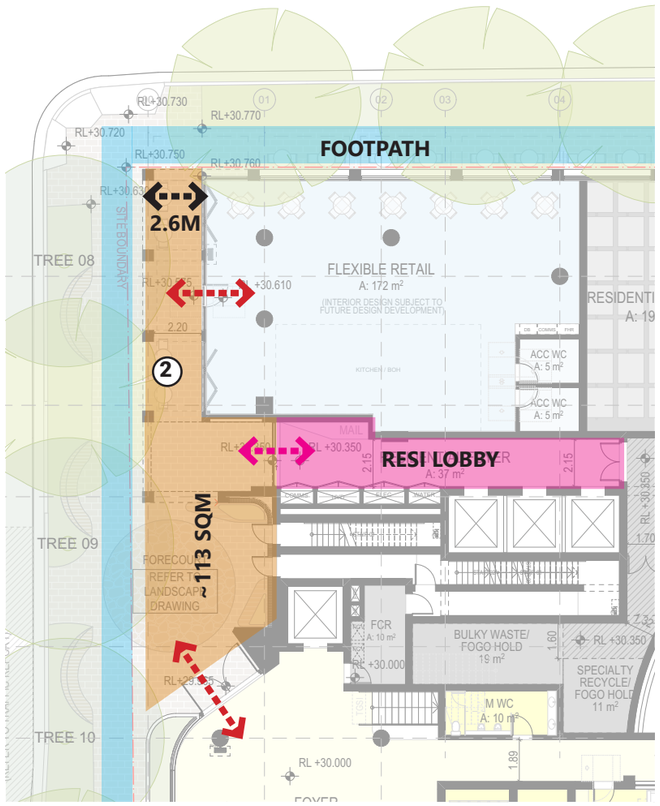
Original SSDA Ground Plan



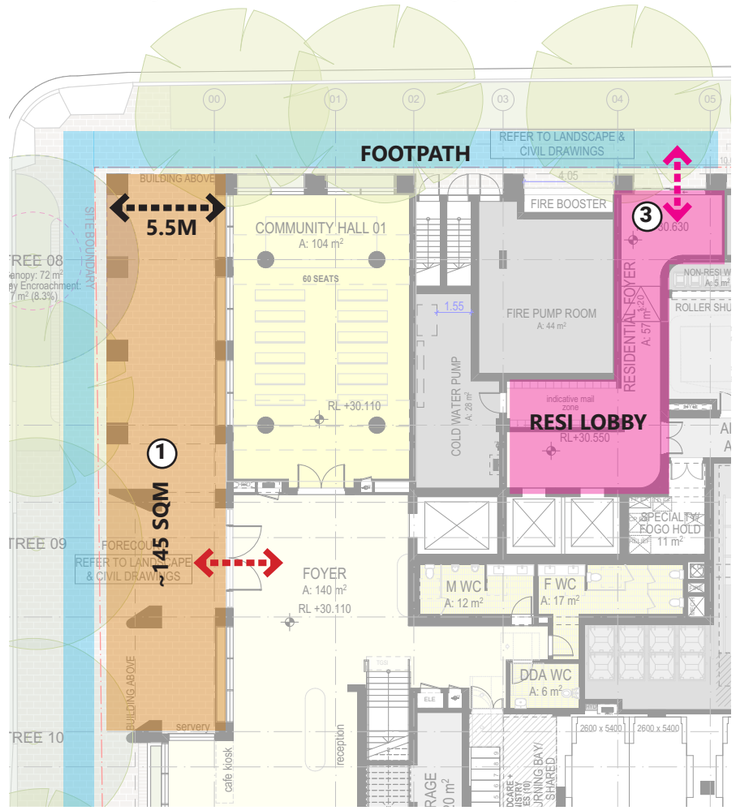
Amended Ground Plan

07 PUBLIC DOMAIN INTERFACE

ITEM	COUNCIL COMMENT	RESPONSE
07.01	Entry Plaza Design • The corner plaza is insufficiently generous for informal gatherings. Spill-out during events is likely to cause congestion and disrupt pedestrian movement. • Council recommends the entry plaza design is expanded and refined to provide a welcoming civic forecourt that reflects the site's cultural and urban importance.	Noted - the design has been amended to: 1. create a wider consolidated colonnade as a civic forecourt allowing more space as a spill out zone for events occupants that is clearly defined from the footpath 2. remove the outdoor dining zone within the colonnade, which would have congested the colonnade. This allows more pedestrian movement through the colonnade 3. relocate the residential lobby away from the colonnade forecourt, reducing residential foot traffic along Chapel Road



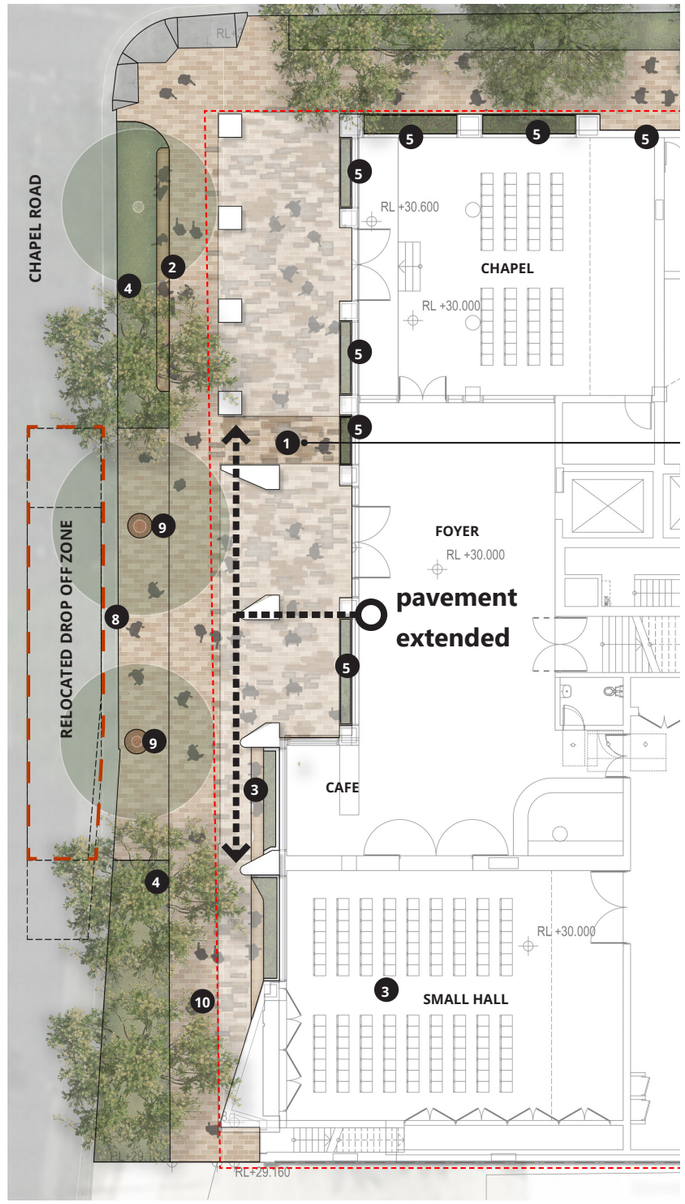
Original SSDA Ground Plan



Amended Ground Plan

07 PUBLIC DOMAIN INTERFACE

ITEM	COUNCIL COMMENT	RESPONSE
07.02	Drop off Zone and Pedestrian Integration • Although a drop-off zone exists along Chapel Road, it lacks clear pedestrian integration. • Council recommends the drop-off zone is integrated into the public domain with direct pedestrian links and paving continuity.	The drop-off zone has been shifted slightly north to align with the existing trees. This has allowed the paving of the public domain to be extended to the drop-off area, ensuring it is integrated into the public domain. Please refer to landscape architect's documentation for further details.

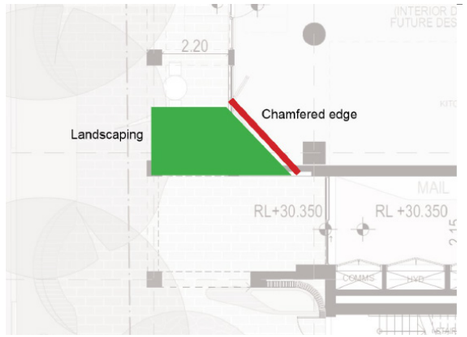


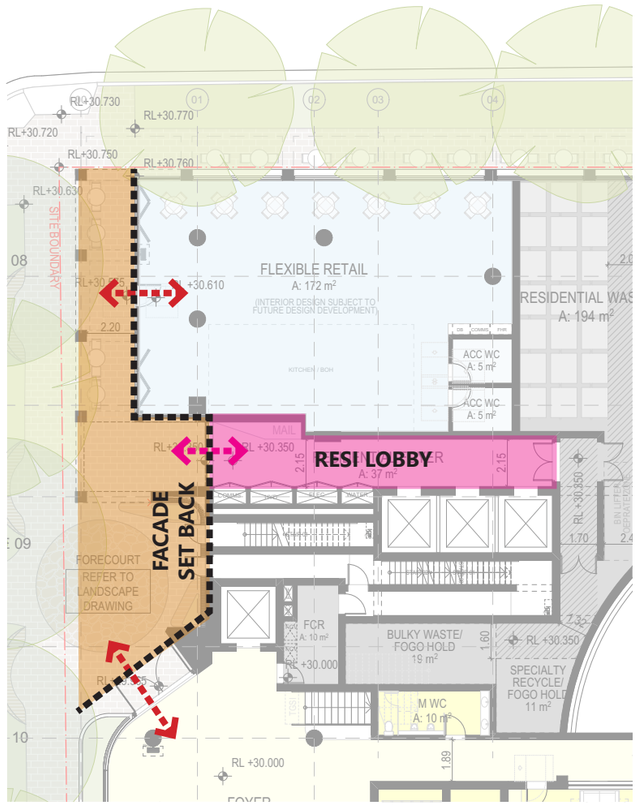
Amended Ground Floor Landscape plan - courtesy of Arcadia

03_CANTERBURY BANKSTOWN COUNCIL COMMENTS - RESPONSE

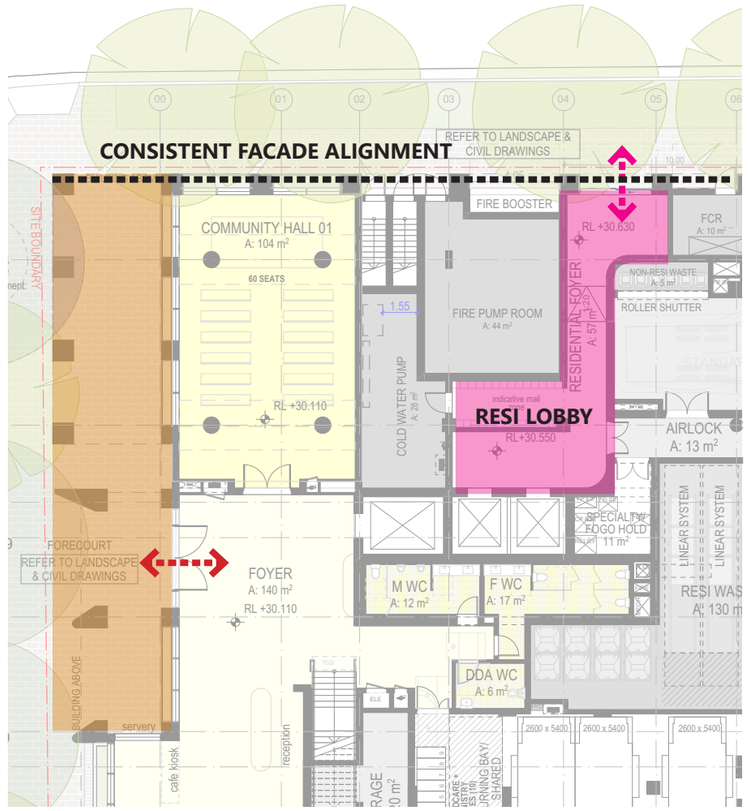
07 PUBLIC DOMAIN INTERFACE

ITEM	COUNCIL COMMENT	RESPONSE
07.04	Residential Entry Legibility • The proposal shows the residential entry in a discreet location, been set back behind the commercial entries and framed by solid walls on both sides. • The proponent should revise the corner of the retail unit to be chamfered, similar to the southern commercial foyer, and include landscaping between the outdoor commercial area and the residential entry to help delineate the uses and increase the prominence of the residential entry. Refer to mark-up below.	Delineation between community, commercial, and residential uses has been created by relocating the residential lobby along French Avenue. It is also no longer in a discrete location or set back from the facade, ensuring it is easily readable from the street. Further legibility through a signage strategy will be incorporated in Design Development.





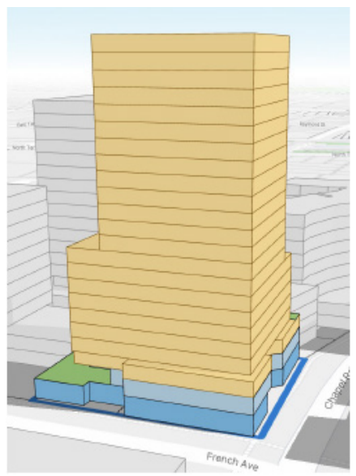
Original SSDA Ground Plan



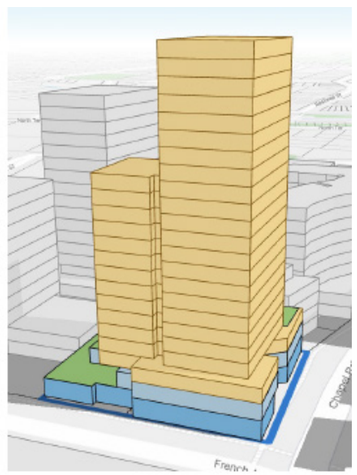
Amended Ground Plan

08 BUILT FORM

ITEM	COUNCIL COMMENT	RESPONSE
08.01	Building Massing and Corner Emphasis • Council notes the proposed tower is a singular, uniform vertical mass with limited height variation. While the applicant introduces façade articulation and material change, these alone are insufficient to address the visual prominence of the Chapel Road and French Avenue intersection. • Council recommends the proposed design introduces variation in tower height and massing, particularly at the upper levels, to reduce perceived bulk and reinforce the corner's architectural significance. This is consistent with Clause 6.15 of the LEP, which requires a high standard of architectural design, materials, and detailing.	Noted. The tower has been amended as per the following: • Overall the height of the tower has reduced by three storeys, reducing bulk and scale. • As per council comments, the design has been amended to introduce height variation at the upper levels. This is achieved by raising the brick corner expression by one storey, allowing it to be read prominently from the intersection.

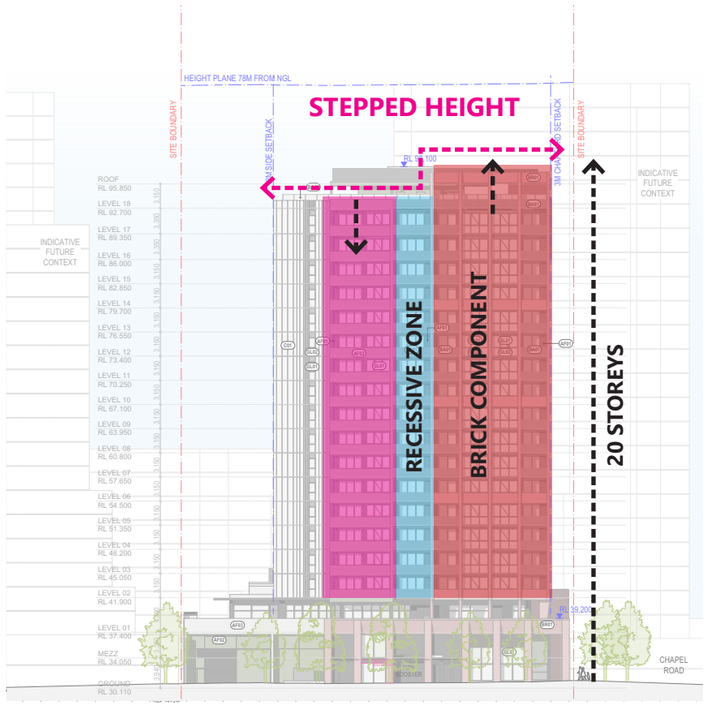


Applicant proposed scheme
(23 storeys)



Council alternative scheme
(23 storeys)

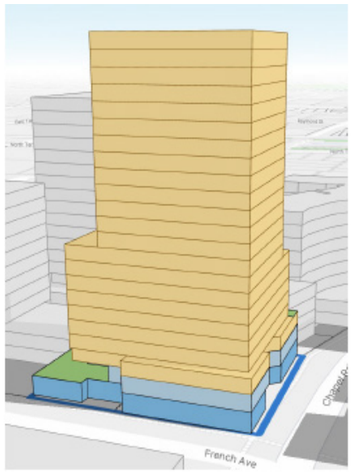
Original SSDA Northern Elevation



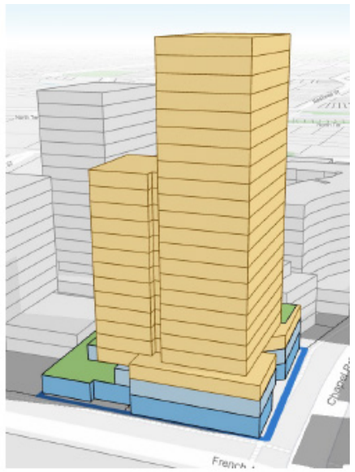
Amended SSDA Northern Elevation

08 BUILT FORM

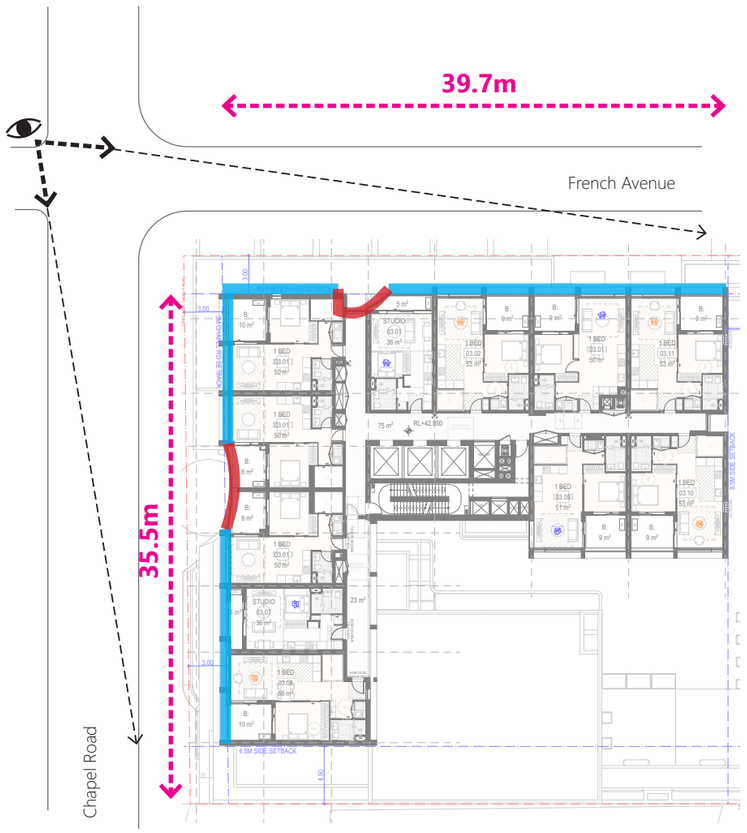
ITEM	COUNCIL COMMENT	RESPONSE
08.01	Building Massing and Corner Emphasis • Council notes the proposed tower is a singular, uniform vertical mass with limited height variation. While the applicant introduces façade articulation and material change, these alone are insufficient to address the visual prominence of the Chapel Road and French Avenue intersection. • Council recommends the proposed design introduces variation in tower height and massing, particularly at the upper levels, to reduce perceived bulk and reinforce the corner's architectural significance. This is consistent with Clause 6.15 of the LEP, which requires a high standard of architectural design, materials, and detailing.	Noted. The tower has been amended as per the following: • The overall length of the tower from both French Avenue and Chapel Road has been significantly decreased by opting for a square footprint. In addition, a portion of the tower is set back along French Avenue, ensuring it is not perceived with the rest of the tower from the key street intersection • The key architectural recess in the facade along Chapel Road has been increased in depth, improving the overall articulation and modulation of the facade



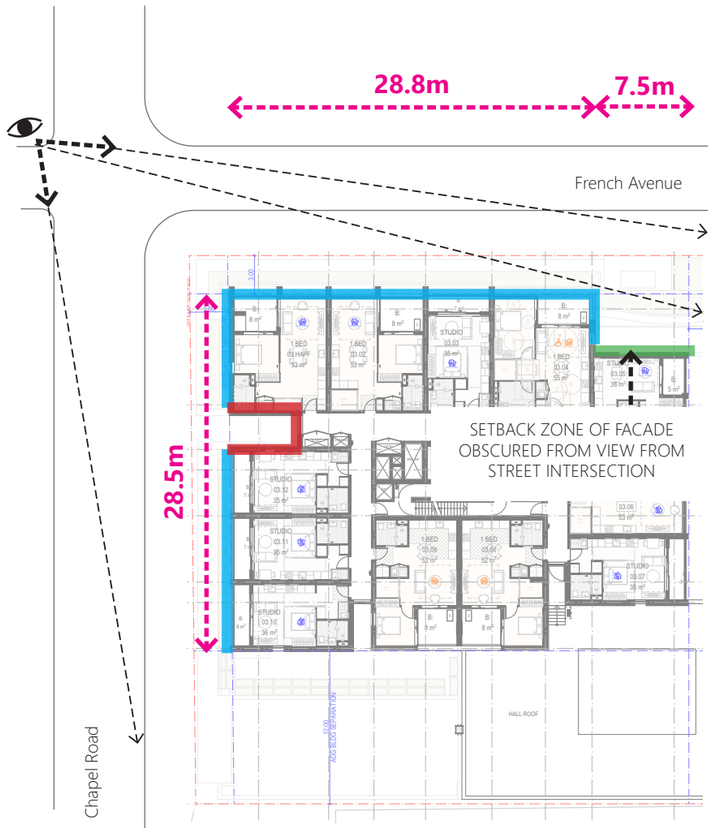
Applicant proposed scheme
(23 storeys)



Council alternative scheme
(23 storeys)



Original SSDA Lower Tower Plan

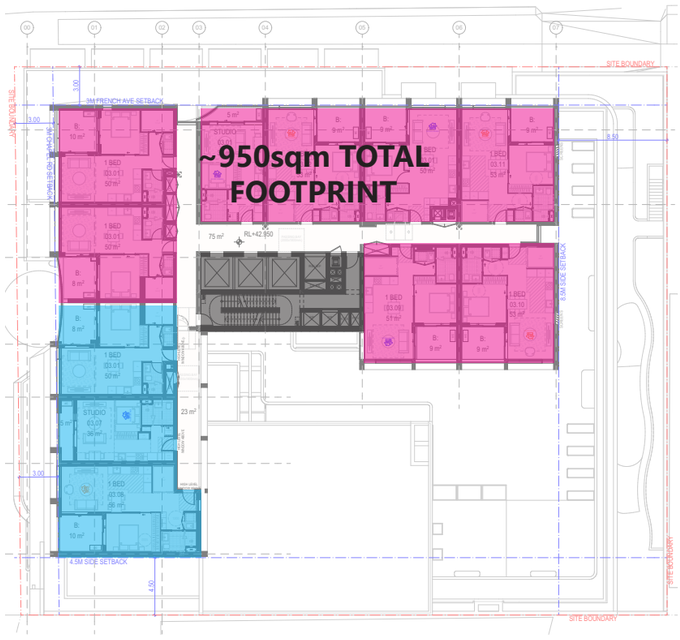


Amended Typical Tower Plan

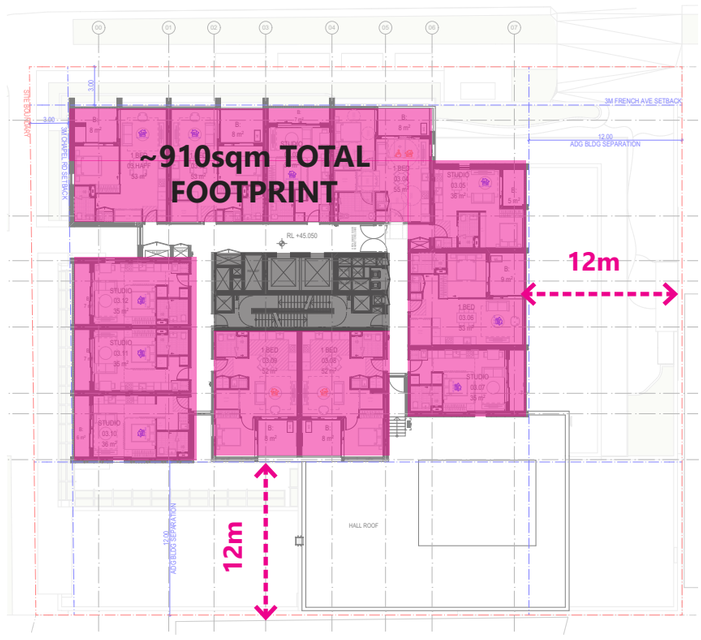
08 BUILT FORM

ITEM	COUNCIL COMMENT	RESPONSE
08.02	Building Efficiency and Solar Access • Council notes the tower is single loaded, resulting in reduced solar access to the southern podium open space and adjoining sites. • Council recommends the applicant revise the tower to a more compact, double-loaded configuration to improve efficiency and achieve better solar outcomes. • Council has undertaken solar testing of the proposed design and Councils preferred scheme to review ADG compliance; the findings are included below. Given the scale of the proposed development, the built form should demonstrate improved compliance with the relevant planning controls.	The typical tower floorplate has been amended to a square footprint with a centralised core. This is more compact, with units double loaded, improving efficiency. This has also allowed better built form separation to the east and south, achieving 12m. The revised tower is designed to maximise solar amenity. 76% of the apartments achieve solar access for 2 hours during winter solstice. This is a noticeable improvement compared to the original SSDA scheme. In addition, as the external communal open space has been relocated to the roof, it now achieves better solar access.

Testing summary	*Percentage of landscape that achieves 2 hours solar access during winter solstice*	*Percentage of building facade that achieves 2 hours solar access during winter solstice*
Applicants Scheme	40%	60%
Councils Scheme	67%	69%



Original SSDA Lower Tower Plan



Amended Typical Tower Plan

Core
Double Loaded Unit
Single Loaded Unit

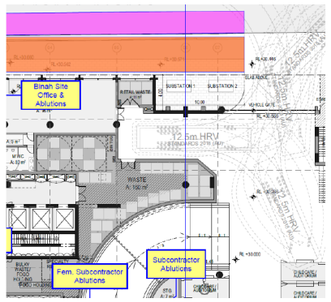
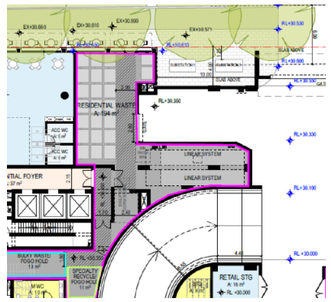
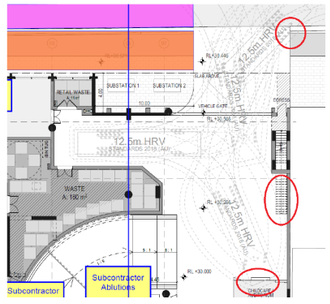
09 PEDESTRIAN ACCESS TO CHILDCARE CENTRE

ITEM	COUNCIL COMMENT	RESPONSE
09.01	Council advises that in accordance with the NSW Child Care Planning Guideline (Section 3.8 - Traffic, parking and pedestrian circulation, Clause C35), the following design solutions should be incorporated into a development to help provide a safe pedestrian environment: • separate pedestrian access from the car park to the facility • defined pedestrian crossings and defined/ separate paths included within large car parking areas • pedestrian paths that enable two prams to pass each other • delivery, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • locations where pedestrians and vehicles cross each other should be avoided. • clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations.	These key measures have been implemented: • Safe pedestrian access from the carparking levels have been provided that are not impeded by the truck manoeuvring path or the loading area. • Delivery, loading, and vehicle turnaround areas are separated from the parking areas. This is reinforced with a level change as a clear demarcation. • Parking has been arranged as straight aisles, ensuring enhanced sight lines and visibility. • The doorway from the ELC parking and the foyer has been sized appropriately to allow two prams to pass each other. For further detail, please refer to response to 'Canterbury Bankstown Council Comments' Item 06.03, and 'Department of Planning Issues Item 03.B. Please also refer to documentation from Mclaren Traffic Consultants.
	Clause C36 states that mixed use developments should include: • driveway access, maneuvering areas and parking areas for the facility that are separate to parking and maneuvering areas used by trucks • drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably on the same floor level. Alternatively, direct access should avoid crossing driveways or maneuvering areas used by vehicles accessing other parts of the site • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility	Loading and manoeuvring areas are now well separated from the parking areas. This has been done through key level changes from the loading dock, the ministry/ELC parking, and the residential parking. As the Ministry/ELC parking and the residential parking are separate uses, they have been located on separate levels. The drop-off / pick-up parking spaces for the ELC and on ground level will be clearly marked. They are located on ground level and have direct access to the foyer, which connects to the ELC. It has been located such that it does not cross manoeuvring areas for vehicles accessing other parts of the site. For further detail, please refer to response to 'Canterbury Bankstown Council Comments' Item 06.03, and 'Department of Planning Issues Item 03.B. Please also refer to documentation from Mclaren Traffic Consultants.

10 CARPARK LAYOUT

ITEM	COUNCIL COMMENT	RESPONSE
10.01	Council notes safety concerns about the shared driveway for loading and parking. The shared driveway will create conflicting movements between heavy and light vehicles in the circulation area from the access driveway within the loading bay and the underground car park ramp and the ground level parking area. There may be limited visibility between vehicles at these conflict points, which presents a safety concern.	Refer response to 'Canterbury Bankstown Council Comments' Item 06.03, and 'Department of Planning Issues Item 03.B. Please also refer to documentation from Mclaren Traffic Consultants.

11 WASTE

ITEM	COUNCIL COMMENT	RESPONSE
11.01	The traffic management plan, WMP and plans in the presentation do not match.  	Refer latest documentation.
11.02	Remove one of the dual linear track/carousel systems on the ground floor—only one is required.	Elephant's Foot have confirmed two linear track systems with a splitter is required to service the quantum of waste for this proposal - please refer OWMP.
11.03	Include a FOGO bin adjacent to the recycling bin on each residential floor for resident use.	This has been incorporated - refer architectural floor plans.
11.04	Update swept path diagrams to resolve identified collision points: 	Refer latest documentation.

12 FOOD

ITEM	COUNCIL COMMENT	RESPONSE
12.1	All kitchens where food is handled for sale, including the childcare centre, commercial/retail tenancies, and the community facilities, must be designed and constructed in accordance with AS 4674-2004 Design, Construction and Fit out of Food Premises.	Noted - this will be captured in Design Development.

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