



Submissions Report

Punchbowl, Affordable Housing, State Significant Development

150 The Boulevard and 34 Dudley Street, Punchbowl

SSD-83256463

Prepared on behalf of NSW Land and Housing Corporation

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FPDplanning

Document control

Authors

Reviewed by	Michael File, Director	michael@fpdplanning.com
Prepared by	Katrina Burley, Associate	Katrina.burley@fpdplanning.com

Project summary

Prepared on behalf of	NSW Land and Housing Corporation
Land to be developed	150 The Boulevarde and 34 Dudley Street, Punchbowl
Legal description	Lot 1, DP 735045 and Lot 34, Sec 4, DP 5701
Project description	Construction of a residential flat building for the purposes of affordable housing

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1 Introduction

This Submissions Report has been prepared by FPD Planning on behalf of NSW Land and Housing Corporation to support the assessment of the State Significant Development Application (SSDA) for the construction of a residential flat building containing 114 affordable housing dwellings at 150 The Boulevard and 34 Dudley Street (the site).

The site was transferred to the Minister administering the Housing Act 2001 (the Minister) pursuant to an order made by the Minister on 12 May 2025 under section 35G of the Housing Act 2001 with an effective transfer date of 9 June 2025. The Minister became the legal owner of the land on 9 June 2025. In addition, any act, matter or thing done or omitted to be done in relation to assets (including land) owned by NSW Land and Housing Corporation (LAHC) is taken to have been done or omitted by, to or in relation to, the Minister (section 2(e) of Schedule 2A of the Housing Act 2001).

The SSDA seeks approval for the construction of an eight -storey residential flat building for the purpose of affordable housing. Specifically, approval is being sought for the following:

- Site preparation works including basement excavation, remediation, and tree removal.
- Construction of an eight-storey residential flat building with a total of 114 affordable housing apartments including 56 x 1-bedroom, 47 x 2-bedroom, and 11 x 3-bedroom apartments.
- One level of basement car parking with a total of 58 car parking spaces.
- Communal room and communal open space at ground level.
- Associated works including landscaping, site access, servicing and public domain works.
- Consolidation of two existing lots into one single lot.

The SSDA was lodged in October 2025, and the Environmental Impact Statement (EIS) was exhibited from 14 October to 27 October 2025.

In total 11 submissions were received in response to the public exhibition of the EIS. Of the total submissions, one submission was received from Canterbury- Bankstown Council (Council) and 10 submissions were received from the public. Agency advice was also received from 5 Government agencies.

The Department of Planning, Housing and Infrastructure (DPHI) has requested the Applicant prepare a response to submissions report to address issues raised in the submissions, as required under section 59(2) of the *Environmental Planning and Assessment Regulation 2021*.

This Submissions Report has been prepared to address all matters raised in submissions from Council, government agencies and members of the public during exhibition of the EIS.

The response to all submissions and advice is provided in Section 4 and a Submissions Register is provided **at Appendix A**.

This Report has been prepared in accordance with the *State Significant Development Guidelines Appendix C - Preparing a Submissions Report*.

This Submissions Report is to be read in conjunction with the following revised plans and updated advice which address all matters raised in submissions:

- Revised Architectural Plans, prepared by Turner and Collins– **Appendix B**
- Revised Landscape Plans, prepared by Arcadia – **Appendix C**
- Updated Statement of Heritage Impact, prepared by Artefact – **Appendix D**

- Stormwater Management advice letter, prepared by Mott MacDonald – **Appendix E**
- Updated Survey prepared by Norton Survey Partners – **Appendix F.**

2 Analysis of Submissions

The proposal was exhibited from 14 October to 27 October 2025. In response to the exhibition of the EIS, a total of 11 submissions were received including one submission from City of Canterbury-Bankstown Council and 10 submissions from the public.

In addition to the issues raised in submissions, advice from Government agencies was received from 5 agencies.

The DPHI also identified key issues to be addressed in the Response to Submissions Report.

A response to all submissions and advice is provided in Section 4 and a Submissions Register is provided at Appendix A.

2.1 Breakdown of submissions

2.1.1 Submission from Council

One submission was received from City of Canterbury-Bankstown Council (Council). The matters raised in Council's submission are addressed in Section 4.3.

2.1.2 Government agency advice

Advice was received from the following Government agencies:

- NSW Department of Climate Change, Energy, the Environment and Water.
- Transport for NSW.
- Sydney Metro.
- Sydney Water.
- Ausgrid.

The matters raised in the Agency advice are addressed in Section 4.2.

2.1.3 Submissions from the public

A total of 10 submissions were received from members of the public. One submission was in support of the proposal.

The key issues raised in public submissions included:

- Traffic congestion and lack of car parking.
- Impacts on amenity and privacy.
- Concerns about height and impact on existing character.
- Tree removal.
- Construction impacts.
- Compliance with existing planning controls.
- Concerns about proposal being assessed under draft planning controls.

The matters raised in public submissions are addressed in Section 4.4

2.2 Categorisation of issues

The matters raised in submissions have been categorised as follows as per the categories outlined in *State Significant Development Guidelines Appendix C - Preparing a Submissions Report*:

Table 1 Categorisation of issues

Category	Matters raised
The Project (e.g. the site, the project area, the physical layout and design, key uses and activities, timing)	- Concerns about the height and scale of development. - Impact on existing character and streetscape. - Design excellence and design quality. - Landscape design. - Stormwater design.
Procedural matters (e.g. level or quality of engagement, compliance with the SEARs, identification of relevant statutory requirements)	- Assessment of proposal under draft planning controls. - Compliance with current LEP controls.
Economic, environmental and social impacts (e.g. amenity, air, biodiversity, heritage)	- Traffic impacts including traffic congestion and car parking impacts. - Amenity impacts, including overshadowing, privacy, overlooking, and noise. - Tree removal and ecological impacts. - Construction impacts. - Waste management - Local contributions.
Justification and evaluation of the project as a whole (e.g. consistency of project with Government plans, policies or guidelines)	No issues related to the justification and evaluation of the project as a whole were raised.
Issues that are beyond the scope of the project or not relevant to the project. (e.g. broader policy issues) or not relevant to the project.	- Development more broadly in the Punchbowl Precinct. - Property values.

A response to each of the issues raised in the submissions is provided in Section 4.3 and Section 4.4 of this Report.

The Submissions Register at Appendix A highlights where each submission has been addressed in the Report.

3 Actions Taken Since Exhibition

In response to the issues raised during the public exhibition of the proposal, the applicant has undertaken a series of actions to address community concerns and refine the project. These actions are outlined below.

3.1 Review and Analysis of Submissions

The project team including NSW LAHC, FPD Planning, Turner and Collins, Arcadia, Artefact, Mott MacDonald and Norton Survey Partners have reviewed and responded to the submissions received during public exhibition. The results are compiled in this Report.

3.2 Refinements to Proposal

Minor refinements are proposed to the design of the proposal to respond to issues raised in submissions and key issues raised by DPHI.

This includes minor refinements and updates to the Landscape Plans to directly respond to comments raised in submission and updated Architectural Plans to include minor updates to address waste management comments, and address comments relating to solar access and GFA.

The updated Architectural Plans and updated Landscape Plans are provided at Appendix B and Appendix C.

4 Response to Submissions

A response to the issues raised in submissions, additional matters raised by DPHI, and matters raised in the agency advice is provided in the following sections.

4.1 Response to Department of Planning, Housing and Infrastructure

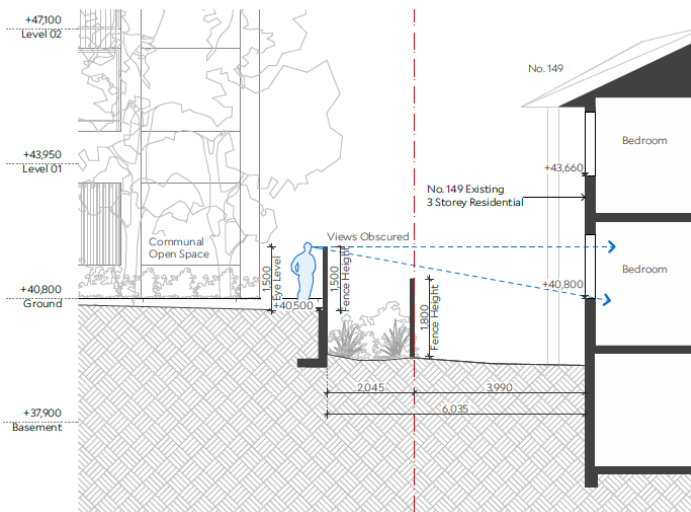
A response to the matters raised by the DPHI in the letter dated 12 November 2025 are addressed in Table 2

Table 2: Response to matters raised by DPHI

No.	Issue raised	Response
1. Floor Space Ratio		
1.1	The draft Canterbury-Bankstown Local Environmental Plan 2023 (LEP) amendments nominate two different FSR controls across the site. The Applicant's FSR calculation has been averaged across the site and must be recalculated to apportion the FSR for each allotment, to ensure compliance with separate controls.	As provided in the updated GFA Diagrams in the updated Architectural Plans at Appendix B, the FSR has been calculated based on the proposed FSR (including the 30% bonus under the Housing SEPP) apportioned to each lot. The proposed GFA has been calculated based on the proposed FSR controls for each lot as follows: • <u>150 The Boulevarde:</u> – Maximum proposed FSR is 3.25:1 (2.5:1 + Housing SEPP bonus). – The portion of the proposal on land at 150 The Boulevarde has a proposed GFA of 8,119sqm. – This is a proposed FSR of 2.5:1 which complies with the proposed FSR control. • <u>34 Dudley Street</u> – Maximum proposed FSR is 2.21:1 (1.7:1 + Housing SEPP bonus). – The portion of the proposal on land at 34 Dudley Street has a proposed GFA of 946sqm. – This is a proposed FSR of 1.4:1 which complies with the proposed FSR control. The proposal complies with the separate FSR controls proposed for the site.
1.2	Please confirm the Gross Floor Area (GFA) calculations and permitted exclusions for common vertical circulation. The GFA diagrams currently exclude the corridor areas accessing stairwells in Building A, despite these areas not being classified as common vertical circulation.	The GFA Diagrams in the updated Architectural Plans at Appendix B have been adjusted accordingly to include all areas of GFA, consistent with the definition of GFA in the Canterbury- Bankstown LEP. This results in a minor increase to the overall proposed GFA of 117sqm across the proposal (total proposed GFA of 9,065sqm). The adjusted GFA has been captured in the apportioned GFA calculations above and the minor increase does not impact the proposal's compliance with the proposed FSR controls.

No.	Issue raised	Response
2. Residential amenity		
2.1	The proposed building separation to the southern and eastern boundaries is inconsistent with section 3F of the Apartment Design Guide (ADG). Provide updated Architectural Plans to include necessary privacy treatments to the following areas of the development: – Building A: east elevation balconies of apartments A.407, A.507, A.607, and A.707 – Building B: south elevation habitable room windows, above 4 storeys	The proposal has been subject to a design excellence process via the State Design Review Panel (SDRP). The proposal was subject to two design reviews, with the recommendations and advice of the Government Architect NSW (GANSW) being addressed in the proposal. Importantly, the reduced setback to the east has been considered through the SDRP design review process with the GANSW confirming, this element is to be retained to achieve design excellence. The east-facing balcony projections for apartments A.407, A.507, A.607 and A.707 directly respond to the advice received at the first SDRP held 20 June 2025. The advice dated 27 June 2025 from GANSW recommended a more urban frontage by aligning the floor plan with The Boulevarde and extending the balcony expression to define the street. The advice recommended that a more urban approach to The Boulevarde was explored by cranking the floor plan to run parallel to the street and extending the architectural expression of the balconies to define the street. This recommendation was a response to the project's generous setback at the corner of The Boulevarde and Dudley Street for the retention of the existing spotted gum. The eastern balcony projections are intentionally non-trafficable due to their narrow width and function solely as façade articulation, providing expression and depth while preventing overlooking toward 149 The Boulevarde. Following the second SDRP in August 2025, GANSW confirmed the elements to be retained to achieve design excellence included the general form and massing strategy for the building, as appropriate to the future urban character and increased scale and density of the TOD rezoning area, including: – articulation to align with The Boulevarde and respond to the street corner and it's spotted gum – maximising the street wall at The Boulevarde for this relatively limited frontage via a reduced setback at the eastern boundary. The proposal is consistent with the design advice provided by GANSW, and the clear advice that the reduced setback to the east is an element to be retained to achieve design excellence for the proposal. The glazing to habitable windows on the south elevation (above four storeys) has been revised to provide translucent glass. This will provide enhanced privacy and ensures the proposal achieves compliance with the visual privacy objectives in Section 3F of the ADG. Refer to the updated Architectural Plans at Appendix B.

No.	Issue raised	Response
2.2	The wrap-around balconies adjacent to the eastern boundary provide limited function, due to their narrow depth, and encroach into recommended setbacks. This contributes to perceived visual bulk and privacy impacts to No.149 The Boulevard immediately east. Please clarify the design rationale or consider removing them.	As outlined above, the wrap around balconies and design response to The Boulevard and reduced setbacks to the east, has been carefully considered through the SDRP process. This design response, which aims to maximise the street wall to The Boulevard via reduced setbacks to the east, was identified an element to be retained to achieve design excellence by GANSW in the advice dated 27 August 2025. The advice from GANSW further outlined support for the proposed massing and façade design, which was considered an appropriate response to the future character of the TOD precinct. The simplified approach to The Boulevard with solid balconies and a more punctured wall structure is supported.
2.3	The Urban Design Report is required to be updated to provide a detailed breakdown of the number of units which achieve 2 hours, 1 hour, and no hours of direct solar access on June 21. The following cannot be included in formal calculations, however, may inform merit justifications: – hours of direct sunlight received outside of the 9 am - 3 pm range – the provision of skylights to improve solar access.	The solar diagrams have been updated in the Architectural Plans at Appendix B to include a detailed breakdown of apartments achieving 2 hours, 1 hour, and no direct solar access on 21 June. Due to the site's orientation, the western elevation of the proposed building does not receive solar access between 9 am and 3m in mid-winter; however, it does receive afternoon sun beyond 3pm until sunset. As outlined in the Design Report submitted with the EIS, the proposed building layouts maximise northern and eastern aspect to optimise solar access in accordance with the objective of the ADG. The proposal achieves 70% of apartments receiving a minimum of 2 hours of solar access between 9am and 3pm, mid-winter. Further, the SDRP advice from GANSW (dated 22 August 2025) noted that elements to be retained to achieve design excellence included the site planning and spatial arrangement of the landscape design, the building and its dwelling layouts and the level of amenity to the dwellings and outdoor spaces, including the number of dwellings with ADG solar access and cross-ventilation. Refer to the updated Architectural Plans at Appendix B.
2.4	The sun eye diagrams show that apartment B.707 receives direct sunlight to the living room at 3:00 pm on June 21 due to a narrow facade opening. Apartments B.G07 to B.607, immediately below, do not receive solar access because of solid brick walls in the same location. Consideration should be given to replicating the facade opening	As provided in the updated Architectural Plans at Appendix B the façades have been adjusted to provide an opening to the balconies of apartments B.G07 to B.607, consistent with the façade opening provided to apartment B.707.

No.	Issue raised	Response
	across all levels to improve solar access or demonstrate why this cannot be achieved.	
2.5	Provide details to demonstrate how adequate privacy is achieved to ground floor courtyards of apartments fronting communal open space (apartments A.G06 and A.G07).	The proposed landscaped pathways located in front of the ground floor apartments fronting the communal open space (apartments A.G06 and A.G07) have been repositioned to move the pathways further from the apartments to improve privacy. Further, as shown on the updated Architectural Plans at Appendix B, privacy screens have been incorporated on the balconies of these ground floor apartments to ensure a high level of privacy is achieved.
3. Amenity impacts to surrounding properties		
3.1	The finished ground level of the communal open space (RL 40.50-40.70 AHO) may enable overlooking to habitable room windows at No. 149 The Boulevard, which have sill heights of RL 40.80 and RL 41.14 AHO (as per Survey Plan). Mitigation measures must be included to address this potential overlooking. The Department does not support landscaping as a sole mitigation measure for visual privacy.	Additional screening (1.5m) has been integrated into the design of the communal open space as a mitigation measure to minimise the potential for overlooking from the communal open space into habitable rooms of the neighbouring property at 149 The Boulevard. The diagram below shows the proposed screening to minimise overlooking to 149 The Boulevard.  Refer to the Sightline Analysis in the updated Architectural Plans at Appendix B, and updated Landscape Plans at Appendix C for further detail.
3.2	As raised by Council, further investigation is required to identify all living room windows at No. 36 Dudley Street to verify overshadowing impacts.	All living room windows at 36 Dudley Street have been identified and assessed in the updated Sun Eye View diagrams in the updated Architectural Plans at Appendix B. The updated Sun Eye Diagrams confirm that the proposal will not result in any overshadowing to the additional two living room windows at 36 Dudley Street between 9am and 12pm, mid-winter.

No.	Issue raised	Response
		The proposal maintains a minimum of 2hrs solar access to all identified living room windows at 36 Dudley Street, between 9am and 3pm, mid-winter.
4. Landscape design		
4.1	The Department raises concern that the proposed planting arrangement may restrict mature tree growth in the following areas: – 1 Water gum (6 m height x 5 m width) located in a 1.3 m wide garden bed between the external stairs and apartment A.GOI – 2 Waterhousea floribunda (12 m height x 6 m width) located in a 1.3 m wide garden bed in the southeast corner of the site. Provide details confirming the suitability of the planting arrangement, otherwise explore opportunities to increase the garden bed widths or select alternative species.	As provided in the updated Landscape Plans at Appendix C, the <i>Tristanopsis laurina</i> (Water Gum) has been changed to 'Luscious' cultivar, known for its compact and upright habit. The covered outside space has been revised and is shifted to the north to provide a 3.6m planting space which Arcadia have advised that is sufficient to allow for mature tree growth, and no changes are required to the proposed <i>Waterhousea floribunda</i> plantings in this area.
4.2	Please update Drawing No. L601 of the Landscape Plans to reflect the planting arrangement for 200L pot capacity, consistent with the tree sizes proposed for the development.	Drawing No. L601 in the updated Landscape Plans has been updated to include 200L pot sizes. Refer to the updated Landscape Plans at Appendix C.
5. Heritage		
5.1	Provide an updated Statement of Heritage Impact (SOHI) which gives consideration to proposed heritage items, within the vicinity of the site, under the <i>Punchbowl and Wiley Park Precinct Plan</i> .	An updated Statement of Heritage Impact (SOHI) prepared by Artefact at Appendix D considers proposed heritage items in the vicinity of the site in accordance with the <i>Punchbowl and Wiley Park Precinct Plan</i>. The updated SOHI confirms that two proposed heritage items are within the vicinity of the site (within 150m). This includes: – 'Inter-War church 'Punchbowl Uniting Church', 11-15 Broadway, Punchbowl (Proposed) – 'Inter-War houses, 22-24 Broadway, Punchbowl (Proposed). The updated SOHI confirms that the proposal will not result in any significant heritage impacts and would result in little to no adverse visual or physical impacts to the proposed heritage items. Refer to the updated SOHI at Appendix D for further detail.

No.	Issue raised	Response
6. Other matters		
6.1	Provide signed details of the registered community housing provider who will manage the development, as required by section 26 of the <i>Environmental Planning and Assessment Regulation 2021</i> .	The proposed development is being undertaken by NSW LAHC, the largest manager of social housing in NSW. The proposed development is being undertaken to deliver 114 affordable housing dwellings on site. This is consistent with the legal definition of affordable housing (which includes social housing). The proposed development is to be developed and managed by a community housing provider (CHP). The tender process for a CHP is being undertaken concurrently with the SSD approval by the Minister administering the Housing Act as the owner of this development. The successful CHP can be provided at a later stage once the CHP contract has been awarded.
6.2	To enable the Department to verify building height, provide updated section plans which include Reduced Levels (RLs) for the maximum height of the development (including rooftop services) and the existing ground level immediately below.	Section drawings have been updated to include the RLs for the maximum height of the development including rooftop services and the existing ground level. Refer to updated Architectural Plans at Appendix B.

4.2 Response to agency advice

This section responds to agency advice received from the following State government agencies:

- NSW Department of Climate Change, Energy, the Environment and Water.
- Transport for NSW.
- Sydney Metro.
- Sydney Water.
- Ausgrid.

Table 3: Response to agency advice

Issue raised		Response
1. NSW Department of Climate Change, Energy, the Environment and Water – Water Group		
1.1	DPHI should request the proponent obtain a water access licence (WAL) to account for the maximum predicated water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2025.	Noted. This can be addressed through conditions of consent if required.
2. Transport for NSW		
2.1	TfNSW has reviewed the EIS and has no comments or requirements regarding the proposed development, as	Noted – no response required.

Issue raised		Response
	it is unlikely to have a significant impact on the classified road network.	
3. Sydney Metro		
3.1	Given the proximity of the proposed development to the Sydney Metro rail corridor, it is necessary for Sydney Metro to: – consider the potential impact of the SSDA on the structural integrity, safety and effective operation of its rail infrastructure; and – advise the consent authority as to the acceptability or otherwise of such impacts, any mitigation measures required to ensure the potential impacts are acceptable and any conditions – Sydney Metro considers necessary to be imposed on any consent for the SSDA. Following this review, Sydney Metro advises that it is not in a position to properly consider the potential impacts of the proposed development until the additional information setout below is provided for Sydney Metro's further review: Survey Plan • Detailed survey plan and critical sections prepared by a NSW registered surveyor, including: – Lot and Deposited Plan (DP) number(s) – site dimensions – reduced levels (RLs) to Australian Height Datum (AHD) – existing basements within the subject site, which accurately defines the boundaries between the Development and: – the rail corridor (including Sydney Metro First and Second Reserves) – adjoining (surface, below and above ground) Metro Infrastructure and utilities – any Sydney Metro land – any Easements (including right of ways).	The additional information requested by Sydney Metro is addressed in the Survey Plan at Appendix F which provides further detail on the rail corridor and boundaries between the proposal and Sydney Metro land.
	Sydney Metro asks that the Department of Planning, Housing and Infrastructure (DPHI) requests the Additional Information from the Applicant via the NSW Major Projects Portal under clause 32 of the Environmental Planning and Assessment Regulation 2021, and that the Applicant provide the Additional Information to SydneyMetroCorridorProtection@transport.nsw.gov.au by no later than 21 days from the date of this letter.	The additional information has been submitted to Sydney Metro via email as requested.
4. Sydney Water		
4.1	Water and Wastewater Servicing	Noted. To be addressed in Section 73 application.

	Issue raised	Response
	- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development. - Amplifications, adjustments, deviations and/or minor extensions may be required. - Detailed requirements will be provided at the Section 73 application stage.	
4.2	Growth information Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form.	Noted. To be addressed in Section 73 application.
5. Ausgrid		
5.1	Ausgrid Underground Cables are in the vicinity of the development. Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways. It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA). In addition to BYDA the proponent should refer to the following documents to support safety in design and construction: - SafeWork Australia – Excavation Code of Practice. - Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. The following points should also be taken into consideration. - Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. - Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing. - Should ground anchors be required in the vicinity of Ausgrid underground cables, the	Noted – no response required.

	Issue raised	Response
	anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.	
5.2	Ausgrid Overhead Powerlines are in the vicinity of the development. The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase. Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site. The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.	Noted – no response required.
5.3	New Driveways - Proximity to Existing Poles Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance	Noted – no response required.
5.4	New or modified connection To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable.	Noted. An application will be made to Ausgrid.

4.3 Response to Canterbury- Bankstown Council

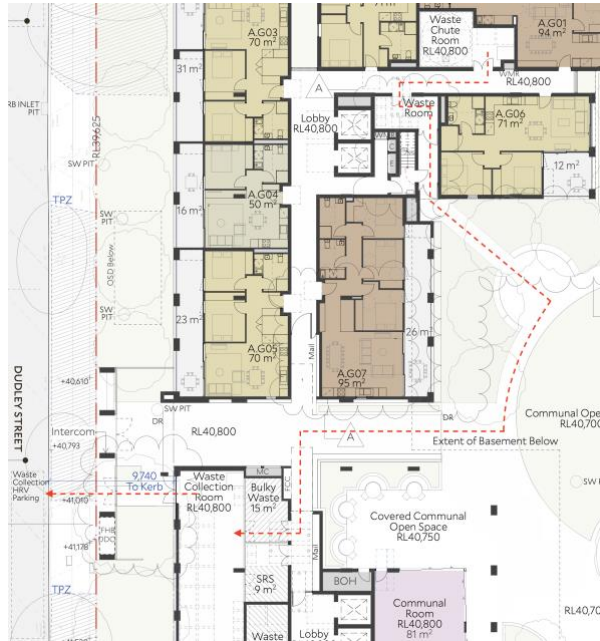
Table 4 identifies the key issues raised in Council's submission and provides a response to each of Council's comments.

Table 4: Response to Council submission

No.	Submission detail / summary	Response
1. Engineering services		
1.1	Stormwater The proposed design of the underground On-Site Detention (OSD) will not be supported with its current connection to the new inlet pit within Dudley Street, because proposed OSD storage will not be achieved as intended due to backwater effects, drowned orifice and dead storage.	Further advice has been provided by Mott MacDonald (Appendix E) which sets out that as the site is not affected by floodwater, an assumed tailwater level of 150mm below the grate level has been applied based on industry standards. The advice from Mott MacDonald confirms that tank has been adequately sized and the tank base/orifice centreline is set at RL37.90, which is above the tailwater level and therefore orifice is not submerged. A copy of the DRAINS model electronic file is also provided at Appendix E.
1.2	The proposed design is intrusive requiring the installation of a new 375 Ø new concrete pipe (approximately 25m long along the kerb line within Dudley Street). The site enjoys a generous natural slope which provides an ideal platform for a less intrusive stormwater design following the natural slope, where stormwater can easily be discharged onto the kerb within The Boulevard without the need for a new street stormwater system along Dudley Street, this kind of design is reserved for difficult, restricted and flat site with hardly any slope, which is not the case for the subject site.	As outlined in the advice from Mott MacDonald at Appendix E, the additional DN375mm pipe within the public domain is proposed to avoid placing the OSD further downstream, where it would result in tree impacts. The proposal to run the proposed pipe in the public domain was coordinated with the project arborist, Arterra, to prevent encroaching on the existing retained trees' Tree Protection Zones (TPZ).
1.3	Basement car park The location of structural column between spaces 17 & 18 and 19 & 20 do not comply with Figure 5.2 Design Envelope Around Parked Vehicles of AS2890.1.	The size of the structural columns between spaces 17 and 18 and 19 and 20 have been adjusted to comply with Figure 5.2 Design Envelope Around Parked Vehicles of AS2890.1. Refer to Drawing A121 in the updated Architectural Plans at Appendix B and diagram provided below which shows the size of columns.

No.	Submission detail / summary	Response
		
1.4	The shared area next to dedicate space No. 31 is restricted with the structural column, this area shall be unobstructed for it to be a functional space.	Advice from the Accessibility Consultant has confirmed that compliance with access requirements can be addressed through a performance solution at the detailed design surface.
2. Stormwater - Asset Systems & Planning		
2.1	Stormwater – Easement Council's mapping records outlines the approximate location of an existing Council Street stormwater pipeline 525mm Ø which appears to traverse within the site frontage. A service protection report shall be provided to accurately locate the stormwater pipe; a formal drainage easement will be required to be established and registered where the location of the pipe is indeed within the front setback of the site.	Council's advice is noted. Required documentation can be addressed as condition of consent.
2.2	Connection to Council's Existing Stormwater Pit Recommendations: – Pit Connection Details - Confirm the size and depth of existing pit being connected into, and invert levels of existing pipe immediately located downstream. Ensure that the proposed design allows stormwater to drain by gravity. – Structural Condition - Confirm if the existing pit being connected into is structurally adequate for receiving the upstream connection. – Stormwater – Pre and Post-Construction CCTV Report - To ensure Council's stormwater infrastructure are adequately protected, a pre and post construction CCTV report on the existing pit where stormwater connection is proposed shall be submitted to Council as part of the Works Permit. – New Stormwater Pit and Pipe – The new stormwater pit and pipe on Dudley Street	Refer to the advice provided by Mott MacDonald at Appendix E, which sets out: – The required pit connection details are provided in the civil plan prepared by Mott MacDonald, drawing number C-0051, Rev. 02 (Appendix I of the EIS). – The structural condition can be evaluated during the detailed design and construction phase. – The requirements for a pre and post construction CCTV Report and for new pit and pipe to be in accordance with Council Standards and Specifications are standard procedures, which will be performed prior to construction.

No.	Submission detail / summary	Response
	shall be in accordance with CBC Standards and Specifications.	
3 Tree Assessment		
3.1	The consent holder shall ensure full compliance with all the recommendations numbered in Section 4.1, 4.2, 4.3: of the Arborist Report prepared by (Arterra Design Pty Ltd) dated (25-09-2025), which was submitted to Council as part of this application. Refer to Section 4.1, 4.2, 4.3: Tree Observations and Appendix 4.0: Tree Location Plan (As per Arboricultural Impact Assessment, Date: 25-09-2025)	Noted. This can be addressed as a condition of consent.
3.2	Approval of this Development Application should be subject to the following Council conditions: <u>Conditions To Be Satisfied Prior to and During Construction</u> The consent holder shall ensure full compliance with all the recommendations numbered in Section 4.1, 4.2, 4.3: of the Arborist Report prepared by (Arterra Design Pty Ltd) dated (25-09-2025), which was submitted to Council as part of this application. Refer to Section 4.1, 4.2, 4.3: Tree Observations and Appendix 4.0: Tree Location Plan (As per Arboricultural Impact Assessment, Date: 25-09-2025)	Noted. This can be addressed as a condition of consent.
4. Resource Recovery/ Waste Management		
4.1	Widen the central corridor door between the chute room and the waste collection room to 1.5 metres to allow bins to be carted between the two areas.	An alternative bin route has been provided through the communal open space as shown in the diagram below and in the updated Architectural Plans at Appendix B.

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4.2	Widen the bin carting route from the waste room to the kerb to 1.5 metres to ensure unobstructed movement of bins to the truck for collection.	The proposed development has been amended to include an updated bin carting route and widen the route from the waste room to the kerb as outlined above and shown in the updated Architectural Plans at Appendix B.
4.3	Ensure education is used to inform residents that the FOGO bins will be stored in the waste collection room. Consider moving the FOGO bins to the SRS room.	Noted. This can be addressed through the preparation of the detailed Operational Management Plan as a condition of consent.
4.4	Widen waste room door on the ground floor for residents to enable the option to upsize bins.	The waste room door has been widened. Refer to the updated Architectural Plans at Appendix B.
4.5	The waste collection room can be reduced in size as council will collect general waste bins twice per week. This allows the number of 1100L general waste bins to be reduced from 15 to 8, freeing up space.	Council's comments are noted; however, the size of the waste room has not been reduced to allow maximum flexibility for the future operator of the building. This can be further considered through the preparation of the detailed Operational Waste Management Plan, which will be required as condition of consent.
5. Town Planning – Development Assessments		
5.1	LEP 2023 affords a maximum Height and FSR on this site of 11.5m and 0.9:1. Development proposing affordable housing (as this application does) affords an extra 30% for both standards (i.e.: 14.95m and 1.17:1). Each of the two proposed RFBs are described as having a height of 29.8m with an overall FSR of 2.3:1. A written request to	As outlined in the EIS, the proposal is being assessed in accordance with the proposed controls for the Punchbowl Precinct, which were exhibited by Council in late 2024 and submitted to the DPHI to finalise through an environmental planning instrument (EPI) amendment (in the form of an Amending SEPP to amend Council's LEP). The proposed controls are expected to be finalised by DPHI prior to the determination of this proposal.

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	vary these two standards has not been provided. Having regard to s4.38(5) in the Act, it reads: <i>(5) A development application in respect of State significant development that is wholly or partly prohibited may be considered in accordance with Division 3.5 in conjunction with a proposed environmental planning instrument to permit the carrying out of the development. The Planning Secretary may (despite anything to the contrary in section 3.32) undertake the functions of the planning proposal authority under Part 3 for a proposed instrument if it is initiated for the purpose of permitting the carrying out of the development (whether or not it contains other provisions).</i> It is Council's understanding that State Significant Development that is prohibited (fully or partially) under an EPI can be considered if there is a draft EPI that permits that development. However, Council seeks clarification how s4.38(5) allows a flexible approach to compliance with development standards in either the actual or draft LEP. It is also noted that there has not been a draft LEP exhibited to date, only Council's draft Punchbowl Precinct Plan, not a draft planning proposal. Section 4.15(1)(a)(ii) requires DAs consider draft LEPs. Prior to the assessment of this application continuing, Council requests: – The plans appear to ignore the height contributed by those structures which exceed the roof level (RL66.00) but which are included in the LEPs definition of building height (e.g.: lifts). The RLs of these structures should be shown on the plans. – That planning advice be obtained to confirm that a written request to vary the standards in LEP 2023 is, or is not, required, including addressing whether a draft EPI has been exhibited.	The proposed development is consistent with Section 3.39 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) which states that a development application may be lodged and considered by the consent authority even if the proposed development can only proceed following an amendment to the applicable LEP or other environmental planning instrument. Section 4.38(5) of the EP&A Act 1979 also allows a development application for SSD that is wholly or partly prohibited to be considered alongside a proposed planning instrument that would permit the development. The Planning Secretary may perform the functions of the planning proposal authority to enable the development, whether or not the instrument contains other provisions. The finalisation of the draft planning controls and EPI amendment is imminent and based on ongoing consultation, finalisation is anticipated in early 2025, prior to the determination of this SSDA. Therefore, the proposed development can be assessed in accordance with the proposed planning controls, and the in-fill affordable housing provisions under Chapter 2, Part 2, Division 1 of the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) which allows an additional 30% height and floor space ratio (FSR) where development provides at least 15% affordable housing.
5.3	Canterbury Bankstown Development Control Plan 2023 Subject to s2.10(1)(a) in SEPP (Planning Systems) 2021 the Council's DCP 2023 does not apply. While the DCP numerical controls be considered as part of the development, especially those provisions	In accordance with Section 2.10 of the Planning Systems SEPP, DCPs do not apply to development that is SSD. Notwithstanding, key DCP controls have been considered as part of the proposed development, including waste management, as outlined in the

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	which apply to day-to-day operations for the development e.g.: waste management. <u>Recommendation:</u> The EIS is revised to include an assessment against Council's DCP controls including all resident, visitor and servicing requirements.	Statutory Compliance Table at Appendix B to the EIS.
5.4	Apartment Design Guide (ADG) The proposal does not meet the required building separation control in 3F in the ADG, specifically the setback from the eastern boundary and there is no environmental planning reason to support this departure. <u>Recommendation:</u> That the following be provided: – Amended plans be provided that comply with 3F; or – Environmental planning reasons be provided to justify the non-compliance.	The proposal was subject to two design reviews by the State Design Review Panel (SDRP) to ensure the proposal achieves a high level of design excellence. The east-facing balcony projections for apartments A.407, A.507, A.607 and A.707 directly respond to the SDRP 1 advice (dated 20 June 2025), which recommended a more urban frontage by aligning the floor plan with The Boulevard and extending the balcony expression to define the street. This recommendation was a response to the proposal's generous setback at the corner of The Boulevard and Dudley Street for the retention of the existing spotted gum. The eastern balcony projections are intentionally non-trafficable due to their narrow width and function solely as façade articulation, providing expression and depth while preventing overlooking toward 149 The Boulevard.
5.5	To the south of the site is a two storey Residential Flat Building (RFB) at 36 Dudley Street. The SSDA Design Report advises this RFB as two northern elevation living room windows (one on each level for Units 1 and 4) which must each receive at least two hours sunlight between 9am and 3pm in midwinter. However, Council's records (file 253/36B) show this RFB as having two additional living room windows (relating to units 3 and 6) and which are the two easternmost windows on the northern elevation. <u>Recommendation:</u> Amended plans be provided that accurately show the living rooms on the RFB at 36 Dudley Street and them receiving adequate solar access in midwinter.	All living room windows at 36 Dudley Street have been identified and assessed in the updated Sun Eye View diagrams in the updated Architectural Plans at Appendix B. The updated Sun Eye Diagrams confirm that the proposal will not result in any overshadowing to the additional two living room windows at 36 Dudley Street between 9am and 12pm, mid-winter. The proposal maintains a minimum of 2hrs solar access to all identified living room windows at 36 Dudley Street, between 9am and 3pm, mid-winter.
5.6	The failure for the western facing units to receive two hours sunlight between 9am and 3pm in midwinter is not supported and indicates the design response has not been adequately considered. The applicant's	The solar diagrams have been updated in the Architectural Plans at Appendix B to include a detailed breakdown of apartments achieving 2 hours, 1 hour, and no direct solar access on 21 June.

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	reliance on extending this window from 9am to 4pm is not supported. <u>Recommendation:</u> Amended plans be provided which demonstrate western facing dwelling received adequate solar access between 9am and 3pm.	Due to the site's orientation, the western elevation of the proposed building does not receive solar access between 9 am and 3m in mid-winter; however, it does receive afternoon sun beyond 3pm until sunset. As outlined in the Design Report submitted with the EIS, the proposed building layouts maximise northern and eastern aspect to optimise solar access in accordance with the objective of the ADG. The proposal achieves 70% of apartments receiving a minimum of 2 hours of solar access between 9am and 3pm, mid-winter. Further, the SDRP advice from GANSW (dated 22 August 2025) noted that elements to be retained to achieve design excellence included the site planning and spatial arrangement of the landscape design, the building and its dwelling layouts and the level of amenity to the dwellings and outdoor spaces, including the number of dwellings with ADG solar access and cross-ventilation. Refer to the updated Architectural Plans at Appendix B.
6. 3D Model (digital)		
6.1	The applicant is to provide a digital 3D model for assessment and community engagement, in line with Council's 3D Model Submission Manual. https://cb.city/3D-Model-Submission-Manual	A 3D digital model is not necessary as the proposal has already been exhibited and is being assessed by DPHI as a SSDA. Therefore, a 3D model is not required for Council's assessment purposes or for community engagement.
7. Urban Design		
7.1	The proposed development is generally supported, pending some modifications to improve internal amenity, façade design and landscape outcomes. Ordinarily, this type of development would trigger the Council's Design Excellence requirements under Clause 6.15 of the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) and would be required to achieve high standards of design quality and amenity that go beyond the base requirements of the Apartment Design Guide.	Design excellence has been addressed though the State Design Review Process (SDRP). The proposal was subject to two design reviews with GANSW held on 20 June 2025 and 22 August 2025. The advice from GANSW dated 22 August 2025 confirms that the project is considered capable of achieving design excellence, consistent with the requirements of Canterbury-Bankstown LEP.
7.2	Bulk and scale The proposed development exceeds the current FSR and Maximum Height of	Council's acknowledgement that the proposal sits comfortably within the emerging urban context envisaged for Punchbowl is noted and agreed.

No.	Submission detail / summary	Response
	Buildings controls (0.9:1 and 11.5m), even when accounting for the 30% affordable housing bonus (1.17:1 and 14.95m). Nevertheless, the proposed built form sits comfortably within this emerging urban context envisaged in the Wiley Park and Punchbowl Masterplan, which anticipates FSRs of 2.5:1 and 1.7:1, and building heights of up to 33m and 23m respectively.	The proposal is being assessed and considered in the context of the emerging future higher density urban character for Punchbowl as envisaged through Council's proposed controls for the Punchbowl Precinct. As confirmed by GANSW through the SDRP process (letter dated 22 August 2025), the proposed massing and façade is considered an appropriate response to the future character of the Punchbowl Precinct.
7.3	While a 1.5 m parapet offset is provided between the two buildings to create a sense of transition and enhance the skyline, it is too subtle to be perceived from pedestrian level and across the sloping grade. In addition, the consistent grid alignment and similar façade proportions visually unify the pair, reducing the effectiveness of the intended solution. <u>Recommendation:</u> Achieve a stronger distinction between the two buildings through deeper material contrast, varied balcony treatments, or differentiated roof termination.	Design excellence and design quality has been addressed through the SDRP process. The proposal was subject to two design reviews to ensure the proposal will achieve design excellence. In the response to the second design review (dated 22 August 2025), the advice from GANSW confirmed that the proposed massing and facade is considered an appropriate response to the future character of the precinct and the simplified approach to The Boulevard with solid balconies and a more punctured wall structure is supported. Of note, GANSW confirmed the elements to be retained to achieve design excellence included the site planning and spatial arrangement of the landscape design, the building and its dwelling layouts and the general form and massing strategy for the building, as appropriate to the future urban character and increased scale and density of the TOD rezoning area, including: – articulation to align with The Boulevard and respond to the street corner and it's spotted gum – maximising the street wall at The Boulevard for this relatively limited frontage via a reduced setback at the eastern boundary. The GANSW advised that the extent of articulation and variation within the facade grid could be simplified overall, while maintaining sufficient distinction between buildings, and an appropriate level of articulation. The advice from GANSW was to simplify or exclude the following grid elements: – a. lower-level banding of street elevations to articulate a four-storey street wall – b. variations to make the street corner distinctive. The proposal is consistent with the design advice provided by GANSW though the SDRP process, and design excellence has been achieved.

No.	Submission detail / summary	Response
7.4	While the proposed eight storey form, with no defined street wall height, may be supported in this context, the design should break the continuous vertical expression and visually define a mid-level break that respects the desired street wall datum and reduces perceived bulk (the draft DCP controls will be exhibited soon). <u>Recommendation:</u> The façade strategy should reinforce varied material selection, lighter colours or strategic recesses above the intended street wall height, to clearly express a distinct street-wall datum and achieve a more balanced street interface. These refinements will ensure a stronger built-form response, enhanced residential amenity, and a more cohesive contribution to the evolving character of the Precinct.	As noted above, the advice from GANSW clearly stated that the extent of articulation and variation within the facade grid could be simplified overall, while maintaining sufficient distinction between buildings, and an appropriate level of articulation. The advice from GANSW was to simplify or exclude the following grid elements: – a. lower-level banding of street elevations to articulate a four-storey street wall – b. variations to make the street corner distinctive. The GANSW also confirmed that elements to be retained to achieve design excellence included the ‘varying grid facade’ concept, including: – the select ‘loggia’ expression of the balconies; providing façade depth and sun shading – expressing the columns as wide for the main structure and narrow for internal dwelling divisions – distinctive balustrade, colour, material and grid expressions for the two buildings. The proposal has demonstrated design excellence through the SDRP design review process and no changes to the façade strategy are required.
7.5	The ‘central spine’ between building A and B, at approximately 4.8 m wide and enclosed by eight-storey walls, is likely to feel constrained and overshadowed, offering limited sky views and wind protection. Given its’ role as a key pedestrian and communal circulation space, it should provide a stronger sense of openness and comfort at ground level. <u>Recommendation:</u> Increase the separation between building A and B to a minimum 6m, and/or introduce upper-level setbacks from level 5 onwards to improve daylight access, sky visibility, and overall human scale.	As advised by Arcadia, the central spine has been designed with integrated low height planters on either side which brings a level of softness and human scale to the central spine. The central spine provides a direct connection, and clear sight lines from Dudley Street through to the communal open space, with the incorporation of landscaping and building entries and the communal room providing a sense of arrival and entry. A 3m wide clear pathway is provided to the ground level communal space, as shown on the updated Landscape Plans at Appendix C.
7.6	Amenity The proposed development does not comply with ADG’s minimum separation distances along the eastern boundary adjoining 149 The Boulevard. Several units (AG01- A701) have balconies located approximately 3.6 m from the boundary, while others (A407 - A707) have living room windows at around 6.3m. This proximity compromises the visual privacy of the development and the future development on the adjoining lot, which is expected to	As outlined in Item 5.4, the east-facing balcony projections for apartments A.407, A.507, A.607 and A.707 directly respond to the SDRP 1 advice (dated 20 June 2025), which recommended a more urban frontage by aligning the floor plan with The Boulevard and extending the balcony expression to define the street. This recommendation was a response to the proposal’s generous setback at the corner of The Boulevard and Dudley Street for the retention of the existing spotted gum.

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	redevelop to a similar height under the Masterplan. <u>Recommendation:</u> The ADG separation distance be achieved as 6m to the boundary for the first 4 stories, and 9m for levels above for habitable rooms. Alternatively, balconies on these units be removed, with non-habitable windows provided where 3m and 4.5m setbacks apply.	The eastern balcony projections are intentionally non-trafficable due to their narrow width and function solely as façade articulation, providing expression and depth while preventing overlooking toward 149 The Boulevard.
7.7	More than 15% of the apartments don't achieve any solar access on winter solstice between 9am to 3pm, primarily affecting the western facing apartments. Given the project's Design Excellence requirements, higher levels of solar performance are expected to ensure quality internal amenity. <u>Recommendation:</u> The layout is reconfigured to increase solar access by reducing the number of single-aspect apartments per core and introducing additional dual- aspect or corner units where possible.	Updated Solar Diagrams are provided in the updated Architectural Plans at Appendix B to include a detailed breakdown of apartments achieving 2 hours, 1 hour, and no hours of direct solar access on 21 June. Due to the site's orientation, the western elevation does not receive solar access between 9 am and 3 pm in mid-winter; however, it does receive afternoon sun beyond 3pm until sunset which ensures amenity for future residents. Solar access has been optimised, in accordance with the objective of the ADG, through careful orientation, narrow building depths, separation into two buildings and maximising northern and eastern aspects to ensure a high level of amenity is achieved.
7.8	There is an opportunity for Building A to establish direct pedestrian access from The Boulevard, adjacent to the public open space, to strengthen its connection with the street and create a pleasant, welcoming secondary access point. <u>Recommendation:</u> Review the internal layout and consider making adjustments to maintain adequate levels of visual privacy for ground-floor apartments and to clearly delineate the public and private realms.	The proposal's design and layout have been carefully considered and supported through the design review process. Further, operators have a preference to limit entry points to the building for security reasons. In addition, the change in levels would necessitate a stair, which cannot be accommodated in a DDA-compliant manner. This outcome would also create further implications for the basement due to the constrained available height.
7.9	The western pedestrian access from The Boulevard provides a direct connection from the street to the communal open space, which is highly supported. However, its angled orientation and proximity to the driveway limit visibility and pedestrian legibility. <u>Recommendation:</u> The proposal should reconfigure this pathway to run parallel to the adjacent vehicular driveway, ensuring clear sightlines and a stronger visual connection with the street.	The proposal's layout, site planning, landscape strategy and location of entries has been carefully considered and supported through the design review process. The entries and landscape design have been designed to ensure a high level of permeability and to provide safe, direct and clear connections through the site. No change to the proposed pathway is considered necessary to improve visibility or legibility.

No.	Submission detail / summary	Response
	Several apartments (AG01, AG03, A101, A104, A201, A204, A301, A304, A401, A404, A501, A504, A601, A604, A701 and A704) include extended balcony portions of very narrow width that can barely accommodate seating or a small table, limiting their usability and functionality. In addition, some adjoining rooms have no access to these balconies, further limiting their accessibility and genuine usability. <u>Recommendation:</u> The proposal should adjust balcony widths and access points to enhance the overall quality and amenity of private open spaces.	As addressed in item 2.1 and 2.2 of this Report, the design of the balconies and design response to The Boulevard, has been carefully considered through the SDRP process. This design response, which aims to maximise the street wall to The Boulevard via reduced setbacks to the east, was identified an element to be retained to achieve design excellence by GANSW in the advice dated 27 August 2025. The advice from GANSW further outlined support for the proposed massing and façade design, which was considered an appropriate response to the future character of the TOD precinct. The simplified approach to The Boulevard with solid balconies and a more punctured wall structure is supported.
7.10	Unit B104 presents an opportunity to strengthen façade alignment and improve private open-space amenity by extending its balcony southwards to align with the building's southern edge. <u>Recommendation:</u> This adjustment would create a more functional and proportionate outdoor area, enhance daylight penetration, and contribute to a more consistent façade composition along the southern elevation.	Addressed in Item 7.8 above.
7.11	The proposed waste management arrangements require the bins from Building A to be transferred through the main residential corridor at ground level to the collection room in Building B, creating potential conflicts with resident circulation and compromising the amenity of the ground floor spaces on the collection day. <u>Recommendation:</u> The proposal should nominate an alternative route, preferably via the basement levels or a dedicated service corridor at the rear, to avoid conflicts and ensure an adequate level of amenity.	An alternative bin route has been provided through the communal open space as outlined in Item 4.1 of this Report, and in the updated Architectural Plans at Appendix B.
7.12	Façade design and articulation The façades of Building A, along The Boulevard and Dudley Street exhibit excessive vertical and horizontal modulation, resulting in a visually busy yet monotonous expression. The composition lacks variety, material richness, and hierarchy, giving the façade a repetitive, formal appearance. <u>Recommendation:</u> There is an opportunity to simplify the articulation and introduce	This is addressed in Item 7.4 which states confirms that elements to be retained to achieve design excellence included the 'varying grid facade' concept, including: – the select 'loggia' expression of the balconies; providing façade depth and sun shading – expressing the columns as wide for the main structure and narrow for internal dwelling divisions – distinctive balustrade, colour, material and grid expressions for the two buildings.

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	greater material diversity, depth, and contrast to create visual interest and a more distinctive architectural character that better reflects the desired street identity. These refinements should align with the emerging street-wall height and desired future character, ensuring that the lower levels present a human-scale rhythm, and the upper levels are visually lightened through recesses or tonal contrast.	The GANSW also advised that the 'richness' of the colour and material palette, including pigmented concrete in lieu of natural and the range of brick selections is an element to be retained to achieve design excellence. The proposal has demonstrated design excellence through the SDRP design review process and no changes to the façade strategy are required.
7.13	The distribution of massing to retain the existing spotted gum is highly supported, however, the corner treatment requires further definition and visual strength. The current façade expression continues uniformly around the corner, missing the opportunity to mark this location as a distinct visual anchor. <u>Recommendation:</u> There is an opportunity to visually strengthen the corner through contrasting materials such as brickwork, textured cladding, refined detailing, or vertical architectural element that accentuates the intersection of The Boulevard and Dudley Street. These refinements should create a stronger sense of identity and legibility, helping the corner read as both cohesive with the overall design and distinctive within the street context.	As noted above, the proposal has been through a design excellence process through the SDRP, which has confirmed the proposal achieves design excellence. Importantly, the design advice from the GANSW confirmed the varying grid façade is to be retained as an element to achieve design excellence.
7.14	The proposed arcade element at the main entrance from Dudley Street although introduced to emphasise the entry point, reads as an add-on and lacks proper integration with the building's composition. <u>Recommendation:</u> The proposal should reconsider the entry design, so it becomes a natural extension of the façade expression, emphasising entry legibility through proportion, depth, and material continuity rather than applied elements."	In demonstrating design excellence, the GANSW confirmed in the advice dated 27 August 2025, that the following elements are to be retained to achieve design excellence: – The number, location and hierarchy of site entries including the main entry between buildings to provide universal access and a sense of address and arrival. – The Dudley Street entry arbour and planting. As outlined in 7.12 above, the façade design has been thoroughly considered and developed through the design review process, and no changes are required to deliver improved design outcomes.
7.15	Landscape The proposal does not include information on the existing trees to be retained in the surrounding verge and adjacent sites. <u>Recommendation:</u> The proponent should identify all trees to be retained and clearly show the TPZ and SRZ on all relevant	Details of existing trees to be retained in the surrounding verge and adjacent sites is provided in the updated Landscape Plans at Appendix C. The Landscape Plans include the TPZ zones for all trees to be retained. Further detail on the trees proposed for retention, potential tree impacts and tree management

No.	Submission detail / summary	Response
	drawings to demonstrate potential impacts of the proposed development and ensure appropriate protection measures are implemented.	measures, is provided in the Arboricultural Impact Assessment (Appendix G to the EIS).
7.16	The proposal proposes two <i>Waterhousea floribunda</i> in the garden bed along the south-eastern boundary. Given the narrow width of the garden beds and the presence of the proposed shelter, this constrains the growth of large trees such as the proposed species. <u>Recommendation:</u> the proponent shift the BBQ and shelter further north to increase the garden-bed width to a minimum of 2m and replace the proposed trees with smaller species such as <i>Elaeocarpus reticulatus</i> 'pink' or <i>Betula pendula</i> 'fastigiata'.	As provided in the updated Landscape Plans at Appendix C, the covered outside space has been revised and is shifted to the north to provide a 3.6m planting space. Arcadia have advised that the increased dimension is sufficient to allow for mature tree growth, and no changes are required to the proposed <i>Waterhousea floribunda</i> plantings in this area.
8. Strategic Assessments		
8.1	As part of the State Government's Transport Oriented Development (TOD) program Council prepared the Punchbowl and Wiley Park Precinct Plan which was adopted by Council and submitted to the Department in late 2024. The LEP Amendments proposed in the Council's adopted Plan are under review by the Department. Under the Precinct Plan, the site has a maximum height of 12 storeys. The proposal is limited to 8 storeys, well below the maximum height envisaged by Council. It is noted that the proposal significantly exceeds the current planning controls for the site under the Canterbury Bankstown Local Environmental Plan 2023 and the applicant is relying on the. Council requests that there is greater planning certainty provided by the Department before any determination is issued for this SSDA.	Noted. The proposal is being assessed in accordance the draft planning controls for the Punchbowl Precinct which are expected to be finalised by DPHI in early 2025. The proposed planning controls for the Punchbowl Precinct will be finalised by DPHI prior to SSDA being determined.
9. Payment of Section 7.11 or 7.12 Development Contributions		
9.1	Section 1.3 (p14) of the Canterbury Bankstown Local Infrastructure Contributions Plan 2022 notes that the following development is excluded from the Plan: <i>Affordable housing carried out by or on behalf of a registered social housing provider, provided that:</i> <i>– the affordable housing is managed by a registered social housing provider;</i>	The proposed development is being undertaken by NSW LAHC, a registered social housing provider, for the purpose of affordable housing. Under the Housing SEPP, NSW LAHC is exempt from any restrictions on title, and all residential development undertaken by NSW LAHC is deemed to be affordable housing. Therefore, the proposed development is requested to be excluded from local contributions

No.	Submission detail / summary	Response
	– the total residential gross floor area exempted is used solely for the purpose of the provision of affordable housing in perpetuity; and – a covenant is registered in the title of the site prior to the issuance of the Occupation Certificate, with wording shown in the box below. Council seeks written confirmation from the applicant whether the SSD application would be excluded from the payment of Section 7.11/12 Development Contributions in accordance with the above.	in accordance with the Canterbury Bankstown Local Infrastructure Contributions Plan 2022. NSW LAHC is requesting that contributions are not levied on the proposed development, in accordance with the Contributions Plan.
10. Payment of fee – Post Consent Compliance		
10.1	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 by the applicant to Canterbury Bankstown Council prior to submitting any information to Council as required by the SSD development consent conditions.	Noted.

4.4 Response to Public Submissions

Table 5 provides a response to the key issues raised in public submissions.

Table 5: Response to issues raised in public submissions

No.	Issue	Submission detail/ summary	Response
1. Transport and access			
1.1	Traffic generation	– The development will significantly increase the volume of traffic on surrounding roads – Support for proposal but request to change local traffic conditions on Punchbowl Road and The Boulevard.	The proposed development is forecast to generate minimal trips, resulting in the order of 22 and 17 vehicle trips during the weekday AM and PM peak hours, respectively. SIDRA modelling results indicate that all key intersections currently operate at an acceptable level of service (LoS) of C or better during the AM and PM peak hours and all key intersections can accommodate the additional development traffic. Overall, from a traffic perspective the proposed development would have minimal traffic impacts to the surrounding road network.

No.	Issue	Submission detail/ summary	Response
			The proposal does not generate the need for any changes to local road conditions or upgrades. Any requests for changes to local traffic conditions would need to be referred to Council.
1.6	Car parking	– The car parking provided is inadequate and will result in impacts on car parking in surrounding streets. – Limited visitor parking. – Applying a standardised ratio for parking in developments of this scale does not reflect the actual needs of residents and the surrounding community.	The development is designed in accordance with the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP), which establishes car parking standards for affordable housing and sets out the minimum number of car parking spaces required. According to the Housing SEPP, the parking requirement is set at a rate of 0.4 parking spaces per 1 bedroom unit, 0.5 spaces per 2-bedroom unit and 1 space per 3-bedroom unit. A total of 58 car parking spaces including 1 visitor space is proposed, which exceeds the requirements of the Housing SEPP. While the Housing SEPP does not include any requirement for visitor parking, 1 visitor parking space is provided to facilitate client service visits and building maintenance workers.
2. Amenity and privacy			
2.1	Overlooking and privacy concerns	– Concerns were raised about overlooking of neighbouring residential properties – Insufficient setback to the south and concerns about direct sightlines to neighbouring properties which will result in visual privacy impacts. – Adequate building setbacks, screening, and landscaping have not been provided to mitigate overlooking and privacy impacts.	The proposal has been designed to minimise overlooking and ensure privacy impacts are mitigated for both future residents of the development and neighbouring properties and achieve the visual privacy requirements in the ADG. The proposal has been carefully designed to minimise overlooking and ensure privacy impacts are mitigated for both future residents of the development and neighbouring properties and achieve the visual privacy requirements in the ADG. Boundary setbacks are generously landscaped and are generally consistent with the ADG building separation controls except for a variation to the separation to the north-east to provide an elongated street wall, and design outcome consistent with the SDRP design advice. Further, as shown on the updated Architectural Plans at Appendix B, privacy screens have been incorporated on the

No.	Issue	Submission detail/ summary	Response
			balconies of ground floor apartments to ensure a high level of privacy is achieved. Additional privacy measures, including glazing and privacy screening for the communal open space are also provided in the updated Architectural Plans at Appendix B to ensure a high level of visual privacy. Façade articulation, window placement, landscaping and privacy screening treatments will further mitigate visual privacy impacts.
2.3	Overshadowing	– The building will cause overshadowing to surrounding properties to the south and east. – Loss of sunlight to private open space and primary living areas of neighbouring properties.	The proposal has been carefully designed to minimise overshadowing to neighbours. The building at the south east corner has been carefully designed to maintain 2hrs of solar access to adjoining properties to the south between 9am and 3pm mid-winter. As confirmed in the Sun Eye Diagrams in the updated Architectural Plans at Appendix B, the proposal does not overshadow the primary living areas of apartments at 36 Dudley Street, between 9am and 12pm mid-winter, ensuring a high level of residential amenity for surrounding properties. The proposal will not result in any significant overshadowing impacts to properties to the east. Shadows from the proposal are not cast on properties to the east until 3pm in mid-winter. The proposal does not result in any additional overshadowing to these properties between 9am -2pm. The design ensures overshadowing impacts are minimised, while recognising the future redevelopment potential of surrounding properties in accordance with the proposed controls for the Punchbowl precinct. Overall, the overshadowing impact is considered to be acceptable.
2.4	Noise impacts	– Concerns were raised about construction and operational noise impacts on the surrounding area.	No significant noise impacts are anticipated as a result of the proposed residential use of the site. A Noise and Vibration Impact Assessment (NVIA) prepared by ADP Consulting Engineering formed part of the EIS which considered noise impacts from the proposed development and made

No.	Issue	Submission detail/ summary	Response
			recommendations regarding future design of mechanical plant to ensure noise impacts are appropriately managed. Construction noise impacts are addressed in Item 6 below.
3. Character, height and design			
3.1	Building scale and density	– The proposed development at 8-storeys is larger than existing developments – The scale and design of the proposed buildings are out of character with the surrounding neighbourhood – The scale will undermine the visual integrity of the surrounding area – Appears to be poor design with no variety of materials in the external appearance.	The proposal is in an area identified for increased development and renewal as established in Council's Wiley Park and Punchbowl Precinct Plan which identifies heights of 23m (7 storeys) and 33m (10 storeys) for surrounding sites. The scale of the proposed development is consistent with the planned height and densities envisaged by Council in the proposed controls for the Punchbowl Precinct and aligns with the scale and density established for TOD station precincts by the DPHI. While the development is currently a larger scale compared to some existing neighbouring buildings, the proposal is consistent with the intended built form outcomes under the draft planning controls and aligns with the planned future context which provides for buildings ranging from 7 to 10 storeys on surrounding sites. The proposal has been subject to a design excellence process through the State Design Review Panel (SDRP) process to ensure a high level of design quality and design excellence is achieved.
3.2	Building height	– The proposed development at 29.8m is double the current permissible height control of 11.5m. – Non-compliance with existing planning controls.	The proposal is being assessed in accordance with the proposed planning controls for the Punchbowl Precinct (see Table X Item 5.1 and 7.1 below in this Report). The proposed maximum building height control for the site in accordance with the Punchbowl Precinct Plan is part 33m (150 The Boulevarde) and part 23m (34 Dudley Street). With the 30% bonus height applied under the Housing SEPP (+9.9m for 150 The Boulevarde and +6.9m for 34 Dudley St), the maximum permitted height is 42.9m at 150 The Boulevarde and 29.9m at 34 Dudley Street.

No.	Issue	Submission detail/ summary	Response
			The proposed maximum building height is 29.8m which complies with the proposed height controls for the site under the Punchbowl Precinct Plan and Housing SEPP.
4. Urban Development			
4.1	Increased development in Punchbowl precinct	- Concern about increased development and density in the Punchbowl Precinct. - Impact on suburban character of Punchbowl and Wiley Park.	The site is within 400m of the Punchbowl Train Station and is identified within the Punchbowl Transport Oriented Development (TOD) Station precinct. Punchbowl Precinct has been identified as a TOD precinct by the NSW Government to deliver increased housing within walking distance to public transport and services. The NSW Government's TOD Program aims to increase housing in well-served areas and to build more housing near metro and rail stations to enable more people to live close to transport, jobs, services and amenities. As noted in item 4.1 above, the proposal is consistent with the planned future character for Punchbowl to transition to a higher density residential neighbourhood, with buildings ranging from 7- 10 storeys planned for surrounding sites in Punchbowl.
4.2	Demographic profile of future residents	High density housing close to the Metro should target students, workers and families (school students).	The site is owned by Minister administering the Housing Act and is being redeveloped by NSW LAHC for the purpose of 114 affordable housing dwellings to meet the increasing demand for more affordable housing in well-served areas. There is a critical need to deliver more affordable housing, and the site has been identified for renewal to support this purpose. The delivery of increased affordable housing is a key objective of the NSW Government. The proposal will provide modern, fit-for-purpose affordable housing that provides an appropriate mix of apartments to meet the required housing needs in the Canterbury-Bankstown LGA. The broader renewal of the Punchbowl Precinct will provide opportunities for increased housing, which will support local workers, students and families through the provision of improved housing choice and

No.	Issue	Submission detail/ summary	Response
			diversity close to the Metro and local services.
4.3	Impacts on property values	The proposed use and scale will adversely impact on property values in the surrounding area.	The proposed development is designed to deliver high-quality, modern homes that contribute positively to the local streetscape and responds to the planned future context for the Punchbowl Precinct. The proposal includes substantial landscaped setbacks, seating areas, and communal open spaces, and has been carefully designed to maintain high value trees, including the Spotted Gum in the front setback to support both amenity and community connection. There is no evidence to indicate that this development would negatively affect property values, noting that Punchbowl is planned for increased density and residential development in accordance with the proposed controls for the Punchbowl Precinct.

5. Trees and ecology

5.1	Tree retention and ecological impacts	- The proposed development would result in the loss of green space and established trees, which are vital for biodiversity and the local ecosystem. - Impact on the natural landscape.	The proposal has been carefully designed to retain trees where possible including the Spotted Gum at the corner of The Boulevard and Dudley Street. The proposal retains more than 70% of existing trees, and of the trees proposed to be removed almost 90% are tree with very low or remove value. A BDAR Waiver Request prepared by Cumberland Ecology (SLR) determined that the proposed development is not likely to have any significant impact on biodiversity values. A Biodiversity Development Assessment Report (BDAR) Waiver has been granted by the Department of Planning, Housing and Infrastructure (DPHI) and the Department of Climate Change, Energy, the Environment and Water (DCCEEW), issued on the 16 September 2025. The proposal provides substantial communal open space (39% of the site) which will increase green cover and will deliver more than 20% deep soil and 30% tree canopy cover which exceeds all relevant targets.
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6. Construction impacts

No.	Issue	Submission detail/ summary	Response
6.1	Construction impacts	Concerns were raised about traffic and noise impacts during construction.	NSW LAHC and the Community Housing Provider who is selected to act as delivery partner and property manager will work with local residents, to ensure the safety of the community. If the development proposal is approved, the planning approval will stipulate standard regulatory requirements regarding working hours, traffic management and environmental controls. Prior to the commencement of construction, A Construction Management Plan will be prepared to address the following: - Construction hours - Material management - Construction traffic management - Health and safety - Equipment / materials storage and parking - Dust control measures - Methods for disposal of waste. During construction, traffic flow, street parking, construction noise and road access will be carefully managed to ensure neighbours experience minimal disruption. The CHP will continue to communicate with the community throughout the construction period to ensure all concerns are addressed.
7. Procedural			
7.1	Assessment under draft planning controls	- Proposal is being assessed against draft controls that have not been finalised or gazetted. - This approach undermines the integrity and certainty of the planning system. - The application should be assessed against the current planning controls.	As outlined in the EIS, the proposal is being assessed in accordance with the proposed controls for the Punchbowl Precinct, which were exhibited by Council in late 2024 and submitted to the DPHI to finalise through an environmental planning instrument (EPI) amendment (in the form of an Amending SEPP to amend Council's LEP). As outlined in Item 5.1 of this Report, provisions in the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) allow a development application to be lodged and assessed in accordance with a proposed amendment to an environmental planning instrument. The proposed development is consistent with Section 3.39 EP&A Act which states that a development application may be lodged and considered by the consent authority even if the proposed development

No.	Issue	Submission detail/ summary	Response
			can only proceed following an amendment to the applicable LEP or other environmental planning instrument. The proposed controls are expected to be finalised by DPHI prior to the determination of this application. Therefore, the proposed development can be assessed in accordance with the proposed planning controls, and the in-fill affordable housing provisions under Chapter 2, Part 2, Division 1 of the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) which allows an additional 30% height and floor space ratio (FSR) where development provides at least 15% affordable housing. It is noted that the EIS and Statutory Compliance Table (Appendix B to the EIS) does consider the current LEP controls under the Canterbury-Bankstown LEP for reference.

5 Conclusion

This Submissions Report has been prepared to respond to matters raised in submissions in response to the exhibition of the SSDA for the construction of an eight-storey residential flat building with 114 affordable housing dwellings at 150 The Boulevarde and 34 Dudley Street.

This Report, in conjunction with the revised Plans and technical advice, responds to and addresses all issues raised in submissions, agency advice and the key matters identified by DPHI.

The proposal will facilitate the delivery of housing diversity and choice to help meet the needs of a wide range of households in Punchbowl and responds directly to the demand for affordable housing in the area.

The proposal directly responds to the NSW Government's commitment under the National Housing Accord to deliver approximately 377,000 new well-located dwellings by 2029. It will deliver much needed housing, including affordable housing, in a well-located area serviced by public transport, jobs and services and will support the delivery of the Canterbury-Bankstown LGA Housing Target of 14,500 new homes to be completed by 2029.

The proposal is consistent with the strategic planning context for the site as it will facilitate development with aligns with the NSW Government and Canterbury-Bankstown vision for the Punchbowl TOD Precinct, where the site has been identified for increased height and FSR.

The Report and supporting documentation demonstrate that the proposal has addressed all matters raised by Government agencies, council and the community, and will not result in any unacceptable environmental, social, or economic impacts.

The proposal is supported by detailed Mitigation Measures to ensure that all potential impacts, during both the construction and operational phase, are appropriately managed and mitigated. It is therefore recommended that the application is approved.

Appendix A: Submissions Register

Submitter	Section issues addressed
Government agencies and authorities	
Department of Planning, Housing and Infrastructure	Section 4.1
NSW Department of Climate Change, Energy, the Environment and Water	Section 4.2
Transport for NSW	Section 4.2
Sydney Metro	Section 4.2
Sydney Water	Section 4.2
Ausgrid	Section 4.2
Canterbury Bankstown Council	Section 4.3
Public submissions	
SE-96493460 - Name withheld	Section 4.4
SE-96541213 – Name withheld	Section 4.4
SE-96604457 – Phillip McNaughton	Section 4.4
SE-96683457 – Name withheld	Section 4.4
SE-96782208 – Tom Dabbagh	Section 4.4
SE-96802469 – Judith Strickland	Section 4.4
SE-96894457 – Rose Taouil	Section 4.4
SE-97391459 – Fiona Feng	Section 4.4
SE-97429463 – Name withheld	Section 4.4
SE-97607708 -Name withheld	Section 4.4
SE-97610207 – Name withheld	Section 4.4