



beam

State Significant Development Application Environmental Impact Statement

Mixed-Use Social and Affordable Housing Development
459 - 461 Chapel Road, Bankstown

Prepared for Sydney Anglican Property

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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GG. Engineering Services Spatial	<i>Neuron</i>
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QQ. Construction Traffic Management Plan	<i>McLaren</i>
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EIS Declaration

Project Details	
Project name	St Paul's Anglican Church, Bankstown
Application number	SSD-79709963
Address of the land in respect of which the development application is made	459-461 Chapel Road, Bankstown
Applicant Details	
Applicant name	ACGC SPV No.1 Limited
Applicant address	Level 2, St Andrew's House, 464 - 480 Kent Street Sydney NSW 2000
ABN	86 674 072 443
Details of person by whom this EIS was prepared	
Name	Michael Rowe
Organisation	Beam Planning Pty Ltd
Address	Level 8, 68 Pitt Street, Sydney
Professional qualifications	BPlan (Hons) RPIA REAP
Declaration by registered environmental assessment practitioner	
Name	Michael Rowe
Registration number	10257
Organisation registered with	Planning Institute of Australia
Declaration	<p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none"> • Has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021; • Contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates; • Does not contain information that is false or misleading; • Addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project; • Identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments; • Has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement; • Contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development; • Contains a consolidated description of the project in a single chapter of the EIS; • Contains an accurate summary of the findings of any community engagement; and • Contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.
Signature	
Date	9 April 2025

Executive Summary

Where is the site?

459-461 Chapel Road, Bankstown



 THE SITE

NOT TO SCALE 

What is this SDDA for?

Sydney Anglican Property, in partnership with Anglicare and the Commonwealth Government, is seeking to redevelop the existing St Paul's Anglican Church to deliver a 23-storey mixed-use development comprising approximately 186 social and affordable dwellings (including 1 ancillary rectory dwelling for the church) and community facilities, commercial premises and a childcare centre.



Why is it being lodged?

Bankstown faces significant housing challenges, including a critically low rental vacancy rate of 1%. Median rental prices in the area have increased by 5.26% in the last year, compounding affordability issues. Rental stress affects 42.2% of households (19,071 households) in the Canterbury-Bankstown LGA, who spend over 30% of their gross income on rent. **Social housing demand is also at record levels, with 2,742 household on the waitlist in the allocation zone, and a typical wait times exceeding five years.** Single senior women are disproportionately represented, making up 48% of the state's social housing waitlist. To meet current needs, it is estimated that 1,100-1,200 new social and affordable homes must be delivered annually in the Canterbury-Bankstown LGA.

This project is a timely response to the urgent need for social and affordable housing in Bankstown and represents a commitment from SAP and the Commonwealth Government to supporting diverse and disadvantaged communities.

In addition, the project provides the opportunity for SAP to renew its existing church facilities and deliver new community facilities that will enrich the physical, mental and spiritual well-being of the community.

What is the development's strategic context?

On 27 November 2024, the NSW Government rezoned the Bankstown TOD Accelerated Precinct, with an aim to provide capacity for 14,000 new homes. As part of the rezoning the site was specifically given an incentive height of 78m and FSR of 6.7:1 in recognition of its potential capacity to deliver social and affordable housing.

Does it comply with the relevant planning controls?

The proposed development complies with the relevant planning controls as outlined in **Section 5.0** of this report. The proposed development will deliver 100% social and affordable housing within a well-located area, consistent with the desired future scale of the Bankstown City Centre provided under key strategic planning policies and in accordance with the objectives of the TOD.

What are the key findings of the preliminary stakeholder engagement?

Consultation has been undertaken with various stakeholders including relevant government agencies and the public. The key issues raised during the consultation process included traffic impacts and environmental amenity and built form impacts. These concerns have been considered and addressed throughout the design of the project, as detailed in the Engagement Outcomes Report.

What are the key impacts and how will they be managed?

A detailed environmental assessment of the project has been undertaken in accordance with the Secretary's Environmental Assessment Requirements (SEARs). The assessment has found that where there are potential impacts, they can be appropriately mitigated and managed to ensure a suitable and appropriate outcome for the site. A summary of the relevant environmental assessment is provided in **Section 7.0** of this report.

Who is responsible for approving it?

As a residential development with an EDC greater than \$60m in an Accelerated TOD Precinct the Minister for Planning (or his delegate) will be the consent authority for the project.

Why should it be approved?

The proposed development should be approved for various reasons, including:

- The project will deliver 100% social and affordable housing in an area with specifically identified need.
- The project will renew the existing place of public worship and provide new community facilities along with complementary uses such as childcare that will support the emotional, physical and spiritual well-being of the current and future population of Bankstown.
- It is entirely consistent with the recently gazetted Bankstown TOD controls that were prepared to facilitate a development of this nature.
- It will not result in any unreasonable or adverse environmental impacts that cannot be appropriately mitigated and minimised.

A detailed justification of the proposed development is provided within **Section 8.0**.

1.0 Introduction

This Environmental Impact Statement (EIS) has been prepared on behalf of ACGC SPV No.1 Limited for Sydney Anglican Property (SAP) to assess the economic, environmental and social impacts of a State Significant Development Application (SSDA) for a mixed-use development at 459-461 Chapel Road, Bankstown (the site). The redevelopment of 'St Pauls Anglican Church' is a community centric development, comprising a new community facility and place of public worship, childcare centre, 186 social and affordable dwellings (including 1 ancillary rectory dwelling for the church), commercial premises and public domain improvements.

The development is an SSDA pursuant to Schedule 2, Section 19 of *State Environmental Planning Policy (Planning Systems) 2021* as:

- It is a mixed-use development on land that is identified as an "Accelerated TOD Precinct" on the *Accelerated Transport Oriented Development Precincts Rezoning Areas Map*; and
- The residential accommodation component of the development has an Estimated Development Cost (EDC) greater than \$60 million.

The EIS has been prepared in accordance with the requirements under Division 5 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Regs) and having regard to the SSD Guidelines and Industry-Specific SEARs. It is submitted to the NSW Department of Planning, Housing and Infrastructure (the Department) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This EIS is based on the Architectural Drawings prepared by Plus Architecture (see **Appendix H**) and other technical studies appended to this report (see Appendices List).

1.1 Applicant Details

Table 1 Applicant Details

Applicant Details	
Applicant name	ACGC SPV No.1 Limited
Applicant address	Level 2, St Andrew's House, 464 – 480 Kent Street Sydney NSW 2000
ABN	95 690 399 815

1.2 Project Overview

The project proposes the redevelopment of the existing St Paul's Anglican Church for a new mixed-use development comprising approximately 186 social and affordable dwellings, a place of public worship and a variety of commercial and community spaces.

Specifically, the development comprises:

- Site preparation and excavation works, including the demolition of all existing structures.
- 2,134m² non-residential floor area, including a community facility and place of public worship, office and retail uses, and a childcare centre;
- 11,133m² residential floor area, including approximately 186 social and affordable dwellings of varying sizes including studio and one-bedroom dwellings, with the exclusion of 1 four-bedroom dwelling which is ancillary to the place of public worship.
- Carparking spaces located in a one-storey basement and at-grade.
- Associated landscaping and public domain works.
- Extension and augmentation of infrastructure and utilities as required.

1.3 Project Objectives

The proposed development's objectives are to:

- Retain the presence and ministry of St Paul's Anglican Church within the Bankstown community, offering a dual use community and ministry space that will enrich the physical, social, cultural, and intellectual development and welfare of the community.
- Support disadvantaged members within the community by maximising the social and affordable housing above the community facilities within the planning controls.
- Provide a range of complementary uses such as retail, office and childcare that provide employment, activation, and support the financial viability of the project.

1.4 Project Background

1.4.1 Caring for Society's Most Vulnerable

Sydney Anglican Property (SAP) was formed on 1 January 2024 to provide a unified, co-ordinated approach to all diocesan property matters. A key objective of SAP is to put the Sydney Anglican Diocese's property on mission by delivering high quality projects that provide much needed community infrastructure, including upgraded ministry facilities, social and affordable housing and childcare centres.

As part of this mission, SAP, in partnership with Anglicare and the Commonwealth Government, is working together to deliver a 23 storey 100% social and affordable housing development on its landholdings within the Bankstown City Centre.

The site was selected as Bankstown faces significant housing challenges, including a critically low rental vacancy rate of 1% (January 2024). Median rental prices in the year have increased by 36.99% for 1-bedroom apartments and by 8.18% for 2-bedroom apartments in recent years, compounding affordability issues. Rental stress affects 42.2% of households (19,071 households) in the Canterbury-Bankstown Local Government Area (LGA), who spend over 30% of their gross income on rent. Social housing demand is also at critical levels, with 2,742 households on the waitlist in the Bankstown allocation zone, and typical wait times now exceed five years. To meet current needs, it is estimated that 1,100-1,200 new social and affordable homes must be delivered annually in the Canterbury-Bankstown LGA.

The key groups in need of affordable rental options include seniors aged over 55 and key workers renting privately in the surrounding area. Seniors, in particular, face risks of displacement due to financial pressures, health challenges, and personal circumstances. Accessible and affordable housing, combined with support services, secure living environments, and communal spaces, is essential to support "ageing in place" and mitigating social isolation. The suburb's population is both growing and ageing, with a projected 10% increase in Bankstown's population from 2023 to 2033.

The proposed development is situated within the heart of the Bankstown City Centre (**Figure 1**), just a short walk from the Bankstown Station. The proposal includes co-location with a place of public worship and community facility, and the site is also surrounded by schools, green spaces, and an abundance of public transport options, all within walking distance. Future tenants will have easy access to amenities, including social and health infrastructure, supermarkets, outdoor plazas and parks.

This project is a timely response to the urgent need for social and affordable housing in Bankstown and represents a commitment to supporting diverse and disadvantaged communities.

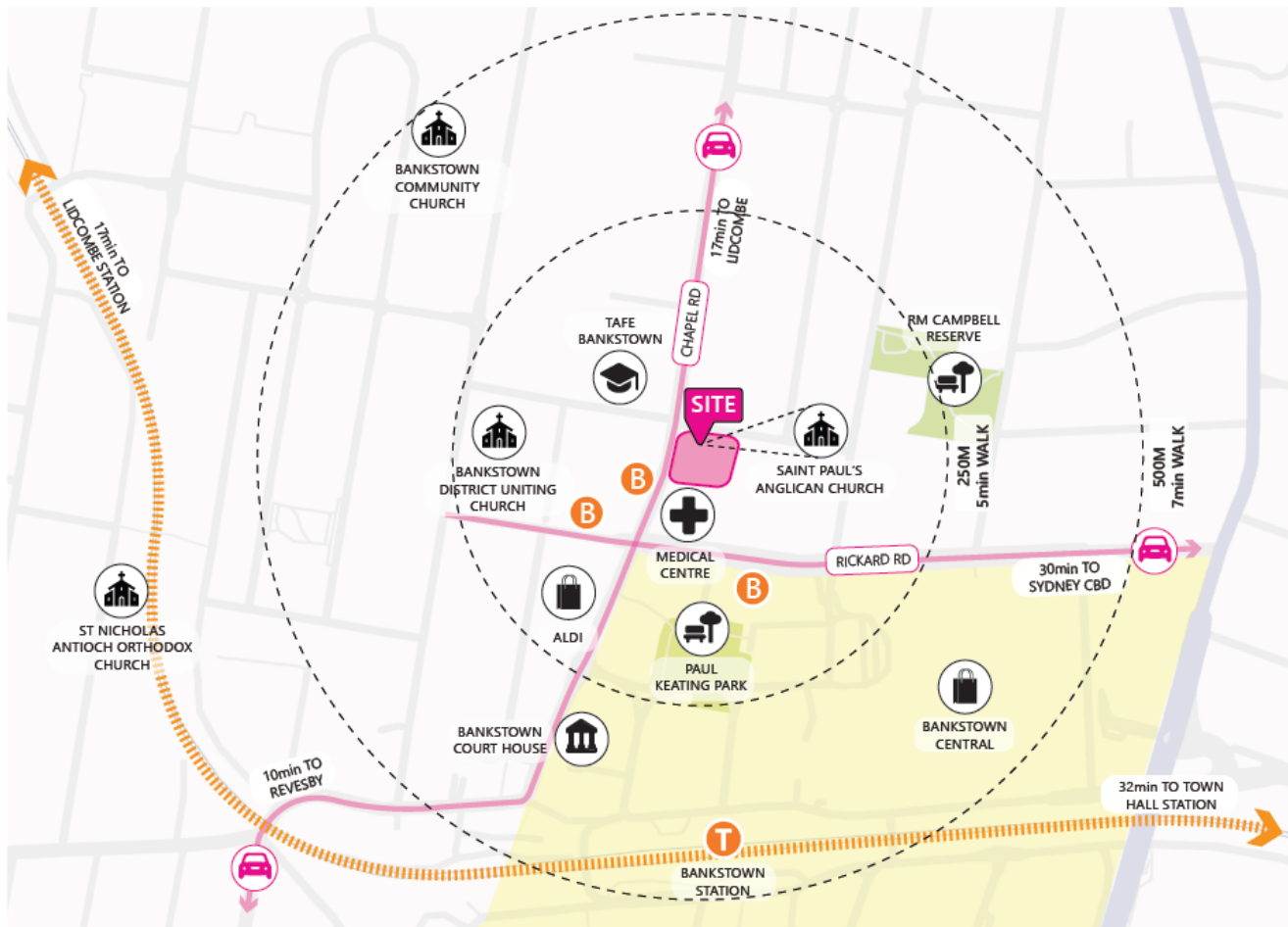


Figure 1 Local Context

Source: Plus Architecture

1.4.2 Planning Response to the Housing Crisis

Housing is the biggest single cost of living pressure, with mortgage payments or rent the largest expense for most households in NSW. Evidence shows that housing supply is not keeping up with demand. Despite NSW having the largest population, the largest expected increase in population, the highest rents and the highest medium house prices, in 2023 NSW recorded fewer overall completions than Victoria – despite NSW's higher population, producing about 6 homes for every 1000 people each year, compared to 8 in Victoria and 9 in Queensland.

A key priority for the NSW Government is tackling the housing crisis by facilitating the increased supply of social and affordable housing for low-income households and essential workers.

On 27 November 2024, the NSW Government rezoned the Bankstown TOD Accelerated Precinct under their Tier 1 TOD Program, with an aim to provide capacity for 14,000 new homes, 14,300 new jobs, affordable housing contribution of 3-4% for all new residential development within the precinct, and new open space, walkways and cycleways, etc.

The rezoning generally implemented the recommendations of the Bankstown City Centre Masterplan, however, granted greater uplift to the subject site. Now that the rezoning is finalised, the *Canterbury-Bankstown Local Environmental Plan 2023* (Canterbury-Bankstown LEP 2023) has been amended to introduce a site-specific provision (Clause 6.41) for the subject site, granting an incentive height of 78m and FSR of 6.7:1, which is further described in **Section 5.5** of this report.

The proposed development seeks to respond to the housing crisis by delivering a 100% social and affordable housing project within a well-located area, consistent with the desired future scale of the Bankstown City Centre provided under key strategic planning policies and in accordance with the objectives of the TOD.

1.5 Prior Approvals and Related Development

On 30 April 2025, a Demolition Development Application (DA) (DA-438/2025) was lodged with Canterbury Bankstown City Council seeking approval for the demolition of all existing structures on the site. The DA is currently under assessment.

2.0 Site Analysis

Site Overview


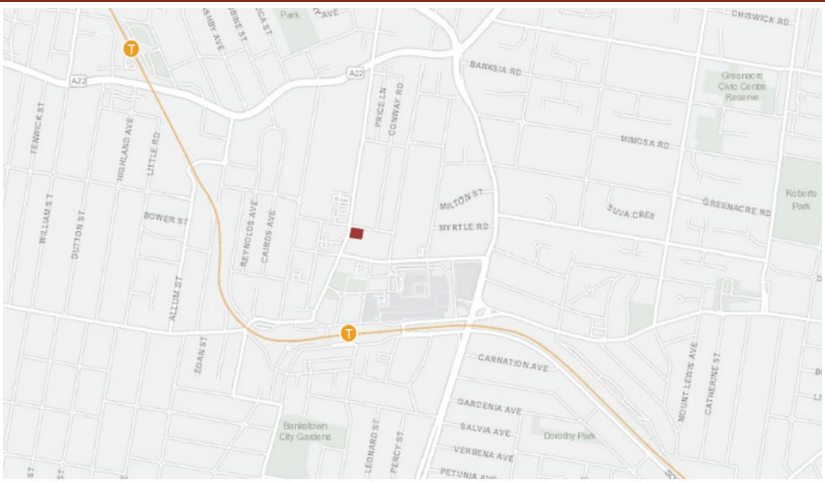



 Address	459 – 461 Chapel Road, Bankstown	
 Legal Description	Lots 26A, 27A and 28A in DP7058	
 Site Area	2,189m ² Site Survey at Appendix G	
 Owner	Anglican Church Property Trust Diocese of Sydney	

Figure 2 Location Plan

Locational Context

The site is located approximately 500m north of Bankstown Station and 760m south of the Hume Highway. Approximately 4.8km west of the site is Bankstown Airport and the site is situated 600m from Bankstown Central Shopping Mall, a regional shopping centre that services the local area. An aerial image of the site is shown below in **Figure 3** below.

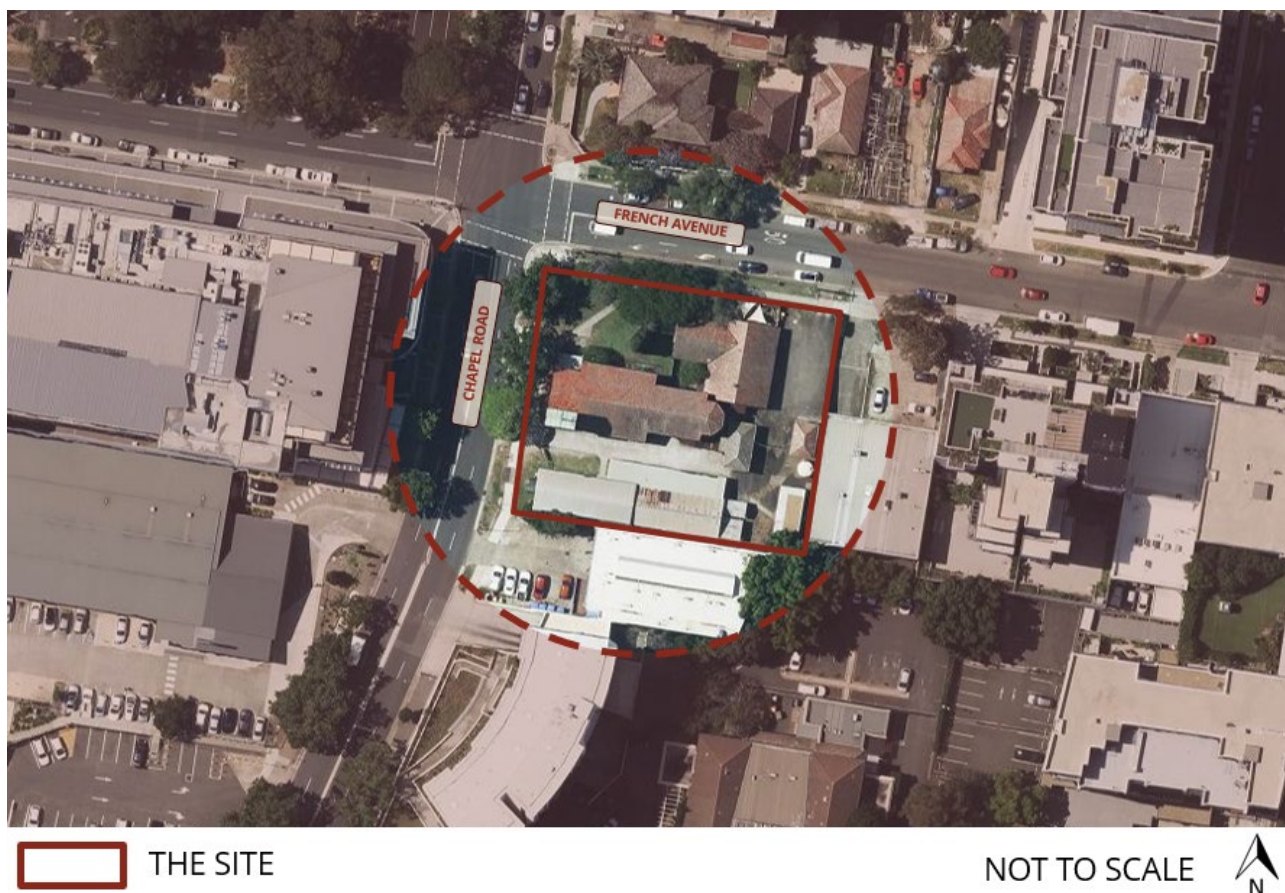


Figure 3 Aerial Photo

The site currently comprises St Paul's Anglican Church. The church has a capacity of 350 patrons. The site also comprises two additional ministry / community buildings and has on-site parking for 8 vehicles. See **Figures 4-6** for images of the existing site.



Figure 4 View of the existing St Paul's Anglican Church from Chapel Road









Figure 5 Existing driveway entrance via Chapel Road showing the rear of the site







Figure 6 North-east corner of the site



Existing
Development

 Geotechnical Conditions	<p>A Geotechnical Report prepared by JK Geotechnics (Appendix W) found the natural soils to be relatively consistent across the site, with residual silty clay extending to the surface of the underlying weathered bedrock. Areas of fill were identified below paved areas, consisting of silty clayey gravel and silty clay. Additionally, the bedrock comprises weathered siltstone, sandstone and laminite and was classified as highly weathered and of very low and low strength. No groundwater was encountered during the investigations.</p>
 Vegetation	<p>The site has existing vegetation on the north and western boundaries of the property. Nine trees are located within the site boundary. Five of these trees line the northern boundary of the site along French Avenue, with four trees scattered within the church grounds. 3 mature trees are located in the road reserve, along Chapel Road. Two trees are located directly south of the south-eastern corner of the site, in the neighbouring property. The north-western portion of the site is turfed.</p>
 Site Access	<p>The site offers pedestrian access from the Chapel Road and French Avenue frontages. Vehicular access is also available from both frontages with an existing driveway accessible via Chapel Road that runs parallel to the site and an additional driveway via French Avenue situated behind the church.</p>
 Heritage	<p>The site is not currently identified as an item of heritage significance or in a heritage conservation area. The heritage significance of the site is discussed in more detail in Section 7.15.</p>
 Topography	<p>The site is typically flat. A very slight slope from RL 30.758 on the northern boundary to RL 28.957 on the southern boundary exists on the site.</p>
 Flood Risk	<p>The site is not subject to flooding.</p>

2.1 Site Surrounds

 North	<p>To the north of the site is French Avenue. Directly across the site are a variety of mixed-use sites, including Quran College Bankstown, and high-density residential dwellings. Continuing north are several residential properties, including three-storey residential dwellings. An educational hub exists further on Chapel Road including TAFE NSW Bankstown, St Felix Catholic Primary School and LaSalle Catholic College. Beyond this is the Hume Highway Corridor, a key piece of infrastructure connecting Bankstown to other regions of Sydney.</p>
 South	<p>To the south of the site is Bankstown Community College, Bankstown Medical and Dental Centre and a nine-storey residential building. Further south is Bankstown Town Hall and Bankstown Library and Knowledge Centre. These buildings comprise the Bankstown City Centre, along with the Bankstown Council Chambers, Paul Keating Park and the Western Sydney University Bankstown Campus. Beyond this is Bankstown Train Station which is approximately 450m south of the site.</p>
 East	<p>To the east of the site are several high-density residential and mixed-use properties. North-east of the site are low and high-density residential properties and RM Campbell Reserve. Approximately 650m east of the site is Stacey Street, a major arterial road connecting Bankstown to other regions in Sydney. South-east of the site is Bankstown Central Shopping Mall which offers a range of retail, entertainment and food services. Bankstown Central Shopping Mall has been flagged for future development.</p>
 West	<p>To the west of the site is Little Saigon Plaza, a five-storey shopping mall that offers a range of commercial, retail and entertainment spaces for the local community. Further west is a range of community services including a law firm, nursing home and medical services. South-west of the site is the Department of Communities and Justice – Housing Bankstown and Islamic places of worship. Bankstown-Lidcombe Hospital is 3km south-west of the site, while Bankstown Airport is approximately 4.8km from the site.</p>



TAFE Bankstown, located further north of the site



Development along French Avenue, looking east



Little Saigon Plaza, directly adjacent to the site



Bankstown Community College located on Chapel Road, immediately south of the site

Figure 7 Photos of the Surrounding Area

3.0 Strategic Planning Context

This chapter identifies the key strategic issues that are relevant to the assessment of the project, including its consistency with relevant Government policies, the strategic planning framework, relationship with other surrounding development and any planning agreements. The chapter also analyses the alternative development options explored and justifies the current proposal in context of the strategic planning framework.

3.1 Strategic Planning Framework

Table 2 sets out the relevant strategic planning context of the proposed development, including an overview of the key Government policies, strategies and guidelines referenced in the SEARs.

Table 2 Summary of Strategic Context

Strategic Plan	Strategic Context
National Housing Accord 2022	<p>The National Housing Accord (the Accord) is a housing initiative that aims to increase affordable housing supply by 1.2 million over a 5-year period from mid-2024. Supported by all levels of government, investors and the construction sector, the Accord includes federal funding of \$3.5 billion to state, territories and local government to deliver housing targets, including \$350 million to deliver 10,000 affordable homes. State and territory governments have agreed to an additional 10,000 affordable homes, increasing the total of up to 20,000 affordable homes.</p> <p>Under the Accord, NSW has agreed to build 377,000 new homes and 3,100 affordable homes. The Accord outlines that housing be well-located and situated within areas that offer pre-existing infrastructure capacity and continuing investments. The NSW Government has allocated Canterbury-Bankstown Council to deliver 14,500 homes by 2029. The proposed development will contribute to this housing target by providing an additional 186 social and affordable dwellings.</p>
Housing 2041 – NSW Housing Strategy	<p>The NSW Government's <i>Housing 2041</i> Strategy outlines a 20-year vision for NSW housing by establishing four key pillars, including supply, diversity, affordability and resilience. The strategy also identifies key housing issues across the state and details objectives and intentions to address these challenges. The proposed development aligns with the strategic framework by emphasising the strategy's key pillars to ensure the delivery of housing.</p> <ul style="list-style-type: none"> • Supply: The proposed development will provide 186 new dwellings on the site, in the heart of the Bankstown City Centre, which will contribute to the increase in housing supply. Furthermore, the provision of 100% social and affordable housing will cater to the needs of the local community, satisfying the objectives of the strategy. • Diversity: Housing diversity is recognised as a key feature of Housing 2041, varying from social and affordable housing to build-to-rent. This policy focuses on enhanced liveability and design qualities and housing supply for differing demographics, including younger and older people, Aboriginal families and women. The proposed development achieves this by offering social and affordable housing and an additional community space, increasing the liveability of residents and diversity of housing within the local area. • Affordability: Housing affordability is a crucial element towards housing growth in NSW. The proposal satisfies this policy as it will provide 100% social and affordable • Resilience: The proposed development of the site will align with the principles of ecologically sustainable development, contributing to a development outcome that is highly sustainable and resilient, as further detailed in the ESD Report provided at Appendix T.
Greater Sydney Region Plan: A Metropolis of Three Cities	<p>The <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> envisions the future of Greater Sydney and priorities key elements that will enhance the quality of the city. The strategic framework emphasises infrastructure, liveability, productivity and sustainability, with a future goal of attaining the 30-minute city. The site is identified within the Central River City and the proposed development satisfies the following objectives:</p> <ul style="list-style-type: none"> • Objective 1 – Infrastructure supports the three cities: The proposed development will deliver community infrastructure to the Central River City and contribute to the growth of infrastructure within Bankstown. • Objective 2 – Infrastructure aligns with forecast growth – growth infrastructure compact: Bankstown is flagged for future growth and the proposed development will deliver infrastructure and employment opportunities that supports the growing population. • Objective 4 – Infrastructure use is optimised: The development will provide infrastructure to Bankstown, an identified TOD Precinct, and will support activity surrounding the new Metro. • Objective 6 – Services and infrastructure meet communities' changing needs: Bankstown has been flagged for future growth and development, with housing and infrastructure required to support this demand. The proposed development will provide both housing and infrastructure to cater to the changing demographics and needs • Objective 7 – Communities are healthy, resilient and socially connected: The proposed development will offer community spaces that will encourage social connection and cultural diversity.

Strategic Plan	Strategic Context
	<ul style="list-style-type: none"> • Objective 8 – Greater Sydney’s communities are culturally rich with diverse neighbourhoods: The development proposes community facilities, including a place of public worship and shared community facility, which will encourage cultural diversity and enrichment within the local community. • Objective 10 – Greater housing supply: The proposed development contributes to the housing supply by offering 186 social and affordable dwellings. • Objective 11 – Housing is more diverse and affordable: The proposal will deliver 100% social and affordable dwellings to Bankstown, significantly contributing to the increase in affordable housing supply. • Objective 12 – Great places that bring people together: With an active public domain and open community facilities, the proposed development will provide a space for the local community to unite and socialise. • Objective 14 – Integrated land use and transport creates walkable and 30-minute cities: The site is situated within walking distance to the existing Bankstown Train Station and the future Bankstown Metro, delivering the vision of a 30-minute city. • Objective 22 – Investment and business activity in centres: Office and retail spaces, in addition to the childcare centre, will create business activity within the Bankstown Chapel Road Corridor, contributing to the local economy. • Objective 30 – Urban tree canopy cover is increased: The proposed development meets Council’s green cover control, which includes tree canopy to support the sustainability of the local environment.
<p>Greater Cities Commission Our Greater Sydney 2056 – South District Plan</p>	<p><i>Our Greater Sydney 2056 – South District Plan</i> outlines a 20-year vision of the South District region including Canterbury-Bankstown, Georges River and Sutherland. It details the essential directions required to achieve growth and development within the South District region and focuses on core objectives of infrastructure, community spaces, culture and housing diversity. The strategic framework ensures collaboration across levels of government and other sectors to actualise this plan.</p> <p>The site is located in the Canterbury-Bankstown LGA and is within the South District region. The proposed development will achieve social and affordable housing and employment opportunities and align with the following core objectives:</p> <ul style="list-style-type: none"> • Planning Priority S3 – Providing services and social infrastructure to meet people’s changing needs: With a significant projected population growth in the Canterbury-Bankstown LGA, this proposal will directly contribute to services and social infrastructure by providing a community facility that will facilitate a range of activities and uses to meet the changing needs of the local community. Furthermore, the Plan identifies projections of an increase of young children, with 90% of the growth predicted to be in the Canterbury-Bankstown LGA. Therefore, the provision of a childcare centre is a direct response to this identified growth. • Planning Priority S4 – Fostering healthy, creative, culturally rich and socially connected communities: The proposed development will provide an environment that encourages social and cultural cohesion by providing spaces for the community to practice their faith and engage in social expression. • Planning Priority S5 – Provide housing supply, choice and affordability, with access to jobs, services and public transport: The <i>South District Plan</i> prioritises housing diversity, particularly affordable housing. The proposed development will provide 100% social and affordable housing to further increase housing diversity. The development site is located within close proximity to Bankstown City Centre and public transport including train services and the future Bankstown Metro. • Planning Priority S6 – Creating and renewing great places and local centres and respecting the District’s heritage: The proposal will co-locate social infrastructure within a mixed-use area and is situated within close proximity to Bankstown City Centre. The development will provide employment opportunities and deliver a community hub. • Planning Priority S9 – Growing investment, business opportunities and jobs in strategic centres: The strategic framework identifies Bankstown as a strategic centre for future development. The proposed development will provide business and employment opportunities within the Bankstown strategic centre and achieves a balance of mixed-use space within the strategic centre. • Planning Priority S12 – Delivering integrated land use and transport planning and a 30-minute city: The Bankstown strategic centre is envisioned to deliver the 30-minute city objective. The site is situated within walking proximity to public transport, infrastructure and services and the proposed development will increase the availability of infrastructure, residential dwellings and employment opportunities.
<p>Bankstown City Centre Master Plan</p>	<p>The <i>Bankstown City Centre Master Plan 2021</i> (the Master Plan) outlines a future vision for Bankstown City Centre within a 20-year period. The Master Plan adopts targets that responds to the current challenges being faced in Bankstown City Centre including population and job growth, housing affordability and increasing infrastructure. The future of Bankstown City Centre emphasises the north-south corridor by creating an active spine for activity and pedestrians, with possibility for intensification and density around the existing train station and future Metro. The proposed development aligns with the future vision of Bankstown City Centre by offering housing and commercial space that addresses these current issues within the key area. The proposal is consistent with the following objectives:</p>



**Direction 1:
A Centre
Stimulated and
supported by
infrastructure**

Objective 1.1 – Community infrastructure: The Master Plan recognises the lack of community spaces within the city centre, noting that upgrades are required for future growth. The proposed development will offer a community facility that is capable of providing space for indoor recreation, and a place of public worship that will complement the community infrastructure planned within the Bankstown City Centre.

Objective 1.3 – Incentive height and floor space: To align predicted growth and infrastructure, the Masterplan included incentive height and FSR controls. Consistent with Clause 6.41 within the *Canterbury-Bankstown Local Environmental Plan 2023*, the proposed development will utilise the incentive provisions by providing 100% social and affordable housing and on-site infrastructure to support future growth.



**Direction 2:
A Centre for
People**

Objective 2.1 – Character Areas: The Master Plan establishes specific character areas within the Bankstown City Centre. The proposed development is situated within Area 5, or 'Eds & Meds'. Area 5 promotes the development of social and open spaces for residents, students and medical patients including recreational and retail places. The development will provide these features by offering green space, a community facility and commercial spaces.



**Direction 3:
A Centre that
Attract
Investment and
Jobs**

Objective 3.1 – Establish a modest Commercial Core in Bankstown: A B3 Commercial Core zone is outlined as critical to the future vision of Bankstown City Centre. The Master Plan details the importance of surrounding residential development in town centres, noting that it provides vibrancy and activity. The proposed development is directly north of the Commercial Core and will provide diversity within the town centre, including employment opportunities in the proposed commercial spaces.

Objective 3.2 – Maintain the B4 Mixed Use zone surrounding the proposed Commercial Core: The Master Plan continues to highlight the importance of the existing B4 Mixed Use zone surrounding the proposed Commercial Core to ensure Bankstown City Centre remains an active place outside of work hours. Notably, the objective identifies the lack of employment floor space within the B4 Mixed Use zone. The development satisfies this objective by providing retail, office and childcare floor space for employment purposes.



**Direction 4:
A Well-Designed
Centre**

Objective 4.1 – Diversify the Urban Fabric: The future of Bankstown City Centre includes the diversification of built form. The Master Plan labels the development site as 'street wall and tower', a typology that promotes intensification. The proposed development will comprise a 23-storey mixed-use development consistent with the desired typology.



**Direction 6:
The Heart of
Connective City**

Objective 6.2 – Promote more people living and working within walking distance of the future Bankstown Metro and Sydney Trains Station: Bankstown Train Station and the future Metro Station is critical to the growth of the local area. The development site has been identified as a desirable walking catchment to public transport infrastructure and higher density floor areas have been suggested. Additionally, the site is situated within a TOD Accelerated Precinct and this proposed development shares consistent values and goals with the Master Plan and Housing SEPP.



**Direction 9:
A Centre with
Housing for All**

Objective 9.1 – Increase residential capacity: By 2036, Bankstown will deliver 12,500 various dwellings, including social and affordable housing. The proposed development contributes to this housing target as it will provide 186 social and affordable dwellings within the Bankstown City Centre.

Objective 9.2 – Increase affordable housing in Bankstown City Centre: The Master Plan addresses an existing gap of social and affordable housing. The proposal prioritises this concern by providing 100% social and affordable housing.

Strategic Plan	Strategic Context
Canterbury-Bankstown Affordable Housing Strategy (June 2020)	<p>The City of Canterbury-Bankstown's <i>Affordable Housing Strategy (June 2020)</i> addresses the current challenge of housing stress within the LGA. Notably, Canterbury-Bankstown experiences significantly more housing stress than Greater Sydney, with 18.6% of the population impacted. With a lack of affordable housing and an oversaturation of the private market, Canterbury-Bankstown is seeking to remedy this issue by increasing the supply of affordable housing. The proposed development contributes to this goal by developing 186 social and affordable in the Canterbury-Bankstown LGA.</p>
CBCity 2036 – Community Strategic Plan (May 2024)	<p>The <i>CBCity 2036 – Community Strategic Plan</i> commits to growing and enhancing the City of Canterbury-Bankstown by focusing on areas of development including community-centred goals, infrastructure, and liveability. To achieve this vision, the strategic framework guides future development to provide for the community with key principles outlined. The proposed development is consistent with the following principles:</p> <div data-bbox="352 555 497 680"> </div> <p>Safe & Strong</p> <p>This principle outlines the importance of the accessibility of community services and buildings and the preservation of community identity, with aims to create a family-friendly and supportive environment. The proposed development will provide a community facility, a childcare centre and a public place of worship, servicing the local community.</p> <hr/> <div data-bbox="384 786 466 904"> </div> <p>Prosperous & Innovative</p> <p>This principle envisions the City of Canterbury-Bankstown to be economically sustainable and rich in culture. The strategic framework promotes the development of facilities and infrastructure to serve the community and create a sense of identity. The proposed development will provide commercial and retail opportunities that encourage economic growth, in addition to the place of public worship and community facility where local residents can engage in and practice their culture.</p> <hr/> <div data-bbox="357 1032 496 1160"> </div> <p>Liveable & Distinctive</p> <p>The strategic framework relays the importance of social and affordable and quality housing, particularly within the city centre. It highlights diverse housing with access to amenities and communal and open spaces. The proposed development satisfies this principle by producing 100% social and affordable housing.</p>
Connective City 2036: Canterbury-Bankstown Local Strategic Planning Statement (LSPS)	<p><i>Connective City 2036</i>, or the Canterbury-Bankstown LSPS, is a 20-year plan to support and guide Canterbury-Bankstown's renewal and growth. It works to respond to the LGA's current challenges and to adopt a joint vision following the amalgamation of Canterbury and Bankstown Council. By proposing principles and goals, this LSPS seeks to create a vision for the future and to focus on the key matters that are relevant for growth. The proposed development aligns with the following principles:</p> <ul style="list-style-type: none"> Evolution 1 – Coordination, Community, Collaboration and Context: As the LSPS recognises the need to remedy any existing challenges, this first principle highlights the importance of collaboration and community involvement to facilitate growth and development. This includes interparty relationships to ensure development opportunities can be facilitated smoothly. This proposal satisfies this principle as the community has been engaged and additional relevant parties have been consulted. Further, the LSPS outlines context and the coordination of growth in Bankstown, particularly in significant areas such as the Bankstown City Centre. This involves co-locating infrastructure and other built forms within appropriate areas, such as transport precincts, and developing places that are consistent with local character and the context of the site. The proposal seeks to increase access to upgraded community infrastructure within a TOD Precinct, which remains consistent with the existing and proposed future character. Evolution 2 – Movement for Commerce and Place: This principle aims to increase accessibility and movement within Canterbury-Bankstown, particularly within identified strategic centres. This is to support employment and services and to reduce private-vehicle dependence. The LSPS seeks to encourage public transport use and creating safe, walkable places and spaces for pedestrians. As such, the proposed development will contribute to this goal as it is situated within close proximity to Bankstown Train Station and the future Bankstown Metro. Additionally, the site will have a pedestrian-friendly and active public domain. Evolution 3 – Places for Commerce and Jobs: Canterbury-Bankstown is preparing for a surge in employment and population growth, and it is vital that the city is prepared to support growth. Ensuring both employment and housing diversity is available is essential, particularly within identified strategic centres. The proposal will deliver spaces for various employment opportunities and will provide housing to support additional population growth.

Strategic Plan	Strategic Context
	<ul style="list-style-type: none"> • Evolution 6 – Urban and Suburban Places, Housing the City: An increase in housing supply is required to accommodate population growth and those experiencing housing stress. Various housing typologies are proposed, with the goal to locate 80% of new housing within walking distance of rail or metro. Affordable housing is also vital to the increased housing supply in Canterbury-Bankstown. This proposal achieves this goal as it not only offers 100% social and affordable housing but is also situated within walking distance to both Bankstown Train Station and Bankstown Metro. • Evolution 7 – Cultural Places and Spaces: The proposed development upgrades the existing place of public worship and will provide a community facility where the local community can engage in cultural practices. • Evolution 8 – Design Quality: Design quality is essential to ensuring and protecting future development within Canterbury-Bankstown. The LSPS acknowledges that high quality design creates an attractive, safe and inclusive place, a future vision for the LGA. As such, the proposed development will deliver a high-quality design, and this will be further explored in the report.
Canterbury-Bankstown Community Infrastructure Strategic Plan 2050	<p>The <i>Canterbury-Bankstown Community Infrastructure Strategic Plan 2050</i> aligns the development of community infrastructure with the expected population growth within the Canterbury-Bankstown LGA. To meet the needs of the community, the strategic framework notes the importance of the availability of community facilities that cater to all demographics and cultures. This includes children's and youth facilities, cultural facilities and local community spaces. The City of Canterbury-Bankstown aims to repair aged sites, develop new facilities and transform single-use community facilities into multipurpose facilities. This proposal will renew the existing St Paul's Anglican Church and community building and redevelop the site to offer versatile usage for the community.</p>
Bankstown Complete Streets CBD Transport and Place Plan	<p>The <i>Bankstown Complete Streets CBD Transport and Place Plan</i> is a strategic framework that presents a vision for the streets of Bankstown, outlining future objectives to achieve. The strategy seeks to encourage physical and active transport and to reduce the number of cars in Bankstown, allowing Bankstown to become a pedestrian and cycle-friendly place. The proposed development aligns with the strategic framework as it accentuates public features, providing a public domain with landscaping, outdoor seating and weather protection. These features of the development will return the public streetscape back to pedestrians and extend the pedestrian priority 'active spine' along Chapel Road, connecting the site to public transport services, including the Metro.</p>
NSW State Infrastructure Strategy (SIS) 2022-2042 (2022)	<p>The <i>SIS 2022</i> presents planned infrastructure growth in NSW over the next 20 years. The strategy focuses on principles that can adapt to future planning uncertainties and address challenges that the state is currently facing such as population growth, demographic change and accessibility to services. As such, the <i>SIS 2022</i> revitalises future state infrastructure by prioritising small and medium-sized projects. The proposed development accomplishes the targets below:</p> <ul style="list-style-type: none"> • Service growing communities: Infrastructure delivery, including the increase in housing supply, is a requirement for NSW's future population growth. This will ensure that growing communities will be equipped with services and be liveable cities. The proposed development guarantees housing supply, including social and affordable housing, and will increase infrastructure availability by providing commercial and retail space. • Integrate infrastructure, land use and service planning: The proposal achieves this objective by providing a mixed-use space and infrastructure within proximity to public transport and the Chapel Road corridor. The proposed development furthers the existing area by maximising land use to provide housing and infrastructure.
Future Transport Strategy	<p>The <i>Future Transport Strategy</i> encourages the integration of land, space and transport to allow connectivity and mobility that is sustainable. The strategy prioritises connecting customers across NSW, particularly where population growth is significant, to enable economic vitality and liveability. It establishes key objectives that target the strategy's goals, and the proposed development satisfies these objectives:</p> <ul style="list-style-type: none"> • C1 – Connectivity is improved across NSW: The strategy highlights the importance of creating 30-minute cities to connect strategic centres and increase flexibility within employment, retail and residential areas. The site's proximity to local public transport supports the 30-minute city objective by increasing accessibility of the development to the local community and other strategic centres. • C2 – Multimodal mobility supports end-to-end journeys: The development site will promote and encourage the local community to rely on alternative mode of transport, such as cycling or walking, due to the location's accessibility to public transport infrastructure. The Chapel Road corridor will also offer an active street network for pedestrians. • P1 – Supporting growth through smarter planning: The strategy notes the importance of providing housing and employment opportunities surrounding public transport. The proposal will be situated within proximity to the local public transport hub. • P2 – Transport infrastructure makes a tangible improvement to places: With liveability as a key focus, the strategy aims to enhance 15-minute neighbourhoods. The proposed development will offer commercial and residential opportunities, in addition to community facilities, to improve connectivity within the 15-minute neighbourhood.

Strategic Plan	Strategic Context
Better Placed	<p><i>Better Placed</i> is a design policy that aims to improve the quality of the built environment. It promotes and supports better outcomes for places and spaces in response to the challenges faced in NSW including health, growth and urban renewal. Ultimately, the policy prioritises the community to ensure that all future development improves quality of life. The proposed development satisfies the following objectives below:</p> <ul style="list-style-type: none"> • Objective 1 – Better fit: A building or place should resonate with the local neighbourhood and context of the site, while new developments can enhance the local context. The proposed development is an extension of the current site character. St Paul’s Anglican Church will be redeveloped into a shared place of public worship and community facility, which currently exists on the site. Commercial and residential areas are consistent with the local character as the site is situated in a mixed-use zone and is within close proximity to the city centre. • Objective 2 – Better performance: The objective seeks to ensure that development is sustainable and responsive to future needs. The proposed development comprises sustainable design elements which positively contribute to the environment. Additionally, the proposed land uses offer spaces that are modifiable for a new purpose if required in the future. The development is of high-quality, with durable features and materials. • Objective 3 – Better for community: The design policy details that a building or place should embrace and support local communities by providing spaces that offer people various opportunities and remedy social inequity. The proposal will offer employment and social opportunities that are accessible to the public and will contribute to community engagement. This is in addition to the proposed social and affordable housing which will support those encountering housing stress. • Objective 4 – Better for people: The proposed development will offer physical and emotional ease that responds to people’s patterns of living. The public place of worship and community facility offers a safe place for the local community and acts as a place for communal well-being. The proposal will also be suitable for habitation and promote communal enjoyment. • Objective 5 – Better working: The proposal will upgrade the existing St Paul’s Anglican Church and will become a multi-purpose site for community, commercial and residential purposes. The proposal is designed to cater to social, working and living interactions and will be fit for purpose. • Objective 6 – Better value: The design strategy identifies contributing economic benefits to the community as a key principle. The proposed development will enhance the existing site to comprise commercial space that will contribute to the local economy, in addition to social benefit, increasing standards of living. • Objective 7 – Better look and feel: The proposed development will modernise the existing façade and incorporate contemporary elements that are consistent with the local character and appealing to the community.
Connecting with Country	<p>The <i>Connecting with Country</i> framework is essential in maintaining and protecting Aboriginal heritage and uniting Aboriginal and non-Aboriginal people to work together in project development. In alignment with international and domestic laws and policies, the framework aims to remedy the continuous impacts of colonisation and provide a voice to Aboriginal people in development. The framework encourages reliance on local Aboriginal knowledge of Country to preserve and care for the land, along with supporting the local Aboriginal community. Engagement with local Aboriginal people has informed the design of this proposed development, with design elements reflecting and acknowledging the local Aboriginal history and ecology.</p>

3.2 Cumulative Impacts

The site is located within the heart of the Bankstown City Centre, a highly urbanised city centre undergoing significant change and transformation with several new developments being sought to capitalise on the uplift enabled by the Transport Oriented Development rezoning undertaken by the NSW State Government. Given its strategic location, the project is not expected to give rise to any additional environmental impacts beyond those already anticipated under the Bankstown City Centre Masterplan and the Bankstown TOD Rezoning, which the proposal is entirely consistent with.

Notwithstanding, a review of other significant developments recently approved, under assessment, or being constructed within the vicinity of the site has been undertaken, which has identified the following projects identified within **Table 3**. These projects have been considered in the environmental impact assessment for this proposal provided in **Section 7.0** and where any potential impacts can arise, they can be appropriately managed and mitigated.

Table 3 Developments in the Vicinity of the Site

Project Name	Description	Status (at the time of writing)	Proximity to subject site
SSI-8256 Sydney Metro – Sydenham to Bankstown	SSDA for the development and extension of the Sydney Metro. The project includes upgrading the existing T3 trainline to metro standards, whilst retaining the west T3 Bankstown Line. The estimated completion date is 2025.	Approved 12 December 2018.	550m south-east of the site.
DA-528/2020 1 North Terrace, Bankstown	DA for the demolition of the existing bus interchange and associated buildings, and the construction of a mixed-use commercial and retail precinct, including 3 commercial and retail buildings and the repositioning of the existing bus interchange.	Approved 19 July 2021.	500m south-east of the site.
DA-1182/2024 83 North Terrace, Bankstown 85 North Terrace, Bankstown 99 North Terrace, Bankstown	DA for the demolition of existing structures and the construction of a mixed-use development comprising a hotel tower, mixed-use podium and residential towers.	Under assessment	500m south of the site.
DA-975/2020 493 Chapel Road, Bankstown	DA for the demolition of existing structures and constructions of a 4-storey boarding house with 103 boarding rooms.	Approved 15 December 2021.	270m north of the site.

3.3 Project Agreements

There are no Voluntary Planning Agreements that currently apply to the site, nor are any proposed as part of this application.

3.4 Analysis of Alternatives

The project team has explored a number of alternative development options to achieve the project objectives. An analysis of the key options considered is provided below.

3.4.1 Option 1 – ‘Do Nothing’

Under the ‘do nothing’ scenario, the site would remain underutilised, continuing its current use as a place of public worship only. This option does not provide a desirable outcome as it fails contribute towards addressing the urgent housing demand and growth needs within the Canterbury-Bankstown LGA.

Furthermore, the site has already been earmarked by both the local and NSW Government for significant uplift and the delivery of a community facility and 100% social and affordable housing. Leaving the site in its current form, would therefore, be misaligned with the strategic objective and vision of the site and would represent a major missed opportunity to address the growing need for increased housing supply.

In the context of Greater Sydney’s ongoing housing crisis, this option would be detrimental to efforts aimed at alleviating the housing crisis and providing much needed community services and therefore, the ‘do nothing’ option is not considered to be acceptable.

3.4.2 Option 2 – Development of the site for different uses

The site currently comprises St Paul’s Anglican Church, and its retention is critical to SAP’s core mission and purpose. Therefore, SAP would not consider developing the site without a place of public worship.

SAP also considered developing market build to sell housing instead of social and affordable housing which would generate profit from the site. Whilst the provision of market housing would have contributed significantly to housing stock, it would also result in a missed opportunity to provide housing for vulnerable members of the community aligned with SAP’s philanthropic mission and would not utilise the funding from the partnership with the Commonwealth Government to deliver social and affordable housing and was therefore discounted as an option.

3.4.3 Option 3 – Proposed Development

The proposed development provides the best possible outcome for the site and will deliver a vibrant a mixed-use development that encourages social connection and healthy communities. The co-location of social and affordable housing with essential community infrastructure and local health and employment services will support vulnerable members of the community. The high-quality design of the development and the proposed public domain improvements will activate the street and improve the visual amenity of the area. In addition, the proposed development:

- strategically aligns with the housing needs of Canterbury-Bankstown and policy objectives;
- will aid the housing strain and supply of social and affordable housing within NSW;
- offers space for residents and local community members to be socially and physically active;
- is beneficial to the local community, offering community spaces, services, and commercial and retail spaces; and
- will benefit the local economy and provide residents on very low to moderate incomes various opportunities

3.5 Project Justification

With consideration of the site's strategic context and the analysis of alternative options available, the current proposal is deemed to be the most appropriate to achieve the objectives of the project. This is because the proposed development is:

- Consistent with national, state and local strategic frameworks and policy objectives.
- Intended to alleviate housing stress and provide social and affordable housing within the Canterbury-Bankstown LGA.
- To offer community facilities to provide social connection and unity.
- Designed to increase commercial floor space to cater for future job growth in Bankstown.
- To increase the supply of childcare services to ensure youth population growth is supported.

Refer to **Section 8.0** of this report for a detailed justification of the proposed development.

4.0 Proposed Development

This chapter sets out the intended uses proposed for the site and the associated works that consent is being sought for under this SSDA.

4.1 Project Summary

The St Paul's Anglican Church development proposes the redevelopment of the existing church and community facility for a new mixed-used 23-storey development, which will provide a range of community and commercial spaces at the lower levels and offer 100% social and affordable housing above. Specifically, the development comprises:

- Site preparation and excavation works, including demolition of all structures on the site.
- Construction of a new mixed-use 23-storey development, with a maximum building height of 78m and a maximum gross floor area of 13,310m², including the following uses:
 - 172m² ground level retail and 354m² Level 1 commercial space on the corner of Chapel Road and French Avenue.
 - 1,161m² double storey multipurpose community facility and place of public worship at Ground Level and Level 1.
 - 359m² childcare centre with outdoor open space, which will be shared with the community facility and place of public worship after hours and on weekends.
 - 11,133m² residential floor space, comprising a total of 186 dwellings from Level 2 and above, which will be used for the purpose of 100% social and affordable housing, with the exception of 1 x 4-bedroom dwelling on level 2, which will be allocated to the church and therefore, is proposed to be ancillary to the place of public worship.
- One-storey basement, comprising 37 carparking spaces and 94 bicycle spaces. An additional 13 at-grade shared parking spaces for the childcare and place of public worship will be located along the eastern boundary.
- Vehicular access provided via French Avenue.
- Associated landscaping and public domain works, including footpath embellishments and the creation of a forecourt along Chapel Road.
- Extension and augmentation of physical infrastructure and utilities as required.

Architectural Drawings and an Architectural Design Report have been prepared by Plus Architecture and are included at **Appendix H** and **I** respectively. **Figure 8** and **Figure 9** provides an artist impression of the proposed development.



Figure 8 Artist's Impression of the podium from Chapel Road

Source: Plus Architecture



Figure 9 Artist's Impression of the proposed development
Source: Plus Architecture

A summary of the key development metrics proposed is provided at **Table 4** and a detailed description of the proposal is provided in the following sections of this report.

Table 4 Summary of key development metrics

Component	Description
Project Area	459 – 461 Chapel Road, Bankstown
Site area	2,189m ²
Proposed uses	<ul style="list-style-type: none"> • Shoptop Housing (social and affordable) • Commercial (fitout subject to a separate planning application) • Retail (fitout subject to a separate planning application) • Childcare facility (use and fitout of centre subject to a separate DA) • Place of public worship • Community facility
GFA	Total GFA: 13,310m ² <ul style="list-style-type: none"> • Place of public worship and community facility GFA: 1,161m² • Retail GFA: 172m² • Commercial GFA: 354m² • Childcare GFA: 359m² • Residential GFA: 11,113m²
FSR	6.08:1
Height of Building	78m (23 storeys)
Setbacks	0m setback to the ground floor Minimum 3m upper storey setback
Residential units	186, including 185 social and affordable housing dwellings and 1 dwelling which will be allocated to the church. The proposed dwelling mix includes: <ul style="list-style-type: none"> • 41 studio dwellings; • 144 1-bedroom dwellings; and • 1 4-bedroom dwelling allocated to the church
Parking	50 carparking and 94 bicycle parking
Landscaped area	1,354m ²
Deep Soil	0%
Estimated Development Cost	\$94,161,213 including GST.

4.2 Key Urban Design Principles

Plus Architecture has developed six key design principles, which have been fundamental in shaping the massing, design and architectural vision for the proposal. These principles are underpinned by three key pillars, including *'The Right Urban Fit'*, *'Church and Community'*, and *'Connection with Country'*. These pillars are at the centre of the project, driving its vision to be a community focused building ensuring meaningful integration with the surrounding environment. They key design principles are outlined below, with further detail provided within the Design Report at **Appendix I**. These principles have defined the key design strategies and outcomes at the site as defined in **Figure 10**.



Ecclesiastical Roots

- Design for Church and Community
- Play with height and form to create dynamic visual expressions that resonate with the church and community use.
- Establish a strong rhythm, formality and architectural gravitas, reflecting the spiritual and historical significance of the site.
- Seamlessly integrate signage and symbolism into the architecture to reinforce identity and purpose.



Layers of the Land

- Draw direct inspiration from the ecologies of Salt Pan Creek, embedding its natural essence into the design.
- Utilise colour, texture, and warmth to connect with Country and the landscape
- Maximise landscaping opportunities through the use of endemic species to enhance the relationship with nature and the community.



Space for Community

- Design diverse spaces that promote interaction, collaboration and a strong sense of community.
- Provide dedicated residential communal spaces that foster a sense of belonging and shared experience.
- Create an inviting and dynamic public plaza that encourages social engagement and active use.
- Consider flexibility of use in the spaces to ensure adaptability for future needs and evolving community activities.



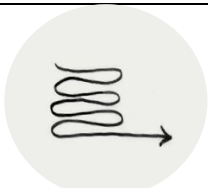
Contribute to the Public Domain

- Design the plaza to be a vibrant and engaging space that actively contributes to the public realm.
- Maximise active edges along the street to enhance interaction between the building and the public domain.
- Incorporate a mix of uses within the podium to promote and enhance active street frontages
- Maximise street trees and landscaping to reinforce the building's connection with nature and sustainability.



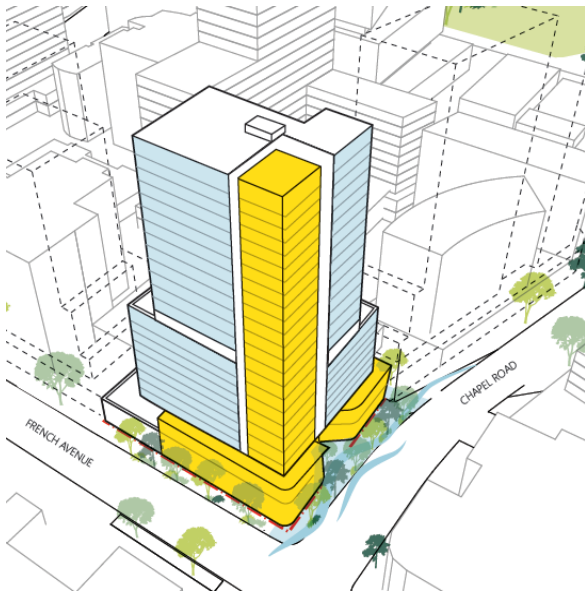
The Right Urban Fit

- Achieve the required height and scale in accordance with the TOD Rezoning.
- Break down large scale forms to provide an appropriate transition in scale that is respectful of the surrounding development context.
- Provide a distinctive architectural expression that reflects the different uses within the site, while creating a visual identity for each function.

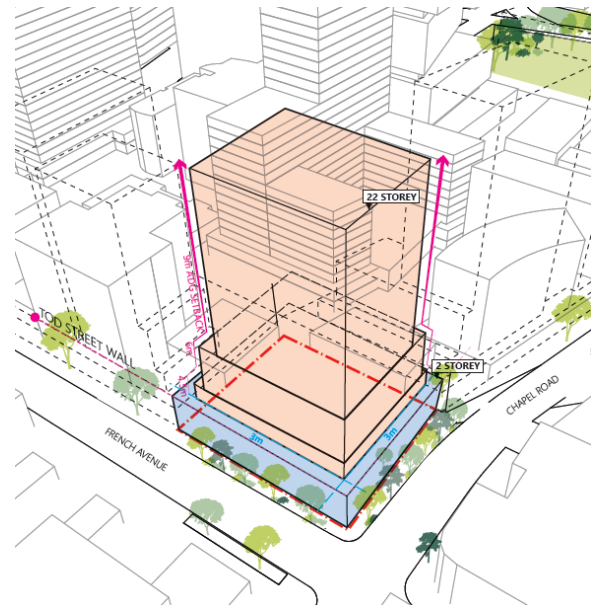


Enduring & Low Maintenance

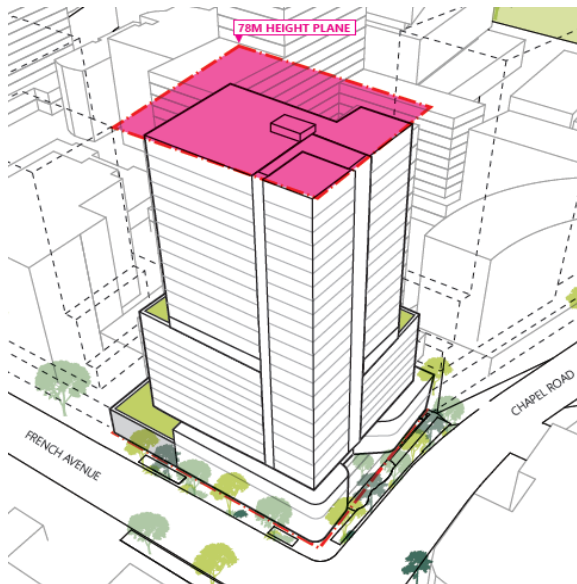
- Utilise robust, low maintenance materials to ensure the building's longevity and resilience.
- Incorporate passive design principles to reduce operational costs and environmental impact, creating a sustainable, resilient and energy efficient building.
- Design for the future, while respecting the history of the site.



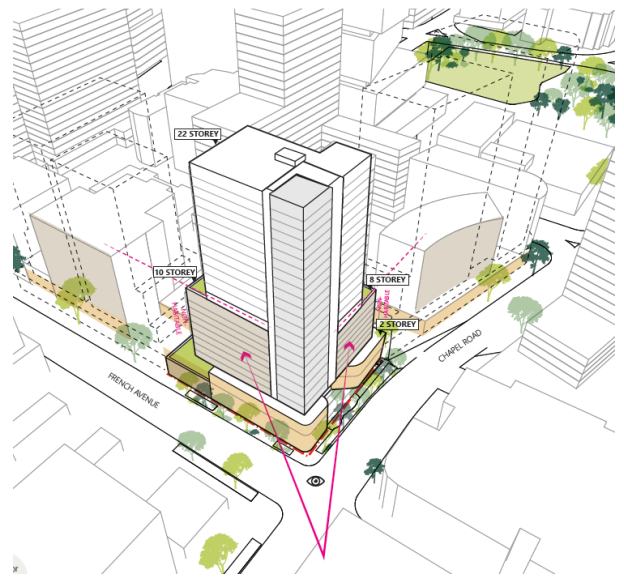
Design for Church and Country



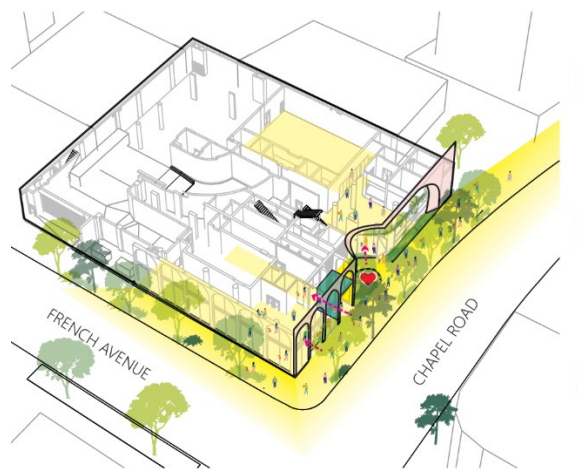
Setbacks & massing envelope



Building Height and Future Context



Form Articulation



Ground plane activation

Figure 10 Design Strategies

Source: Plus Architecture

4.3 Connecting with Country

The site is within the Dharug Nation, and the traditional custodians of the region are the Bediagal, Wangal and Cabrogal People. The project team have undertaken consultation with Artefact and Traditional Custodians, Elders and Knowledge Holders to ensure Aboriginal knowledge can be respectfully integrated within the built environment and landscape of the proposed development.

Through this consultation process, the importance of the Salt Pan Creek – a place of trade, transport, and food for the local people - became prevalent. The Salt Pan Creek is a semicircular ridgeline on the northern edge and drains southwards into the Georges River and Botany Bay (Ka-May). It is an area made up of three main ecologies, including coastal salt marshes, shale sandstone transition forest, and turpentine ironbark forest.

These ecologies have been used to inform design opportunities to connecting with Country, which are outlined in the Design Report (**Appendix I**) and summarised below:

- The coastal marshes have informed the podium;
- The shale sandstone forest has inspired the lower levels of the tower; and
- The upper levels of the tower have been designed with consideration of the turpentine ironbark forest.



Figure 11 Connecting with Country principles

Source: Design Report, prepared by Plus Architecture

4.4 Site Preparation Works

Site preparation works will include demolition of existing buildings, removal of trees, installation of site services and earthworks to construct the basement structure. All earthworks and excavation waste will be managed in accordance with the accompanying Demolition and Construction Waste Management Plan.

The construction of the basement will require excavation between approximately 2.6m (south-eastern corner) and 4.4m (north-western corner). Deeper excavation is also proposed for the lift overrun pits. A Geotechnical Report, prepared by JK Geotechnics, is attached at **Appendix W**. The proposed development will retain 5 existing healthy trees on the site and surrounding areas, removing 9 trees on-site that are unable to be retained as a result of the proposed development footprint. An Arboricultural Impact Assessment, prepared by Moore Trees, is attached at **Appendix Z**.

4.5 Infrastructure and Services

Required infrastructure and services for the proposed development including electrical, communications, water, gas and sewer are available on, or in proximity to the site. Infrastructure will be upgraded as required to accommodate and service the development. A Services Infrastructure Report, prepared by Neuron, is attached at **Appendix JJ**.

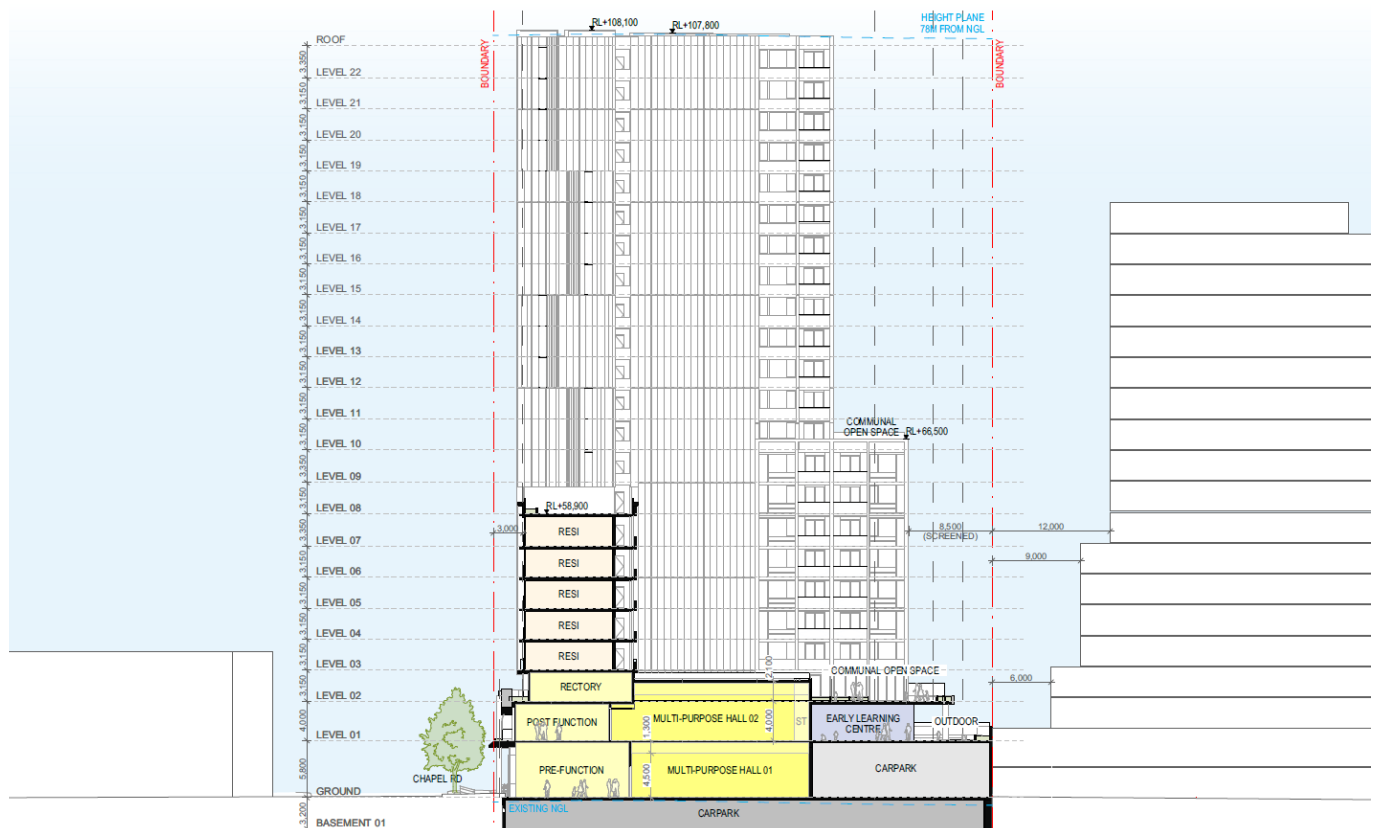
4.6 Land Use and Activities

The proposed development seeks consent for a transformative mixed-use project designed to foster community connectivity and vibrancy. The development will comprise a diverse range of uses, each carefully integrated to serve both the local community and the broader public. The land uses proposed are outlined below:

Table 5 GFA Breakdown

Use	Gross Floor Area	
Non-Residential	Retail	172m ²
	Commercial	354m ²
	Place of Public Worship and Community Facility	1,161m ²
	Childcare Centre	359m ²
Residential	11,133m ²	

A detailed discussion of each land use is identified in the **Section 4.6.1** to **Section 4.6.4**. The location and distribution of these land uses is detailed in the following sections and illustrated in the diagram in **Figure 12** below.



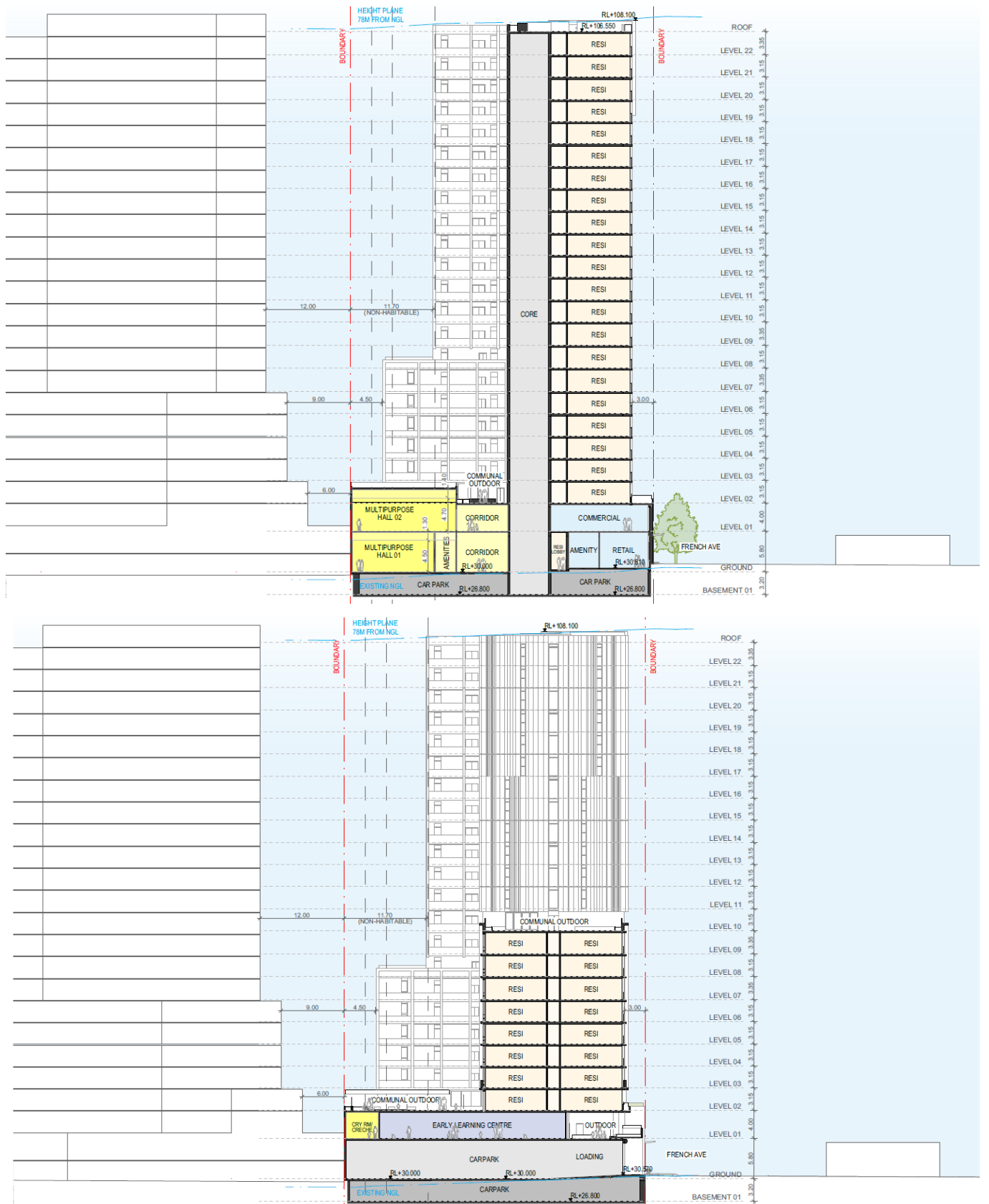


Figure 12 Sections of land use
 Source: Plus Architecture

4.6.1 Residential

The development comprises a total of 11,133m² of residential accommodation within the tower component of the site. A total of 186 social and affordable dwellings are proposed, with the exception of one four-bedroom dwelling which will be allocated to the church (see **Figure 13** for a typical residential floor plan). These residential dwellings will be managed by Anglicare, a registered community housing provider (CHP), for a minimum of 15 years and will provide high-quality housing for disadvantaged members in the local community. In addition to the residential accommodation, the development comprises indoor and outdoor communal space across numerous floors. A breakdown of the unit mix is provided in **Table 6**.

Table 6 Residential unit mix

Apartment Size	Total
Studio	41 (22.04%)
1-bed	144 (77.42%)
4-bed	1 (0.54%)

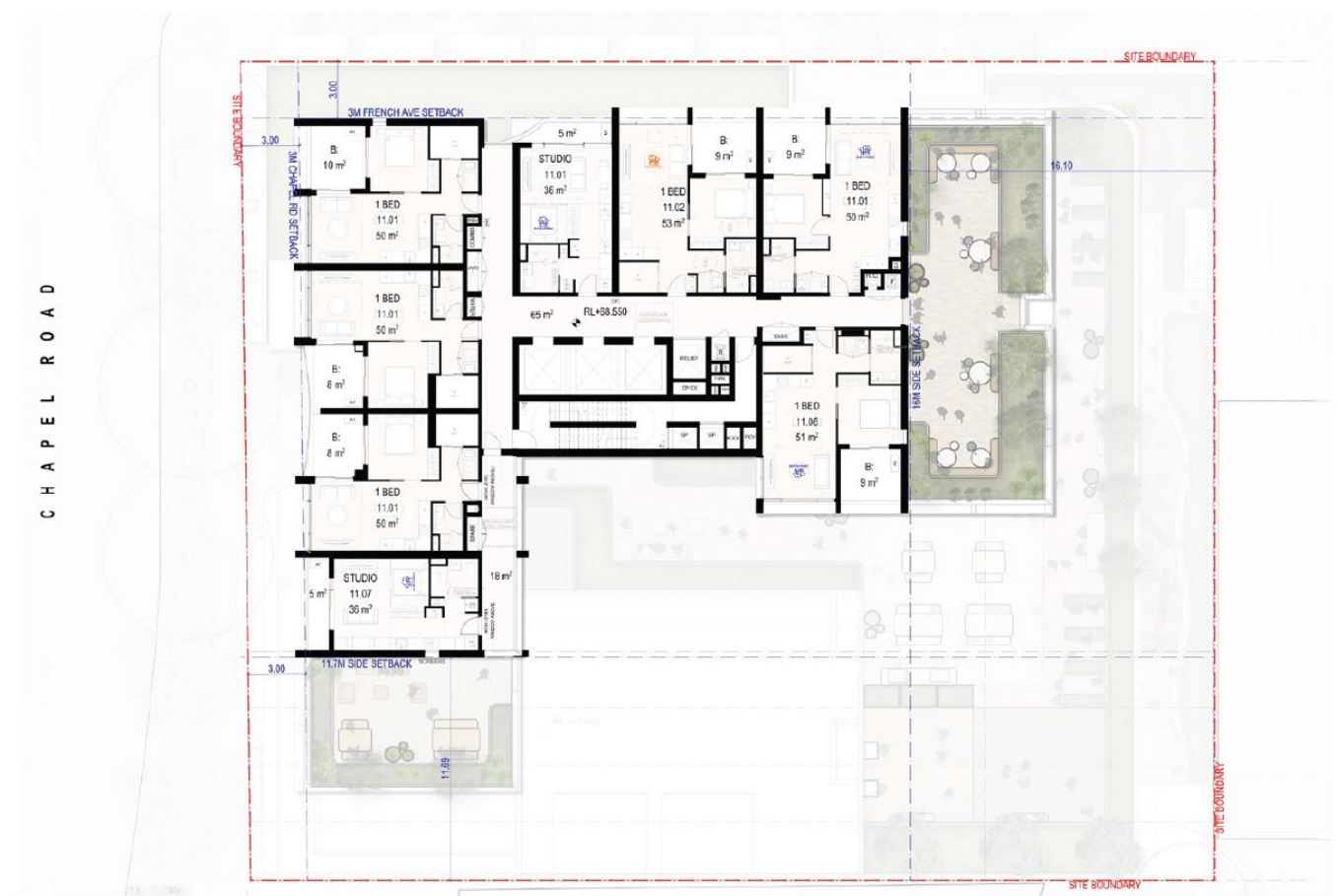


Figure 13 Typical floor plan of proposed social and affordable housing

Source: Plus Architecture

4.6.2 Shared Place of Public Worship and Community Facility

The proposed development includes the provision of a dual use community facility and place of public worship. The reimagining of the existing St Paul’s Anglican Church in this capacity provides a unique opportunity to expand upon the existing ministry functions offered by the Church and to provide a modern community facility that becomes a hub for the wider population.

The shared facility comprises 1,161m² spread across the ground and first floor and consists of multi-purpose meeting spaces, meeting rooms, kitchen, admin spaces and parents creche rooms.



Figure 14 Floor plan of ground floor shared place of public worship and community facility

Source: Plus Architecture



Figure 15 Floor plan of Level 1 proposed shared place of public worship and community facility

Source: Plus Architecture

The facility will typically operate between 8:00am to 10:00pm, 7 days a week and will provide a number of community services. An example of the types of uses/activities that will be held at the facility are outlined below. This draft schedule is a fluid document that will be subject to change depending on the needs of the parish and community.

Table 7 Draft schedule of shared place of public worship and community facility

Day	Use / Activities	Time	Approximate number of people
Sunday	Sunday Church Services	0800am – 0930am	130
		1000am – 1130am	130
		0200pm – 0230pm	130
Monday	Martial Arts group	0500pm – 0800pm	100
Tuesday	Playgroup	1000am – 1100am	50
Wednesday	Mandarin Exercise group	1000am – 1200pm	80
	Martial Arts group	0500pm – 0800pm	100
Thursday	Alcoholics Anonymous group	0600pm – 0800pm	20
Friday	Playgroup	1000am – 1100am	50
	Youth Group	0700pm – 0900pm	50
Saturday	Ethiopian Worship Service	0700pm – 0900pm	20
Other	Easter and Christmas Services*	Not specified.	130
	Weddings^ and Funerals (occurrence: by request).		
	Children’s holiday club program 10 days per annum	Not specified.	Not specified.
	Council, State, and Federal polling station		

The staff team is likely to include a senior minister, 2 part time minister roles, 3 student minister roles along with administrative support. A number of volunteers will also support the operation of the facility.

A detailed Operational Management Plan has been prepared by SDG which further outlines how the shared use of the facility will be managed. This plan is attached at **Appendix O**.

The shared facilities has been designed to be flexible to cater to a range of activities and events including workshops, weddings and sports. The ground floor in particular has been designed to accommodate recreational activities such as pickleball, martial arts, dancing and more. **Figure 16** and **17** provide a floor plan of the adaptable nature of the ground floor community space for various recreational activities.



Figure 16 Floor plan of ground floor community facility adapted for table tennis

Source: Plus Architecture

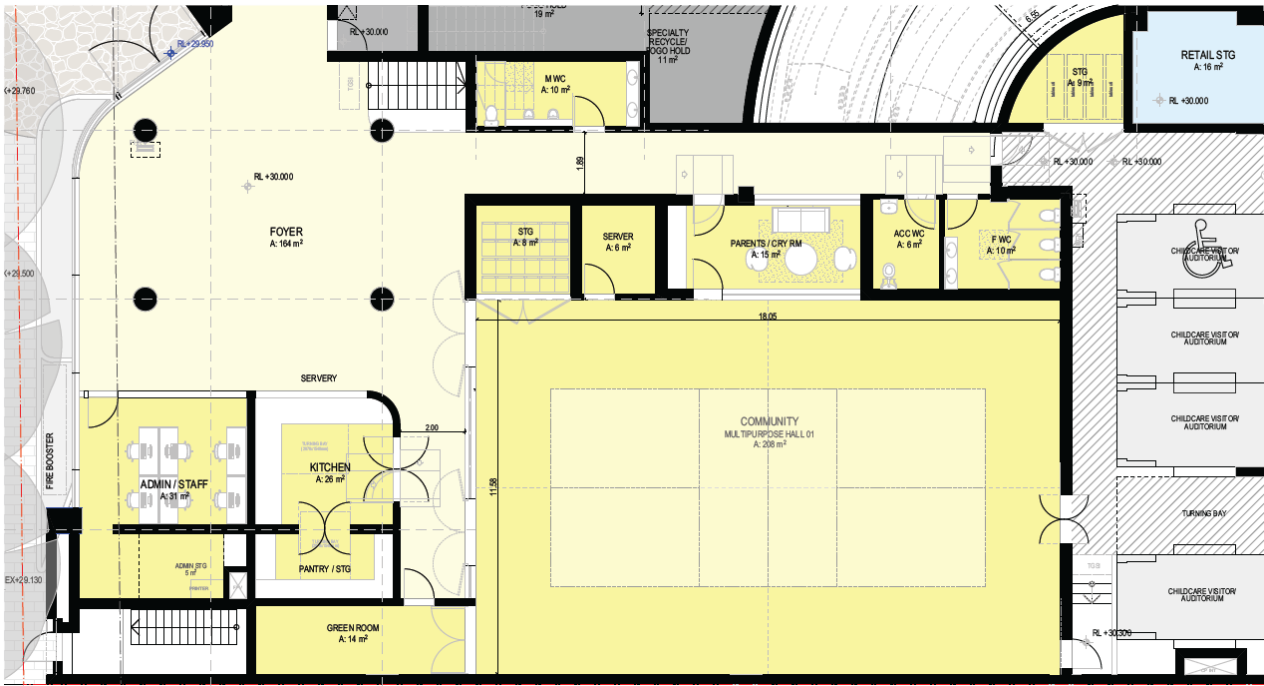


Figure 17 Floor plan of ground floor community facility adapted for pickleball

Source: Plus Architecture

The Level 1 community facility is also designed to be adapted for events such as workshops and various functions. **Figure 18** demonstrates the possible seating charts for events. It is also noted that on weekends the childcare centre and outdoor play area will also be utilised by the church for kids Sunday school programs.



Figure 18 Floor plans of Level 1 community facility showing various seating arrangements for functions

Source: Plus Architecture

The proposed materials and finishes palette is provided at **Figure 22**. Further discussion on the façade types and materiality is detailed within the Design Report at **Appendix I**.



Figure 22 Materials Palette

Source: Plus Architecture

4.8 Public Domain and Landscaping

The proposed development includes substantial landscaped areas and communal spaces. As illustrated in the Landscape Drawings prepared by Plus Architecture and provided at **Appendix L**, there are diverse landscape spaces proposed, with a total landscape area of 1,354m² and offers 61% of green space. Additionally, the site will deliver 612m² of garden beds and 173m² of tree canopy coverage. The headings below provide a detailed discussion of the proposed public domain and landscaping works.

4.8.1 Ground Plane and Public Domain

A new community plaza is proposed at the ground plane, which will act as a central meeting point (refer to **Figure 23**). The plaza will comprise verge garden beds that will double as seating areas and native planting along the road verge in order to provide a buffer from road traffic. Outdoor seating consisting of flexible furniture will be provided outside of the retail tenancy on the corner of Chapel Road and French Avenue, which will further activate this key corner site.



Figure 23 Artist's impression of the Chape Road public domain

Source: Plus Architecture

4.8.2 Level 1

At Level 1, a landscaped outdoor space is provided to support the childcare centre. This 355m² area will be utilised as a play area during the week and will double as an outdoor space to support ministry activities over the weekend. This landscaped area will offer various elements catered to children including a sensory play garden, outdoor workspace and quiet zone, and activity features such as a sand and ball pit and a bike track.

4.8.3 Communal Spaces

Landscaped communal spaces are provided on Levels 2, 8 and 10. These areas provide outdoor spaces for residents to enjoy. The Level 2 outdoor communal area provides a diverse range of amenities, including a communal vegetable garden, gym equipment, communal BBQ, dining areas and work benches. Landscaping is provided within this space including planter boxes, trees and native shrubbery.

The Level 8 communal space is a smaller area that provides a natural environment for residents to relax in. Raised planters will surround the space with flexible dining and lounging areas provided.

The Level 10 communal landscaped area will also provide natural vegetation with outdoor seating and a reading nook.

4.9 Transport and Access

A Traffic and Parking Impact Assessment has been prepared by McLaren Traffic Engineering and Road Safety Consultants, which is provided at **Appendix P**. The key components of the sites access, and parking strategy is provided below.

4.9.1 Vehicular Access

The existing site has two vehicular points access points, from Chapel Road and French Avenue. The proposed development will remove the Chapel Road vehicular access point and expand the entrance on French Avenue to create a two-way driveway, providing access to the at grade loading dock and parking and the basement car park.

4.9.2 Pedestrian Access

Pedestrian access has been prioritised from Chapel Road, with the proposed retail offerings and new community plaza directing inviting pedestrians into the site. The residential lobby and community facility foyer are both access off Chapel Road, aligning with the intent to create and active public street frontage along Chapel Road. Pedestrian amenity will be enhanced through the provision of landscaped spaces, undercover outdoor areas and street furniture. Access points are also provided at the rear of the development from the carparking areas.

4.9.3 Loading

A loading dock has been provided at the rear of the ground floor of the development. The loading dock has been co-located with the waste storage rooms and has been appropriately sized to accommodate a 12.5m HRV. This is discussed further in **Section 7.8**.

4.9.4 Parking

The proposed development will provide 50 basement and at-grade car parking spaces, in addition to 94 basement bicycle parking spaces. At-grade car parking will be shared between the childcare and ministry, with basement car parking to be dedicated to various land uses. The basement will offer accessible car parking spaces and end-of-trip facilities. A breakdown of the dedicated car parking spaces is below at **Table 8** and the floor plans of the basement and at-grade parking is provided at **Figure 24** and **Figure 25**.

Table 8 Breakdown of car parking spaces

Land Use	Total Car Parking Spaces
Residential	30, including 1 rectory car parking space
Commercial	4
Retail	3
Childcare/Ministry	13 shared spaces

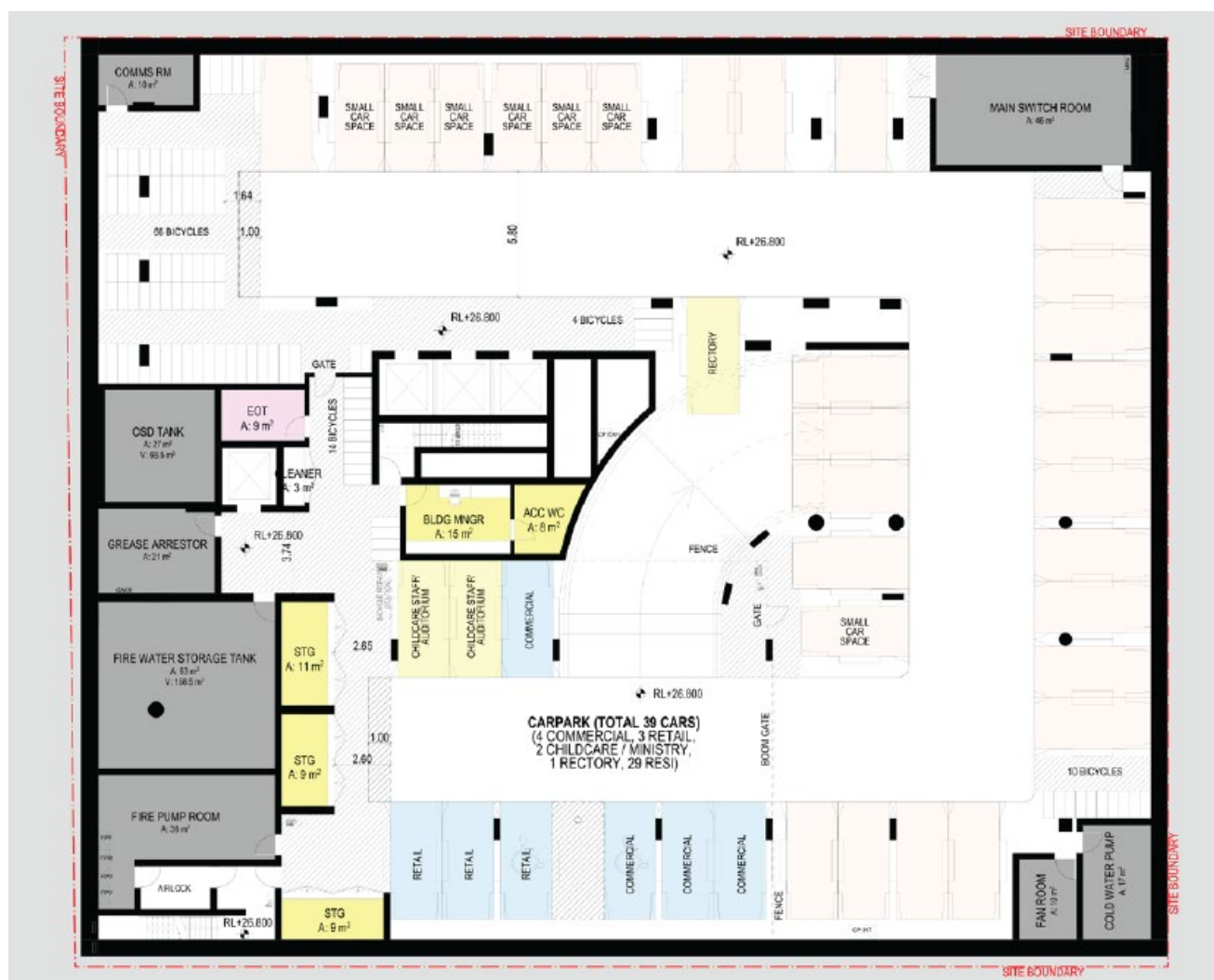


Figure 24 Floor plan of proposed basement car park

Source: Plus Architecture

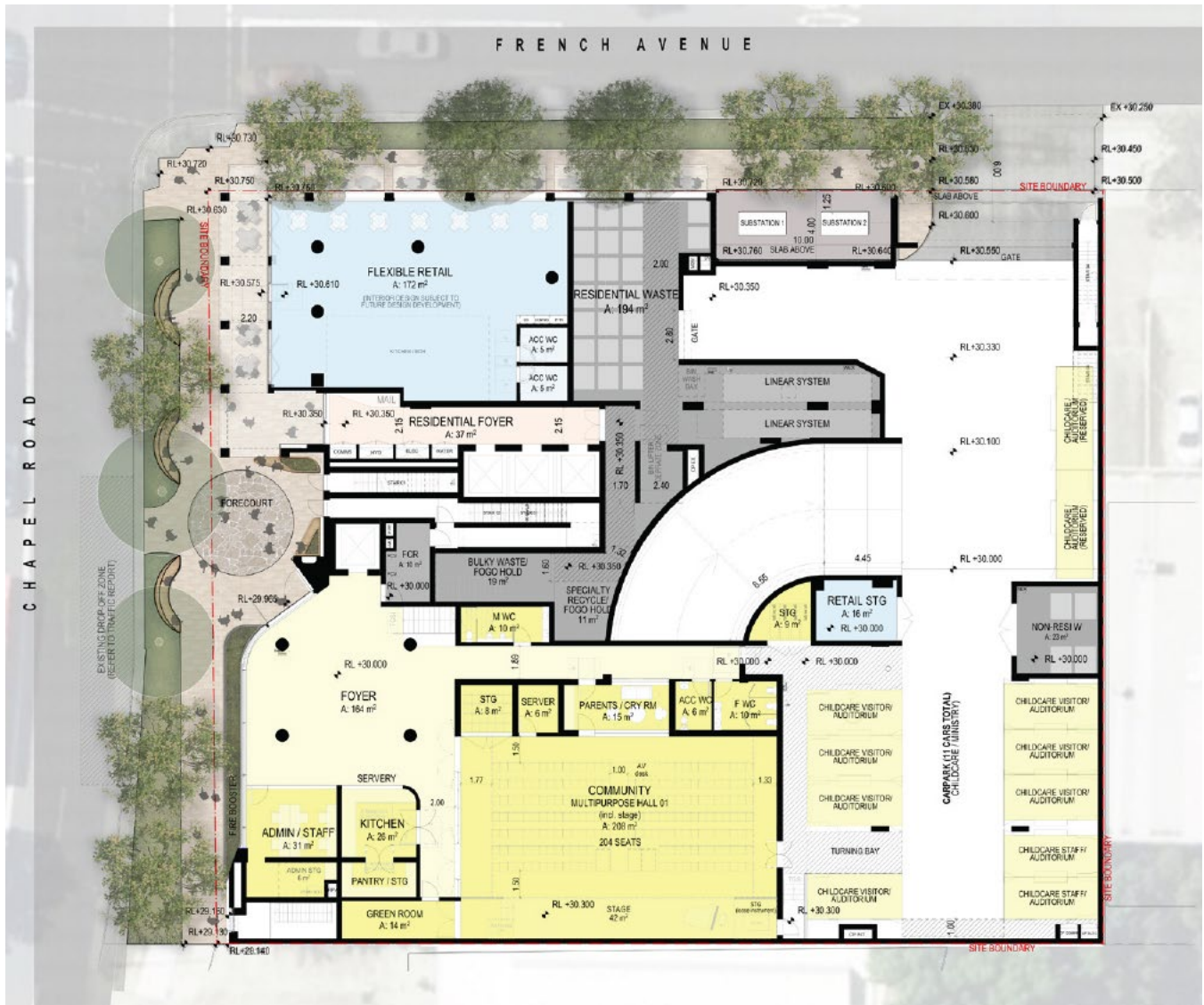


Figure 25 Floor plan of proposed at-grade parking

Source: Plus Architecture

4.10 Stormwater

An on-site stormwater system will be provided as part of the development. The system comprises a 23KL onsite detention basin with water quality treatment devices. The OSD tank is proposed along the western boundary of the site and is co-located with a rainwater re-use tank.

4.11 Development Staging and Sequencing

Construction relating to demolition and earthworks will commence on site upon determination of the subject application. Following completion of the early works, construction of the proposed development will begin.

The development will be delivered in four stages, each requiring a separate Construction Certificate (CC) to ensure compliance with the relevant BCA and development consent conditions. The staged approach allows for a structured construction process, ensuring works progress in a logical sequence while addressing key structural and safety considerations. The following CCs will be required for the project:

- CC1 – Demolition, Shoring and Excavation
- CC2 – Works to Podium (basement works to ground floor)
- CC3 – Works to Roof (structure and services)
- CC4 – Remaining Works (façade, fitout and landscaping)

5.0 Statutory Context

This Chapter provides an assessment of the proposal against the relevant matters of considerations of Section 4.15(1) of the EP&A Act. It is also supported by a Statutory Compliance Table, which is provided at **Appendix B** and outlines all key statutory requirements and where they have been addressed in the EIS.

5.1 Power to Grant Approval

Table 9 Power to Grant Approval

Consideration	Assessment
Declaration of SSD	The proposed development is classified as an SSDA by way of Schedule 2, Section 19(2) of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> as it involves: <ul style="list-style-type: none"> • A mixed-use development on land identified as an “Accelerated TOD Precinct” that includes development for the purposes of residential development; and • The residential accommodation has an estimated development cost of more than \$60 million.
Consent authority	Pursuant to Section 4.5 of the EP&A Act, the Minister for Planning and Public Spaces or their delegate will be the consent authority for the application.

5.2 Permissibility

The proposed development is entirely permissible with consent as detailed in **Table 10** below.

Table 10 Permissibility of the Proposed Development

Consideration	Assessment
Zoning	The site is zoned B4 Mixed Use under the <i>Canterbury-Bankstown Local Environmental Plan 2023</i> (Canterbury-Bankstown LEP 2023).
Proposed uses	The development includes a range of uses, including: <ul style="list-style-type: none"> • Place of public worship • Community facilities • Commercial premises • Residential flat buildings • Centre-based childcare facility
Permissibility	The above uses are all permissible with consent under the B4 Mixed Use zone of the site under the Canterbury-Bankstown LEP 2023. The development satisfies the relevant zone objectives as it will: <ul style="list-style-type: none"> • Provide a mixture of compatible land uses; • Integrate suitable business, residential, retail and other development in an accessible location to maximise public transport patronage and encourage walking and cycling; • Reinforce and strengthen Bankstown CBD as a strategic centre; and • Promote a high standard of urban design and local amenity.

5.3 Other Approvals

Table 11 below outlines other approvals that are required to carry out the proposed development under Division 4.7 of the EP&A Act.

Table 11 Other Approvals

Consideration	Assessment	
Approvals not required for SSDA	Act	Authorisation Otherwise Required?
Section 4.41 of the EP&A Act stipulates certain approvals and legislations that do not apply to SSDAs.	Fisheries Management Act 1994 - Section 201, 205 or 219	No
	Heritage Act 1977 - Section 139	No
	National Parks and Wildlife Act 1974 - Section 90	No
	Rural Fires Act 1997 - Section 100B	No
	Water Management Act 2000 - Section 89, 90 or 91	No
Consistent Approvals	Act	Authorisation Required?
Section 4.42 of the EP&A Act stipulates certain authorisations that must be applied consistently but cannot be refused if they are necessary for carrying out an approved SSD	Fisheries Management Act 1994 - Section 144	No
	Coal Mine Subsidence Compensation Act 2017 - Section 22	No
	Mining Act 1992 - Mining lease	No
	Petroleum (Onshore) Act 1991 - Production lease	No
	Protection of the Environment Operations Act 1997 - An environment protection licence under Chapter 3	No
	Roads Act 1993 - Section 138	Yes
	Pipelines Act 1967 - a licence	No
EPBC Act Approval		
<i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	<p>The EPBC Act is federal legislation with an aim to protect and manage significant flora, fauna, ecological communities and heritage places that are identified as Matters of National Environmental Significance (MNES). If the proposed development results in impacts to any MNES, it must be referred to the Federal Department of the Climate Change, Energy, the Environment and Water (DCCEEW) to undertake an assessment to determine whether the development is a 'controlled action', which would then require an approval under the EPBC Act.</p> <p>The Department have issued a Biodiversity Development Assessment Report (BDAR) Waiver, which is provided at Appendix AA and confirms that the project does not have the potential to impact on any Matters of National Environmental Significance (MNES) and therefore, referral to the DCCEEW)</p>	

5.4 Pre-Conditions to Exercising the Power to Grant Consent

Table 12 identifies any pre-conditions for the consent authority in exercising their power to grant approval for the project.

Table 12 Pre-Conditions to granting consent

Statutory Reference	Assessment
Biodiversity Conservation Act 2016	Under Section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), an SSDA is required to be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

Statutory Reference	Assessment
	<p>The proposed development is unlikely to have any significant impact on biodiversity values and the Department has issued a BDAR Waiver for the proposal, which is provided at Appendix AA which confirms that a BDAR is not required.</p>
<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p>	<p>Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Section 4.6(1)(b) requires the consent authority to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.</p> <p>A Detailed Site Investigation (DSI) has been prepared for the SSDA which is based on a review of the site history, previous contamination investigations, observations made during fieldwork, and results of laboratory testing. The DSI concludes that the site can be made suitable for the proposed development subject to the implementation of the recommendations contained within the DSI.</p> <p>Therefore, the considerations of Clause 4.6 of the Resilience and Hazards SEPP are satisfied.</p>
<p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p>	<p>Section 2.48 Determination of development applications—other development</p> <p>Section 2.48 requires the consent authority to give written notice to the electricity supply authority for the area and take into consideration any response to that notice before granting consent to a development likely to affect an electricity transmission or distribution network. The SSDA will be referred to the electricity supply authority for comments.</p> <p>Section 2.122A Traffic-generating development – exemption for Accelerated TOD Precincts</p> <p>Section 2.122 does not apply to this SSDA, as per Section 2.122A, as the proposed development for the purposes of residential accommodation is on land identified as an “Accelerated TOD Precinct”.</p>
<p>State Environmental Planning Policy (Industry and Employment) 2021</p>	<p>Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP) details the objectives of advertising and signage in development proposals. Section 3.6 requires that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that the signage is consistent with the objectives and that the signage satisfies the assessment criteria specified in Schedule 5.</p> <p>The proposed development does not comprise signage. As a result, the Industry and Employment SEPP does not apply. Signage will be included in separate DAs for the relevant tenancy fit outs.</p>

5.5 Mandatory Matters for Consideration

Table 13 provides an assessment of the mandatory matters that the consent authority is required to consider in deciding whether to grant approval for the project.

Table 13 Summary of mandatory matters for consideration

Plan	Comments
<p>Environmental Planning & Assessment Act 1979</p>	<p>The development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> • It supports the orderly and economic use and development of the land for various purposes • It delivers social and affordable housing • It will not disturb, or impact threatened and other species of native animals and plants, ecological communities and their habitats, promoting ecological sustainability and conservation • It integrates measures to protect and manage any built and cultural heritage at the site, including Aboriginal cultural heritage • It will promote good design and amenity of the built environment in all stages of development, including construction and maintenance of buildings and protection of health and safety of occupants • It has engaged with the community in accordance with the requirements of the Act. <p>In accordance with Division 4.7, the proposed development is consistent with the EP&A Act for the following reasons:</p>

Plan	Comments
	<ul style="list-style-type: none"> • The proposed development has been declared to be a State Significant Development; • It is not prohibited by an environmental planning instrument; and • It has been evaluated and assessed against the relevant heads of considerations under Section 4;15(1), as outlined in this EIS.
State Environmental Planning Policy (Housing) 2021	Chapter 4 of the Housing SEPP outlines the requirements for residential apartment development. As per Section 147, a Design Verification Statement (Appendix K) has been prepared by Plus Architecture that addresses the Design Principles and provides an assessment of the proposal against the NSW Apartment Design Guideline (ADG). The proposal's consistency with the ADG is discussed further in Section 7.3 and Appendix K .
State Environmental Planning Policy (Resilience and Hazards) 2021	A DSI (see Appendix Y) has been prepared for the SSDA which is based on a review of the site history, previous contamination investigations, observations made during fieldwork, and results of laboratory testing. The DSI concludes that the site can be made suitable for the proposed development subject to the implementation of the recommendations contained within the DSI. Therefore, the considerations of Clause 4.6 of the Resilience and Hazards SEPP are satisfied.
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The Transport and Infrastructure SEPP has a range of provisions that apply to childcare facilities. The detailed use and fit out of the childcare facility will be subject to a future DA however the relevant provisions have been considered below.</p> <p>3.23 Centre-based child care facility – matters for consideration by consent authorities</p> <p>A consent authority must consider the provisions of the <i>Child Care Planning Guideline</i> in determining the proposed development. The facility has been generally designed in accordance with the Guideline. The future DA for the use and fit out will provide a full assessment against the Guideline.</p> <p>3.26 Centre-based child care facility – non-discretionary development standards</p> <p>The following are non-discretionary development standards for the purposes of a centre-based childcare facility:</p> <ul style="list-style-type: none"> • Indoor or outdoor space: the childcare facility must be compliant with the following regulations: Regulation 107 and Regulation 108 <i>Education and Care Services National Regulations</i>: the childcare centre is required to provide a minimum of 3.25m² unencumbered indoor space and 7m² of unencumbered outdoor space. For a childcare centre accommodating 50 children, the regulations require a minimum of 162.5m² of indoor space and 350m² of outdoor space. The proposed childcare centre exceeds these requirements, providing 215m² of indoor space and 355m² of outdoor space, thereby ensuring full compliance with the applicable regulatory standards. Clause 28 <i>Children (Education and Care Services) Supplementary Provisions Regulation 2012</i>: the proposed childcare facility is consistent with the provisions within Clause 28. • Site area and site dimensions: the childcare facility is located on the eastern frontage of the site. This location was chosen in order to minimise impacts to residential development. The size of the childcare centre exceeds the relevant requirements. • Colour of building materials or shade structures: the site is not identified as a State or local heritage item, or within a heritage conservation area, and as such, can be of any colour scheme. A detailed description of the proposed materials and finishes is at Section 5.7.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	As noted above, the Department has issued a BDAR Waiver confirming that the proposed development will not result in any adverse impacts on biodiversity. As such, the SEPP does not apply to the proposal.
State Environmental Planning Policy (Industry and Employment) 2021	No signage is proposed and therefore, the Industry and Employment SEPP does not apply to the proposed development.
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 2 of the State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) applies to development listed in the definition of 'BASIX development' in the Environmental Planning and Assessment Regulation 2021. The proposed development is considered a BASIX development, and a BASIX Certificate is located at Appendix U .

Plan	Comments	
	Chapter 3 of the Sustainable Buildings SEPP applies to non-residential development, which is applicable to this proposal. As such, clause 3.2 states that the consent authority must consider whether the development is designed to minimise waste and be energy and water efficient. An ESD Report is located at Appendix T which supports the development's sustainability.	
Canterbury-Bankstown Local Environmental Plan 2023	Clause	Assessment
	2.1 Land use zone	The site is zoned B4 Mixed Use under the Canterbury-Bankstown LEP 2023. As outlined in Section 5.2 above, the uses identified in the proposal are all permissible with consent. Additionally, the proposed development is consistent with the zone objectives as it integrates several land uses, supports the role of the Bankstown CBD as a strategic centre and promotes high-quality design and amenity.
	4.3 Height of buildings	The maximum mapped height of building for the site is 35m. However, this clause does not apply to the site, subject to clause 6.41(2), in which the proposed development may have a maximum incentive height of 78m. This is addressed further in this table under clause 6.41.
	4.4 Floor space ratio	The maximum FSR for the site is 3:1. However, this clause does not apply to the site, subject to clause 6.41(3), in which the proposed development may have a maximum incentive height of 6.7:1. This is addressed further in this table under clause 6.41.
	5.6 Architectural roof features	No architectural roof features are proposed.
	5.10 Heritage conservation	The site is not listed as a local heritage item and is not located within a heritage conservation area. The proposed development will not result in any impacts to items of heritage significance within the Canterbury-Bankstown LGA.
	5.21 Flood planning	The site is not listed as a flood risk and is not located within an identified floodplain.
	6.1 Acid sulfate soils	The site is not identified as "Acid Sulfate Soils" in the LEP.
	6.2 Earthworks	The proposed development will require earthworks for site preparation including demolition and excavation. Any earthworks proposed will be undertaken in accordance with the relevant requirements of the LEP.
	6.3 Stormwater management and water sensitive urban design	As the site is on land identified as Zone B4, a Civil Stormwater Management Plan is attached at Appendix S to this EIS to confirm that the proposed development avoids or minimises adverse impacts of urban stormwater.
	6.4 Biodiversity	The site is not identified as "Biodiversity" in the LEP.
	6.8 Airspace operations	The proposed development is not a controlled activity as it does not involve an intrusion above RL108.2
	6.9 Essential services	The site has infrastructure and services available as listed in clause 6.9 and adequate arrangements have been made to make them available when required. A Services Infrastructure Report is attached at Appendix JJ .
6.10 Active street frontages	The site is identified as "Active street frontage" in the LEP. Prior to the granting of development consent, the consent authority must be satisfied that: <ul style="list-style-type: none"> (a) <i>The building will -</i> <ul style="list-style-type: none"> (i) <i>Have an active street frontage, and</i> (ii) <i>Consist of design elements that encourage interaction and flow between the inside of the building and the external public areas of the building, and</i> 	

Plan	Comments	
		<p>(iii) <i>Be used for purposes that encourage the movement and flow of people between the internal and the external public areas of the building, and</i></p> <p>(b) <i>The development ensures that conflicts between pedestrians, cyclists and vehicles will be minimised.</i></p> <p>The design of the proposed development incorporates a public domain and landscaped areas, with ground floor retail tenancies and a community facility, encouraging pedestrian activity and the interaction between the building and active street frontage. A detailed description of the active street frontage is at Section 4.8 and an assessment at Section 7.5.</p>
	6.13 Special provisions for centre-based childcare facilities	The site is on land identified as "Area 1". The vehicular access to the site is not from a classified road or a cul-de-sac road or a road where the carriageway between kerbs is less than 10m.
	6.14 Restrictions on development in Zone B4	The site is not land identified as "Area 3" and is therefore not relevant to the proposal.
	6.15 Design excellence	See Section 7.1 for design excellence.
	6.38 Affordable housing contributions	The site is on land identified on the affordable housing map, however as development for the purposes of community housing, being housing managed by a community housing provider, this clause does not apply.
	6.41 St Paul's Anglican Church	<p>The site is identified as land with an incentive height of 78m and an incentive FSR of 6.7:1. The proposed development is compliant with the incentive controls, with a building height of 78m and a total FSR of 6.08:1.</p> <p>The consent authority must also be satisfied that a minimum of 1,000m² of the GFA will be used for community facilities and places of public worship, and the development will be for the purposes of seniors or affordable housing. The proposed development satisfies both provisions with the development utilising 1,161m² of the GFA for community facilities and a place of public worship, and offers 100% social and affordable housing.</p> <p>It is noted that the place of public worship use includes a 'rectory' dwelling for the senior minister. As a dwelling for the exclusive use of the minister that would not otherwise exist independent of the place of public worship use, it is an ancillary element of the place of public worship and not a standalone residential dwelling for the purposes of this clause.</p>
Concept Approvals	There are no applicable Concept Plans over the site.	
Canterbury-Bankstown DCP 2023	As per Section 2.10(1)(a) of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> , development control plans (DCPs) do not apply to SSDAs. However, the Canterbury-Bankstown DCP has informed the design approach of the site.	
Canterbury-Bankstown Local Infrastructure Contributions Plan 2022	<p>The Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 applies to the site.</p> <p>The affordable housing component of the development is exempt under the Plan. The project will replace the existing place of public worship / community facility on the site. Whilst the retail, childcare and commercial floor area is technically subject to the Section 7.12 levy, it is requested that these works be exempted given they are minor in nature and directly support the financial viability of the provision of public infrastructure in the form of affordable housing and community facilities at no cost to the public.</p>	
Housing and Productivity Contributions	<p>Adopted in October 2023, the Housing and Productivity Contributions (HPC) ensures that the delivery of infrastructure in high growth areas are aided by fair and consistent contributions. The site is situated in the Greater Sydney region and as such, the following contribution rates apply:</p> <ul style="list-style-type: none"> Affordable housing: exempt from contributions 	

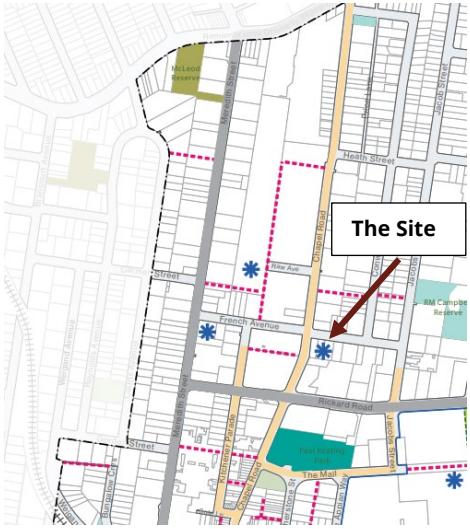
Plan	Comments
	<ul style="list-style-type: none"> Commercial development: \$30 per square metre of new gross floor area. <p>As affordable housing is exempt from contributions, only the non-residential component of the proposed development requires a contribution payment. As with the Contributions Plan, it is requested that the whole development be exempted from the contributions.</p>

5.6 Canterbury-Bankstown Development Control Plan 2023

As per Section 2.10(1)(a) of the *State Environmental Planning Policy (Planning Systems) 2021*, development control plans (DCPs) do not apply to SSDAs. Notwithstanding this, Chapter 6.2 of the DCP was prepared to support the rezoning of the Bankstown City Centre and was published in November 2024. As the site is situated within this area, consideration has been given to the key provisions of the Chapter 6.2 of the Bankstown DCP.

Table 14 Assessment against Chapter 6.2 of Canterbury-Bankstown DCP 2023 controls

Section	Control	Comment
Section 2 – Understanding place		
Character area	<p>The site is located within the ‘Eds and Meds’ character area of the Bankstown DCP. The intent of this area is to be activated employment precinct, leveraging off the proximity to the Bankstown Hospital and TAFE NSW.</p> <p>A series of open spaces are to be provided across the precinct providing spaces for patients, workers and students, as well as recreational and local retail opportunities for residents. In high-density locations, such as French Avenue and Rickard Road East, a new park and new multi-purpose centre will be created to facilitate a liveable centre for all.</p>	<p>The proposed development supports the intent of the character area by providing housing options for vulnerable people, particular seniors and key workers, who would benefit from living in proximity to health and education infrastructure. The proposal will also deliver a significant new multi-purpose community facility and retail tenancies in accordance with the vision for the precinct.</p> <p>Additionally, the proposed development seeks to reuse existing building fabric of the church, including stained glass windows and masonry and it is proposed to symbolically represent the significance of St Paul’s Anglican Church through the architectural design of the new building. This is further discussed in Section 4.7.</p>
Section 2.1.6 Eds & Meds	<p>The design of new development at St Paul’s Anglican Church should maximise the use of existing building fabric, such as stained-glass windows, masonry and the iconic bell-tower/spire design to Chapel Road. Surrounding development should be complimentary and include landscaping and materiality that complements the church building.</p>	
Section 2.2 Connecting with Country	<p>All principles identified as G1 – G13.</p>	<p>See Section 4.3 for a discussion of Connecting with Country.</p>
Section 3 – Designing the public domain		
Streets	<p>P3. All active frontages are to have awnings. Blank walls and services addressing any footpath or laneway should be minimised and must be appropriately screened with designed elements to integrate with the overall building design.</p> <p>P5. New development must give adequate regard to the Bankstown Complete Streets CBD Transport and Place Plan.</p> <p>P6. Streets should be designed to facilitate and encourage the community’s social interactions, economic activities and healthy living.</p>	<p>The proposal will contribute to a vibrant and activated public domain through the delivery of a new community plaza and retail tenancies that will provide a gateway through to the new multi-purpose community facility. The public domain embellishments including the provision of landscaping, outdoor seating and weather protection are in alignment with the strategic direction of the Bankstown Complete Streets CBD Transport and Place Plan. These features of the development will return the public streetscape back to pedestrians and extend the pedestrian priority ‘active spine’ along Chapel Road, connecting the site to public transport services, including the Metro.</p> <p>The Chapel Road frontage is identified as an active frontage on the active frontage map. As such the proposal has included a fine grain retail offering as</p>

Section	Control	Comment
		<p>well as the residential lobby and community facility foyer from Chapel Road. These new areas will facilitate community social interactions, and economic activity contributing to a healthy community.</p>
<p>Tree Canopy and Green Cover</p>	<p>C4. New development within B1 Neighbourhood Centre, B3 Commercial Core, B4 Mixed Use and SP2 Educational Establishment Zones must deliver 50% of the site area as 'green cover', which can be any combination of the following:</p> <ul style="list-style-type: none"> (a) Deep soil zones (b) Landscape areas (c) Layered planting on structure (including small and medium trees, as per the Apartment Design Guide) (d) Green roofs and awnings <p>Permanent planning on balconies and podiums (including built-in planter boxes)</p>	<p>The proposed development offers 61% 'green cover', complying with the DCP. For a detailed description of the proposed green cover, see Section 4.8</p>
<p>Community Infrastructure</p>	<p>C1. Any site that is identified in Figure 27 and Figure 28 is required to deliver publicly accessible community infrastructure, open space or through site links.</p> <p><i>Figure 27 Community infrastructure, open space and public domain improvements map</i></p>  <p>C2. Community infrastructure is to be privately owned and managed and be available to the public for use. Details of the legal arrangement to allow this outcome is to be provided with the Development Application.</p>	<p>The site is identified as being required to deliver publicly accessible recreation facilities. The development will deliver a two-storey shared place of public worship and community facility. This facility represents a significant contribution to community infrastructure, supported by an active public domain and accessible open space areas, thereby ensuring compliance with the requirements of the DCP.</p> <p>SAP will own and manage the community facility, and it will be available for public use.</p> <p>Please refer to the Operational Management Plan provided at Appendix O for further details on how SAP will manage the community facility and shared place of public worship.</p>
<p>Section 4 – Built form</p>		
<p>Isolated Sites</p>	<p>C1. Development must not result in the creation of an isolated site that could not be reasonably developed in compliance with the relevant planning controls, including the CBLEP2023 and this DCP</p>	<p>Consideration has been given to the neighbouring site at 457 Chapel Road and is addressed in Section 7.2.7.</p>

Section	Control	Comment
Building heights	<p>P1. To ensure tall buildings express a strong architectural response defined by a clearly identified concept or idea to create a sense of place.</p> <p>P3. Concentrate tall buildings around the Metro/train station.</p> <p>P4. To ensure that towers over 50m are setback above a podium to mitigate bulk and dominance to the street.</p>	<p>The proposed development expresses a strong architectural response to the local character of the area and its historical value. The development will use materials from the existing place of public worship to ensure the site's unique sense of place is retained. This is discussed further in Section 7.3.4 and in the Design Report at Appendix I.</p> <p>The site is situated approximately 500m north of Bankstown Station and the future Metro. The site is situated within an identified TOD Precinct, with the Bankstown CBD and existing local character of the area expected to evolve and increase in density as a result of these controls. As such, the proposed development aligns with this DCP.</p> <p>The residential component of the proposed development has been setback behind podium, minimising the bulk and appearance of the building from the street.</p>
	<p>C2. A wind impact assessment report, (also known as a Pedestrian Wind Environment), is required to be submitted to Council in support of a Development Application for buildings over 50m in height. The report is to consider the issues in Figure 32 and possible solutions to minimise wind impacts in the proposed building design.</p>	<p>A Wind Environment Statement is attached at Appendix MM.</p>
Street wall	<p>C1. Street wall heights must be consistent with Figure 37.</p> <p>C2. Street walls must use masonry such as brick or stone with no lightweight panel construction or curtain walling.</p>	<p>The street wall height is 2 storeys, complying with this control.</p> <p>The street walls have a brick feature, complying with this control. See Section 4.7 for a discussion of the external materials.</p>
Ground level setbacks	<p>C1. Front setbacks are to be consistent with Figure 40. When the setback varies along the street, either the greater of the adjacent or average front setback or alignment is to be adopted.</p> <p>P3. Ensure setbacks enable built form to frame and define open spaces.</p> <p>C7. The ground floor entries to retail, commercial, and other non-residential uses are to have the same finished floor level as the adjacent footpath and are to be accessible directly from the street.'</p>	<p>The site has a ground level setback of 0m and is consistent with Figure 40 within the DCP.</p> <p>The proposed development will largely be built to the site boundary of Chapel Road, however a break in the built form will be provided to frame the new community plaza.</p> <p>Level access is to be provided from the public domain to the non-residential uses.</p>
Upper story setbacks	<p>C1. Upper storey setbacks are to be consistent with Figure 42.</p> <p>P5. Buildings above the podium are setback from the street in a way that is sympathetic to surrounding development and does not detract from the human scale of the streetscape.</p>	<p>The DCP requires a 3m upper setback. The proposed development provides an upper storey setback of 3m, complying with this control.</p> <p>The setting back of the upper levels, ensures that the tower does not dominate the streetscape, and to retain human scale at the ground plane.</p>
Building Floorplates	<p>C1. The maximum floor plate area for any levels above 25m above ground level must be:</p> <p>a) 800m² GFA for residential flat buildings, residential accommodation within shop top housing, serviced apartments and self contained hotels.</p> <p>b) 1,500m² GFA for commercial.</p>	<p>The proposal complies with the maximum floorplate areas prescribed in the DCP. All of the residential floorplates are less than 800m².</p>

Section	Control	Comment
Section 4.5.1 Active frontage design	C3. Shop fronts must be at-grade with the external footpaths and not sunken below footpath level.	The proposed retail tenancy is at-grade with an external footpath and outdoor seating.
	C5. The design of shop fronts is to provide high quality finishes and coordinated use of materials that integrates with the design and appearance of the whole building.	The design of shop fronts is of high-quality that integrates the design and appearance of the whole building. See Section 4.7 for a discussion on materiality and façades.
Section 4.6 Visual diversity, articulation and fine grain buildings	C1. Where a building podium exceeds 45m in length, it is to appear visually broken into two or more buildings using façade variation or physical separation. This outcome could be achieved through the following articulation design considerations or through other alternative design considerations to the reasonable satisfaction of Council: <ul style="list-style-type: none"> (a) Podiums measuring 45-70m in length are divided into two or more vertical sections. (b) Vertical sections must be separated by indentations and use a varied architectural expression and materiality. (c) In cases where there is a range in street wall height, prioritise the lower range along laneways, pedestrian links, and areas with high pedestrian activity. 	The building podium frontage to French Avenue exceeds 45m in length. The design of the podium complies with this control as it comprises a façade variation, with two vertical sections and an indentation, as well as the use of materials and colours to distinguish the podium and tower.
	C3. Building entries are to face and open to the street	The residential lobby and foyer for the community facility both face and open to Chapel Road, complying with this control.
Materials and finishes	C1. Buildings must include durable single material finishes such as masonry and/or off form concrete. Painted cement render or similar painted finishes and Aluminium Composite Panel Cladding (e.g. Alucobond) must not be used within the podium levels of buildings and must not comprise more than 25% of each façade above podium level.	The proposed development includes single material finishes, complying with this control. For a discussion on materiality and façade, see Section 4.7 .
	C3, Development Applications proposing a tall building must include a reflectivity assessment to ensure external building materials do not cause unacceptable glare.	A Solar Light Reflectivity Study, prepared by Windtech, is attached at Appendix LL .
Chapter 6.2 Section 5 – General provisions		
Section 5.1 Dwelling mix and flexible housing	C1. The following dwelling mix is required for residential flat buildings and shop top housing developments containing 20 or more dwellings: <ul style="list-style-type: none"> a) Studio: between 5-10% b) 1 bedroom: between 10-30% c) 2 bedroom: between 40-75% d) 3 or more bedroom: minimum 10% C2. The dwelling mix requirements may be altered only if the development serves the purpose of public housing or if the applicant represents a community housing or non-profit organisation.	The proposed development comprises a range of studio and 1-bedroom dwellings, in addition to a 4-bedroom dwelling. The proposed mix varies control C1, however as noted in control C2 the mix can be altered where its is proposed by a CHP.

Section	Control	Comment
	<p>C5. Parking for non-residential uses, and non-staff related parking can be considered collectively and be shared if parking is accessible to the public and the hours of use have different peak demand times.</p>	<p>Parking for non-residential uses and non-staff related parking is proposed to be shared as the various land uses have different peak demand times.</p> <p>This is discussed in detailed in the Traffic and Parking Impact Assessment attached at Appendix P.</p>
<p>Section 5.2.1 On-site parking</p>	<p>C2. It is preferred that car parking is located within basements, however if above ground it must be 'sleeved' by active frontage to conceal it from the public domain.</p>	<p>The proposed development offers basement and at-grade car parking, which is accessible via French Road, concealed from the active frontage.</p>
	<p>C4. All car parking within the Bankstown City Centre must be provided in accordance with the rates as specified in Figure 58. If a land use is not included in Figure 58 the car parking rates in Section 2 Chapter 3.2 of the CB DCP 2023 will apply.</p>	<p>Refer to Section 7.8 for a breakdown of car parking against the DCP controls.</p>

6.0 Stakeholder Engagement

Preliminary stakeholder engagement has been undertaken for the project in accordance with the project SEARs and the principles of the *Department's Undertaking Engagement Guidelines for State Significant Development*, including being proportionate to its scale and likely level of community interest.

This chapter provides a summary of the engagement undertaken, initial feedback received and how the development responds to this. Ongoing engagement with the community and other stakeholders will also be carried out through the assessment of this SSDA. An Engagement Report has been prepared by L10 Collective and is provided at **Appendix NN**.

6.1 Pre-Lodgement Engagement Undertaken

6.1.1 Identified Stakeholders for Engagement

The following key stakeholder groups were identified as potentially having an interest in the proposal:

- Government stakeholders, including the Department of Planning, Housing and Infrastructure and City of Canterbury-Bankstown Council.
- Relevant agencies.
- Aboriginal stakeholders, including the Metropolitan Local Aboriginal Land Council and Registered Aboriginal Parties.
- Community stakeholders, including adjoining property owners, residents, businesses and church user groups in Bankstown, and community and representative groups.

6.1.2 Engagement Methodology

Various methods for consultation and engagement were used to engage with the above-mentioned identified stakeholders. The engagement process was conducted in three phases:

1. Stakeholder mapping and strategy development (February 2025)
2. Community consultation and key meetings (February - March 2025)
3. Reporting and SSDA submission (March 2025).

It included:

- Stakeholder mapping to identify key groups, including local government, agencies and utilities, community organisations, nearby residents, and business owners
- Approaches to agencies, authorities and utilities.
- Direct notification engagement through letterbox drops and emails.
- Offers of briefings to neighbours.
- Meetings with the church community, First Nations stakeholders and immediate neighbours.
- Feedback collection via emails, and verbal discussions.

6.1.3 Feedback Obtained

City of Canterbury-Bankstown Feedback

The applicant attended a Pre-DA meeting with the City of Canterbury Bankstown on 19 February 2025. During this, Council identified areas for improvement. The project team has taken on board the feedback provided by Council and have implemented their recommendations into the final design, addressed in **Table 15** below.

Table 15 City of Canterbury-Bankstown Feedback

Consideration	Assessment
Town Planning	
Clause 6.41(4) of the CBLEP 2023 states the incentive height and FSR only becomes available if:	The Church will be the long-term operator of the shared spaces and will be responsible for facilitating access through casual hire and long-term use agreements. The Operational Management Plan (Church/Community Facility), attached at Appendix O , provides specific details of community access to the facilities and how this is balanced with the place of public worship. A further discussion is at Section 4.6.2 .

Consideration	Assessment
<p>(4) Subclauses (2) and (3) do not apply unless the consent authority is satisfied that –</p> <p>(a) at least 1000m² of the gross floor area of the site will be used for the purposes of community facilities, and...'</p> <p>The applicant will need to provide details of community access to the facilities and how this is balanced with the place of public worship use.</p>	
<p>Engagement with the Anglican Church has occurred for many years including during preparation of our Master Plan where Council's aspiration for indoor recreation facility uses on the site was supported in principle by the Anglican Church – Council has extensive community facility floor space at the nearby Bankstown Library and Knowledge Centre less than 150m from the site. The community facility needs to provide a multi-purpose indoor sporting function to align with Council's DCP (Section 3.5), master plan and supporting community needs studies. Preferably an MOU or agreement with Council is drafted as part of the SSDA process and formalised before Occupation Certificate is issued for how the site will be made available to the public.</p>	<p>In response to Council's feedback, further work was done in relation to the design of the ground level community space to ensure the proposed development will deliver a multi-purpose community facility capable of accommodating multiple indoor sports, including pickleball, fencing, dancing, gymnastics and more. This is further outlined in Section 4.6.2.</p> <p>It is noted that as a multi-purpose community facility being built at no cost to the community by the Anglican Church, it is critical that the facility is both functional in its role as a place of public worship, and ultimately economically viable.</p> <p>These important criteria ultimately restrict the capacity to construct a completely column free unobstructed recreation space capable of hosting larger sports such as basketball as it would not be functionally conducive for a place of public worship and make the delivery of the social and affordable housing unviable.</p> <p>The facility proposed strikes the balance of creating spaces that are suitable for a range of sporting functions to meet the needs of the community whilst at the same time ensuring it also works for the other intended uses and is financially viable.</p>
<p>The indoor recreation uses proposed as part of the community facility accommodated within the site must be detailed in the EIS submitted with the SSDA – sports and recreational activities that can be accommodated in the building should be clearly identified. Council also requests that the applicant engages with external partners including, Universities, TAFE, Registered and Licenced Clubs, PCYC and for shared use of spaces to cater for a variety of different users for community access to halls, meeting rooms. This should occur prior to operation of the new building on the site.</p>	<p>The indoor recreation uses within the proposed community facility are addressed in Section 4.6.2.</p>
<p>Council is required to collect residential waste. The design must accommodate Council's residential waste collection vehicles which are Heavy Rigid Vehicles. We request details confirming compliance with minimum height clearances and swept paths are shown on the drawings.</p>	<p>The proposed design complies with residential waste collection vehicles, or Heavy Rigid Vehicles. Architectural Drawings, attached at Appendix H, demonstrate this.</p>

Consideration	Assessment
<p>Noting that the development is expecting around 48% of residents will be single women, the design must include a greater proportion of three-bedroom apartments for families.</p>	<p>The Commonwealth government funding for the project specifies the required dwelling mix, in which this proposal complies with.</p> <p>As part of the funding application process, research into social housing in Bankstown revealed 615 seniors over the age of 55 were on a social housing waitlist, with pressure on affordable housing increasing from key essential workers. By providing 100% social and affordable dwellings in the form of studio and 1-bedroom units, the senior's social housing waitlist would be drastically reduced and thus, the proposed dwelling mix responds to the needs of the community and will in turn free up larger accommodation occupied by single people.</p>
<p>Council's DCP has character controls for this precinct – particularly in relation to materials and Church architecture, the spire etc. Refer to Section 2 – Understanding Place, 2.1 Character Areas of Chapter 6.2 Bankstown City Centre in Council's DCP.</p>	<p>This has been addressed in Section 5.6 of this report.</p>
<p>The design should demonstrate the impacts on the adjoining property to the south at 457 Chapel Rd can develop if that site is redeveloped. 457 Chapel Rd has a maximum building height control of 78m. Under the current LEP controls there is no minimum site frontage for sites to redevelop.</p>	<p>This EIS addresses the potential future development of 457 Chapel Road at Section 7.3.7.</p>
Urban Design/Architectural	
<p>Elements of the existing church building should be integrated into the ecclesiastical design of the building including internal and external building fabric such as external stained-glass windows, window frames, pews and face bricks, given the site's identified heritage value. The design of the large contemporary semi-circular windows in the proposed building should consider being similar to the triangular shape of the existing church window to provide a connection with the longstanding church use of the site.</p>	<p>The proposed development will retain and integrate existing items of importance and character. The design will reuse stained glass windows and materials, such as beams and bricks, from the existing church. The proposed design is further discussed in Section 4.7.</p>
<p>Plaza at ground level – A more substantial space is required for informal gathering, replicating the meeting space prior to church services. The French Ave/Chapel Rd intersection is a significant corner and intersection, and the design should provide a welcoming and generous entry point.</p>	<p>The ground level has been redesigned following Council feedback and the SDRP meeting, who suggested a colonnade be provided along Chapel Road to provide a more welcoming and generous space.</p>
<p>Landscape Design should continue the character of Chapel Road, noting the significant trees already on the site which would make a great forecourt/open space at the northern boundary of the site. The design should retain the significant trees on the north-western corner of the site.</p>	<p>The trees along Chapel Road, including the north-western corner of the site, will be retained to contribute to the forecourt/open space and continue the character of Chapel Road. Landscape Drawings are attached at Appendix L.</p>

Consideration	Assessment
Lift overrun – the maximum height of the building including the lift overrun needs to be included on the drawings (allow up 2.4m for lift mechanical plant 'overrun')	Architectural Drawings include the lift overrun and is attached at Appendix H .
Change the height of the north-west 'corner element' – lower or increase the height in comparison to the rest of the building to provide visual differentiation.	The north-west 'corner element' has been amended by slightly increasing the height to provide visual differentiation. The building height continues to remain within the maximum building height control.
The apartments in the north-east corner of the site should be reoriented to face north to maximise solar access and the solid brick wall to face west.	Re-orientation of the apartment was considered, however the solidity of the north east corner is an important architectural component of the proposal. As discussed in the response to the SDRP, more sun shading and solidity has been added to the western façade to manage solar access, noting the apartments still achieve a high level of solar.
The ground floor along French Avenue is dominated by services and requires proper activation.	In order to prioritise activation of Chapel Road, the necessary sub-stations and driveway and waste room have to be located on French Avenue. The retail along this frontage has been maximised at the Chapel Road corner along with additional street tree planting to mitigate the visual impact of the services.
Consideration should be given to providing a drop-off zone along Chapel Road to relieve traffic congestion near the parking entry, which is likely to become cluttered.	The proposed development will introduce a new drop-off zone along the Chapel Road frontage. The drop-off zone will accommodate the length of three (3) car parking spaces and will act as a short-turnover space for visitors.
The spill-out from the church during special events will block the entry space, necessitating a wider plaza.	In response to Council and the SDRP comments, this space was redesigned to ensure a larger area was provided to accommodate people gathering in the space.
The fire escape door is located within a central location of the entry plaza which is not ideal and are not shown in the rendered images.	The fire escape door is compliant with policies and design guidelines and have been reviewed by BCA and Fire Engineers. Updated rendered images now include the fire escape door.
The non-residential waste room on the ground floor opens directly into the car travel path, posing a safety hazard.	The non-residential waste room on the ground floor is compliant with policies.
The main entry to the childcare centre from the car park is via a long corridor, passing through the toilets area and the church foyer before reaching a lift tucked in the far corner. This creates an undesirable entry experience and may cause confusion in terms of wayfinding.	This has been addressed in the Operational Management Plan (Childcare Centre), attached at Appendix N .
The proposed outdoor space for the childcare centre is south-facing and will predominantly remain in shade, with minimal solar access.	The proposed solar access is consistent with the requirements of all relevant guidelines. The proposed outdoor space for the childcare centre receives sunlight between 9:00am and 12:00pm.

Consideration	Assessment
The communal open space on Level 2 will struggle to receive adequate sunlight due to its orientation and overshadowing from the tower.	The proposed development offers various communal outdoor spaces for residents that vary in sunlight exposure. Although the Level 2 communal open space will receive minimal sunlight, the communal space on Level 10 will have greater exposure to sunlight. This grants residents the option of shade or sunlight. Additionally, further communal areas, such as the community plaza, will have significant solar access.
The overreliance of the applied finish is not supported as it will easily deteriorate and will require excessive maintenance to retain its aesthetics	The façade materials have been revised to integrate durable and low-maintenance finishes.
There is a lack of deep soil, and more effort is needed to retain the existing mature trees.	The proposed development will retain 5 existing mature trees that have been identified as healthy. Refer to Section 7.7 for an assessment of landscaping and trees.

State Design Review Panel

On 12 March 2025, the applicant attended a meeting with the State Design Review Panel ('SDRP'). The proposed development was supported by the SDRP, subject to addressing various matters. In particular, the SDRP noted its support for:

- Commitment to delivering 100% social and affordable housing.
- Early engagement with community including Connecting with Country workshop.
- Dynamic and mixed-use project with diverse uses for the community.
- General approach to articulation of the podium and tower in response to urban scale, solar access and ventilation.
- Activation of the street frontage with retail and community uses.
- Flexible multipurpose spaces to support a variety of uses.
- Ambition to achieve a high standard of architectural design.
- Representation of the ecclesiastical in the architectural response.
- Retention of street trees on Chapel Road.
- Integration of landscape to achieve green cover.

The SDRP provided advice and recommendations for the proposed development. This is addressed in **Section 7.1.1**.

Community Feedback

Key community feedback themes heard across engagement activities included:

- Support for affordable housing
 - General support for the inclusion of affordable housing within Bankstown.
- Recognition of Aboriginal cultural heritage
 - Requests to incorporate the insights, heritage values, and lived experiences of local Aboriginal Elders into the planning process.
- Impacts on adjacent properties
 - Concerns regarding potential impacts on 457 Chapel Road and neighbouring residential apartments, particularly in relation to residential amenity.
- Traffic and parking
 - Concerns about increased traffic generation and the adequacy of parking availability in the surrounding area.
- Construction impacts
 - Queries relating to construction timeframes and associated disruption during the development period.

Community feedback has been documented and addressed in detail in **Appendix NN**.

6.2 Future Engagement

6.2.1 Ongoing Stakeholder Engagement

The project team will continue to consult and engage with key stakeholders through the exhibition and assessment period of the project. Key next steps include:

- Submission of the SSDA, incorporating community feedback.
- The Department of Planning, Housing and Infrastructure will place documentation on exhibition for public and agency comment.
- Preparation of response to submissions report following exhibition
- Continued briefings/liaison with key stakeholders where requested.
- Development of a Community Relations Plan to manage ongoing communication during construction.

6.2.2 Statutory Exhibition

In accordance with Division 2, Section 9 of the EP&A Act, the application will be publicly exhibited for a minimum of 28 days following its submission to the Department. The project team will then prepare a Submissions Report which responds to any further matters raised by the community and Government agencies during this period.

7.0 Assessment of Impacts

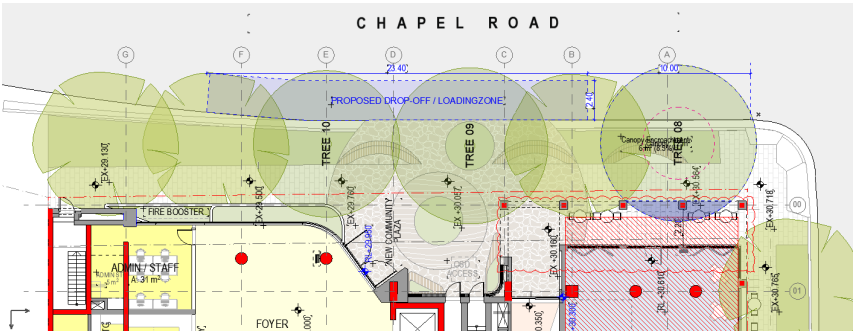
7.1 Design Excellence

Section 6.15 of the Canterbury-Bankstown LEP 2023 requires certain development to be of a high architectural, urban and landscape design. Section 6.15 applies to the proposed development. As such, the proposal has progressed through the State Design Review Process to ensure that a high level of design quality is achieved. This is further outlined below.

7.1.1 Design Review

As part of the SSD process the proposal has been through the State Design Review Process (SDRP). The project team met with the NSW SDRP on the 12 March 2025, where the design team was commended for the proposal and the potential this site has to create a new civic landmark within the Bankstown City Centre. The SDRP also provided advice and recommendations to further improve the proposal. This feedback has been incorporated into the final design of the development as is discussed in the table below.

Table 16 Response to SDRP Feedback

Consideration	Assessment
Connecting with Country	
Continue to develop the Connecting with Country strategy. Demonstrate how the proposed themes are informing the architecture and landscape design.	As acknowledged by the State Design Review Panel (SDRP), the project team has engaged with the local Aboriginal community to ensure the development is informed by the principles of Designing with Country. This cultural engagement has meaningfully shaped the design process, with outcomes reflected in key architectural elements, including the façade articulation and ground plane treatments as detailed further in the Design Report. As the development progresses, the project team is committed to continuing this engagement and will further embed cultural values through the implementation of a Connecting with Country strategy.
Refer to the Connecting with Country Framework and Outcomes for Country on the GANSW website for more information and guidance.	
Ground plane and landscape	
Provide more generous space to the Chapel Road frontage to reinforce its civic role and encourage community gathering e.g. a colonnade to define the street and provide various spaces for gathering.	In response to the SDRP feedback the proposal was amended to push the retail back create a colonnade at the corner of Chapel Road and French Avenue that will provide additional area for pedestrian movement and gathering space around the community facility. In addition, a drop-off zone and additional public domain landscaping, which extends to the corners of the site, have been introduced in order to better accommodate community gathering and crowds during special occasions.
Identify locations for DDA parking, drop-off and pick-up, bicycles and church vehicles e.g. wedding cars, hearse.	There is an existing parking zone on Chapel Street that is dedicated to funeral and wedding vehicles. A new 'drop-off' zone is proposed along the Chapel Road frontage of the site for the length of three (3) car parking space. The 'drop-off' zone will serve as short-turnover spaces for visitors to the subject site. The request for parking restriction changes will be formally made to the Local Traffic Committee once development approval is obtained. Figure 26 below identifies the extended drop-off zone.
	 <p>Figure 26 Proposed drop-off zone along Chapel Road marked in blue Source: Plus Architecture</p>

Consideration	Assessment
<p>Demonstrate how the design of the early learning centre external area complies with NSW guidelines.</p>	<p>The Education and Care Services National Regulations apply to the childcare component of the development, setting out minimum requirements for unencumbered indoor and outdoor space. For a childcare centre accommodating 50 children, the regulations require a minimum of 162.5m² of indoor space and 350m² of outdoor space. The proposed childcare centre exceeds these requirements, providing 218m² of indoor space and 355m² of outdoor space, thereby ensuring full compliance with the applicable regulatory standards.</p>
<p>Demonstrate how the public domain design accommodates movement function and intuitive access, balanced with landscape and activation opportunities.</p> <p>a. Set back the retail to protect outdoor dining from pedestrians and integrate weather protection e.g. colonnade or continuous canopy.</p> <p>b. Increase the extent of activation on French Avenue by rationalising services and waste.</p> <p>c. Maximise deep soil where possible and aim to exceed minimum green cover targets to achieve healthy Country outcomes.</p>	<p>The public domain design will accommodate movement function and intuitive access and will balance this with landscape and activation opportunities. This is addressed below:</p> <ul style="list-style-type: none"> • The proposed awnings have been removed to extend the colonnade further out, facilitating pedestrian mobility and providing protection from all types of weather. The existing trees along Chapel Road will be retained and offer canopy cover to provide shading and further weather protection, whilst offering benefits to the local ecosystem. • The waste room has been rearranged to increase the street activation on French Avenue. • Due to the constrained nature of the site and its location within a high-density mixed-use area, deep soil zones have not been achieved. The proposed basement extends to the site boundary to accommodate the necessary car parking and plant areas which restricts the ability to provide deep soil areas. To compensate for this, the proposed development has maximised green cover and will deliver high quality landscape features including raised planters, native buffer planting and street tree planting. This is further outlined in the Landscape Plans and Design report prepared by Arcadia.
<p>Apply a strategic approach to design of landscape terraces.</p> <p>a. Demonstrate how terraces will be inviting and comfortable all year round.</p> <p>b. Consider increasing areas of planting where spaces are less attractive to stay e.g. adjacent roof plant.</p> <p>c. Provide detail of planters on structure including soil depth, irrigation, plant selection and maintenance strategy.</p>	<p>The proposed development has applied a strategic approach to the design of landscape terraces and the SDRP feedback is addressed below:</p> <ul style="list-style-type: none"> • Terraces will be inviting and comfortable all year round as they provide significant solar access, shading and landscape features. The variety of solar access and shade will be suitable for all weather climates during the year, whilst landscaping will provide green space, contributing to well-being. Further, amenities including outdoor seating, outdoor gym equipment and communal barbeque and dining zone will foster social interaction, creating an inviting and comfortable space. • Landscaping has been maximised across the site and is proposed at the ground floor, level 1, level 2, level 8 and level 10. • The Landscape Plans prepared by Arcadia detail the proposed planting strategy for the site, including proposed soil depth and mix, planting palette and proposed maintenance strategy.
<p>Provide landscape section drawings for the public domain and external terraces to illustrate how the landscape zones resolve circulation requirements, soil zones, drainage and access.</p>	<p>Detailed landscape plans have been prepared by Arcadia. Within the plans are specifications that will guide the construction of the landscaped zones on the site, including the drainage requirements, soil composition and plant types.</p> <p>A Maintenance strategy has also been prepared which outlines the types of activities that will be required to ensure that the landscaping on site is well cared for.</p>
Architecture	
<p>The overall architectural concept reflects the diverse uses of the project. Prioritise the community experience and functionality of internal spaces over architectural form:</p> <p>Articulate the roof form to achieve an elegant urban response. Consider modulating overall heights to give prominence to the north-west tower.</p>	<p>The roof form of the north-west tower has been modified to increase height without breaching the height controls under the Canterbury-Bankstown LEP 2023. The north-west tower has been increased by 600mm to enhance the vertical design and façade and create architectural variation.</p>

Consideration	Assessment
<p>Ensure the residential entry provides an appropriate level of privacy from the street and adjacent spaces.</p>	<p>The residential entry has been designed to provide an appropriate and sufficient level of privacy. The residential entrance from Chapel Road is extended to create a generous corridor that offers private residential access, with brick detailing enhancing privacy from adjacent spaces.</p>
<p>Further develop the façade design to maximum solar access and ventilation. The project should deliver affordability outcomes for occupants in the long-term.</p> <p>a. Exceed ADG minimum requirements where possible.</p>	<p>The proposed development aims to exceed ADG minimum requirements where possible, especially in cross ventilation and solar access controls. To maximise cross ventilation throughout the residential component of the building, windows have been added to the entire tower in the following locations:</p> <ul style="list-style-type: none"> • Tower, west wing, south façade, with privacy screens • Tower, west wing, above entry doors from external corridor <p>To reduce noise levels inside apartments facing Chapel Road, mechanical ventilation systems have also been introduced.</p> <p>Additionally, façade treatments have also been introduced to increase amenity to both the north and west façade.</p>
<p>b. Integrate sun-shading to the façade particularly on the west</p>	<p>Various amendments have been made to the façades to address this feedback. A universal window system has been adopted to accommodate both the north and west solar conditions, with a 38% reduction in glazing. Further adjustments have been made to the north façade including expressed slab edges and horizontal colourback spandrel at a 500mm height for solar and privacy. Horizontal elements are most effective and reduce the effects of the summer sun. Similar adjustments have also been made to the west façade including the adoption of a mix of vertical colourback spandrel and horizontal colourback spandrel at a 500mm height for solar and privacy. Vertical elements are most effective to reduce the effects of the summer sun.</p>
<p>c. The feature façade with the cross is resulting in reduced solar efficiency. Review the layout of the north-west apartment to maximise north light</p>	<p>The proposed development is compliant with solar access controls as per the ADG, with 89.7% of dwellings receiving 2 or more hours of solar. The Chapel Road façade is open in contrast to the solid French Avenue façade. The proposed development has adopted appropriate shading measures to the west façade.</p>
<p>Providing two distinct multipurpose spaces offers great flexibility and opportunities to activate the project for community benefit.</p> <p>a. Confirm the dimensions of each space and identify what functions can be accommodated. Seek opportunities to support community programs and businesses.</p> <p>b. Clarify hours of use and identify potential impacts on adjacent uses e.g. residential, childcare, parking and church functions.</p>	<p>The dimensions of the ground floor community facility are 18.05m x 11.58m and the dimensions of the Level 1 community facility are 18.65m x 14.58m. The ground floor community facility will accommodate various activities including a variety of indoor recreation uses that support the physical wellbeing of the community, such as dancing, gymnastics, pickleball, table tennis and more, whilst also being appropriate to support other community wellbeing programs, such as Alcoholics Anonymous. For further details, refer to Section 4.6.2.</p> <p>An Operational Management Plan has been prepared for the Community facility and outlines how impacts between adjacent uses will be managed. This is detailed within Section 4.6.2 of the EIS and Appendix O.</p>
<p>Select high quality materials with integral colours and/or textures to ensure long-term durability and low maintenance.</p>	<p>The proposed development utilises high quality materials and textures that prioritise long-term durability and low maintenance. The podium and north-west corner comprise brickwork which require minimal maintenance whilst the additional site has a different material finish, with coloured pre-finish panels. This will enhance the design quality and increase the durability of the site.</p>
Sustainability and climate change	
<p>Clearly identify the sustainability initiatives in the proposal including the operational aspects of the building and landscape.</p>	<p>The proposed development achieves sustainability initiatives including the operational aspects of the building and landscape. With durable, low maintenance facades and design features that allow solar access, cross-ventilation and shading, the operation of the development will be sustainable. Additional landscaping features and significant green cover and street tree canopy will aid this, in addition to solar panels for energy resources. Section 7.8 addresses the site's sustainability initiatives in depth.</p>
<p>Ensure strategies to mitigate heat island effects and climate change impacts are effective at Day 1.</p>	<p>Strategies have been utilised to ensure heat island effects and climate change impacts are mitigated from Day 1. The façade uses light coloured materials and has significant landscape works and tree canopies, creating a cooler local environment. Renewable energy sources and passive solar design features will reduce the impacts of climate change. The site's proximity to heavy rail and metro services will reduce the usage of</p>

Consideration	Assessment
	private vehicles, minimising carbon emissions from vehicles. This SDRP feedback is further addressed in 7.7 and the ESD Report, attached at Appendix T .
Demonstrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	The proposal has been developed with consideration of reducing emissions in accordance with the NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030'. The development will exceed the regulatory sustainability requirements of the NCC and BASIX and has included a number of design initiatives to improve the environmental performance of the development and deliver long term efficiency. These design initiatives are outlined in detail in the ESD Report prepared by JN.

7.1.2 Matters Under Clause 6.15

The proposal will achieve design excellence in accordance with the requirements of clause 6.15 of the Canterbury-Bankstown LEP as discussed in **Table 17** below.

Table 17 Assessment of Clause 6.15 Design Excellence

Consideration	Assessment
<i>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</i>	SAP has engaged an award-winning design team with specific experience in delivering mixed-use projects of this scale, including social and affordable housing, commercial and community land uses. The track record of the design team demonstrates their capacity to deliver a high standard of architectural design, materials and detailing appropriate to the building type and location.
<i>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain</i>	The building form and external finishes are of high quality and have been subject to a review from the State Design Review Panel (SDRP). Constructive commentary from the SDRP has been integrated into the final form of the building.
<i>(c) whether the development detrimentally impacts on view corridors</i>	A VIA has been undertaken by Plus Architecture and highlights that the development has no detrimental impacts upon any key views identified in any relevant plans or policies.
<i>(d) how the development addresses the following matters:</i> <i>(i) heritage issues,</i>	As discussed in Section 7.15 , both European and Aboriginal Cultural Heritage has been considered in this proposal. An AHDDA and HIA have been prepared and provide recommendations that act as mitigation measures should any heritage items of significance be encountered throughout the life of the proposed development.
<i>(ii) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i>	Appropriate building separation has been proposed. The proposed development sits within an envelope that is consistent with site-specific controls addressed in the Canterbury-Bankstown LEP and DCP. No neighbouring sites have been subject to development consent or proposals. However, in the event of future development of neighbouring sites, the proposed development has appropriate design considerations that ensure the development does not impede on neighbouring sites. The building separation, setbacks and urban form will not result in decreased amenity. Where any impacts discussed under this Chapter are expected to have an impact greater than that of an acceptable nature, mitigation measures have been recommended and employed.
<i>(iii) bulk, massing and modulation of buildings,</i>	The building envelope has been designed in accordance with the Canterbury-Bankstown LEP and DCP. The setbacks utilised, including a staggered tower setback, have created an interface with the public realm that reduces bulk and scale, improving the design of the public realm.
<i>(iv) street frontage heights,</i>	The street wall height is 2 storeys, in accordance with the DCP control pertaining to the site. This height preserves human scale at the ground plane.
<i>(v) environmental impacts, including sustainable design, overshadowing, wind and reflectivity</i>	Sustainable design has been integrated into the proposed development. Shadow diagrams have been provided (Section 7.5.1) and show the impacts upon individual properties in the vicinity of the development. The height of the proposed development is consistent with clause 6.41 of the Canterbury-Bankstown LEP. Although some overshadowing is a result of the development, adequate solar access is still available to neighbouring sites. Building separation distances will not increase any wind tunnelling effects, whilst external design elements of the proposed development do not result in reflectivity effects.

Consideration	Assessment
<i>(vi) the achievement of the principles of ecologically sustainable development,</i>	Ecologically sustainable design has been incorporated into the proposed development through achieving high levels of cross ventilation and solar access to the apartments. Architectural devices have been incorporated into the design of the proposed development to minimise reliance on air-conditioning services. Extensive landscaping is also proposed across the site. A discussion of the consistency with the principles of ecologically sustainable development is at Section 8.6 .
<i>(vii) Pedestrian, cycle, vehicular and service access, circulation and requirements,</i>	The proposal has been designed to promote pedestrian and cycle access whilst having regard to the optimum location for vehicular access to the basement and at-grade. The proposal offers dedicated bicycle parking in the basement.
<i>(viii) the impact on, and any proposed improvements to, the public domain,</i>	As discussed extensively throughout this EIS, the proposed public domain will make a positive contribution to the public domain. As the site is identified as an 'active street frontage', the proposed development will offer a public domain that encourages pedestrian activity and social engagement, with ground-floor retail tenancies and community facilities.
<i>(ix) the integration of utilities, building services and waste management infrastructure in the site layout and building design,</i>	The proposed development will offer sufficient utilities, including building services and waste management infrastructure in the site layout and building design and is compliant with design principles and the Canterbury-Bankstown LEP. The proposed services and utilities of the site are discussed throughout this detailed EIS.
<i>(x) Aboriginal cultural heritage</i>	As discussed previously, an AHDDA has been prepared by AMBS Ecology & Heritage, in which no Aboriginal cultural heritage is identified on or surrounding the development site. Mitigation measures have been provided in the event of any Aboriginal cultural heritage coming to light. This is discussed further in Section 7.15.1 .
<i>(xi) The protection and promotion of green infrastructure</i>	The development will protect and retain existing trees on the site, including trees located on Chapel Road. The proposed development meets Council's green cover control and offers extensive landscaping and green space, contributing to the support of the local ecosystem. Section 4.8 and Section 7.6 provides details of the proposed landscaping works and the promotion of green infrastructure.
<i>(c) whether the development integrates high quality landscape design in the site layout and building design,</i>	As discussed previously, the development integrates high quality landscape design throughout the site, including public domain works and landscaped outdoor spaces on various levels. SAP has engaged award-winning landscape architecture firm, Arcadia, to design a high-quality landscape design that provides amenities and supports the local environment.
<i>(d) how the development responds to the physical and cultural connection of the local Aboriginal community to the land.</i>	As discussed in Section 4.3 the design team undertook a connecting with country process which informed the proposal to ensure the development respond to the physical and cultural connections of the local Aboriginal community to the land.

7.2 Built Form and Urban Design

The proposed development responds to this evolving character of the Bankstown City Centre by delivering a high-quality built form that aligns with the desired future scale and strategic vision outlined in key planning policies for the TOD. Informed by the Canterbury-Bankstown LEP and DCP 2023, Housing SEPP and the Apartment Design Guide, the proposal complements the existing and emerging character of the area and ensures a high standard of residential amenity with minimal adverse impacts. Overall, the development supports SAP's vision for the site, facilitating a vibrant, integrated mixed-use community that encourages social interaction, cultural activity, and economic vitality.

The proposed development in the future context of Bankstown City Centre is depicted in **Figure 27** below.



Figure 27 Future context of the proposed development

Source: Plus Architecture

7.2.1 Layout and Siting

The proposed site layout has been designed in a considered and holistic way. It has sought to provide integration with the surrounding context (existing and future), while maximising the opportunity of the site to become a key piece of community infrastructure.

As a corner block, the orientation and layout of the site priorities activation at the ground plane, with the intent to guide visitors and residents into the primary access points off Chapel Road through the new community plaza. Wayfinding will be further enhanced through the articulation and indentation of the built form signifying key access pedestrian and vehicular access points.

The development will be built to the site boundary at the Chapel Road and French Avenue frontages, with an undercover retail colonnade providing a fine grain pedestrian experience. The tower has been setback from the podium to further create a village scale and feel.

7.2.2 Building Height and FSR

The development utilises the height and FSR incentives afforded by Clause 6.41 of the Canterbury-Bankstown LEP 2023. This site-specific provision was implemented as part of the rezoning of the Bankstown TOD Accelerated Precinct.

Clause 6.41 grants an incentive height of height of 78m and an incentive FSR of 6.7:1 at the St Paul's Anglican Church site. The incentive height and FSR is reliant on the delivery of residential accommodation comprising seniors housing or affordable housing and the provision of a minimum 1000m² of community facilities at the site.

The proposed development satisfies both provisions with the development utilising 1,161m² of the GFA for community facilities and a place of public worship and offering 100% social and affordable housing.

The proposed development is compliant with the incentive controls, with a building height of 78m and a total FSR of 6.08:1, as demonstrated in the figure below.

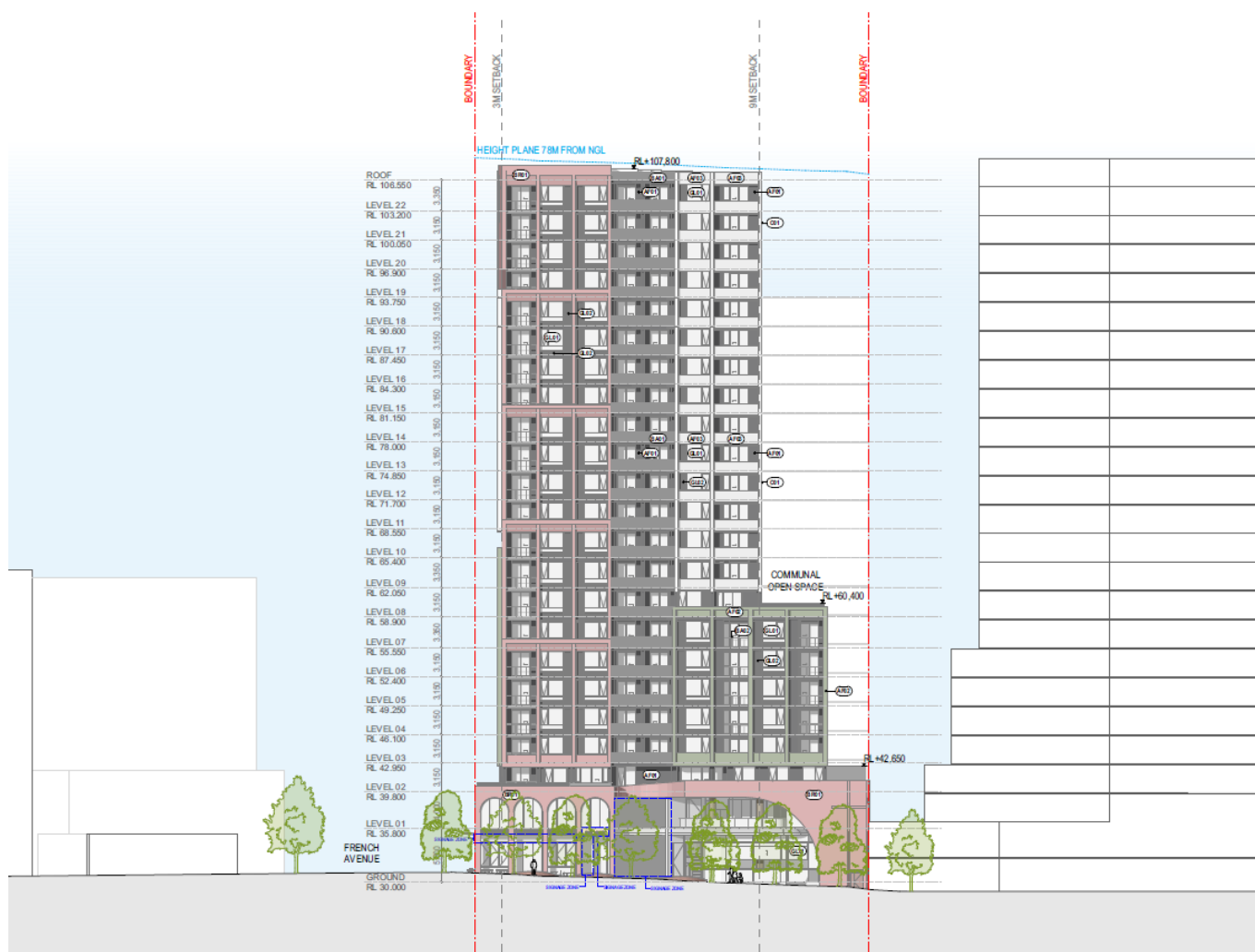


Figure 28 Western elevation

Source: Plus Architecture

7.2.3 Building Setbacks and Separation

The proposed development has generally adopted the setbacks in the Bankstown DCP. The key variation is at the ground floor fronting Chapel Road where the building has been recessed in order to create a plaza that provides more circulation area in response to the SDRP and Council feedback. The tower form has been setback to a minimum of 3m from the street frontages as required by the DCP to achieve a human scale of the ground plane. The ADG has been used to determine the tower setbacks to ensure adequate building separation is achieved to the neighbouring sites.

7.2.4 Building Façade and Materiality

As detailed within the Design Report at **Appendix I**, the proposed façade design and articulation strategy has been carefully considered to strike an appropriate balance between visual aesthetic, sustainability, and functionality.

The façade incorporates high-quality materials, including brickwork and cladding, in addition to vertical façade variations to reduce the perceived bulk and scale of the development and to express strong architectural qualities. As addressed previously, the site's façade and materiality respond to the site's local context by sustainably re-using materials that are of significant value to St Paul's Anglican Church, such as bricks, beams and stained-glass windows, and using colours that mirror the cultural importance of Bankstown, as addressed in *Designing with Country*. External materials have been carefully selected to ensure longevity of the site, reducing the frequency of maintenance and mitigating ecological concerns, such as urban heat island.

7.2.5 Crime Prevention Through Urban Design (CPTED)

The design has had due regard to CPTED principles, including physical and passive surveillance, accessibility, and the design of interfaces to the public realm and the foreshore. Built form strategies have been implemented to ensure the building provides a safe and comfortable presentation at public domain interfaces.

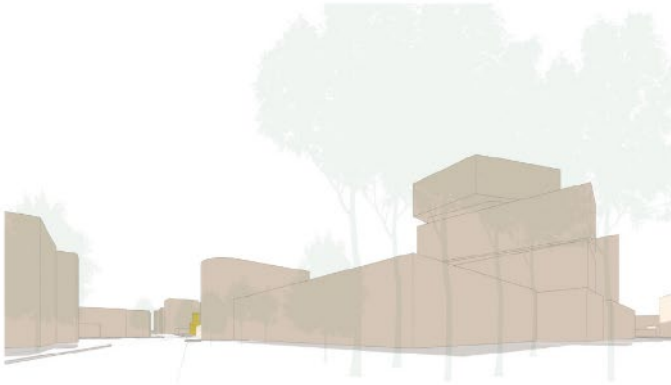
Communal open spaces within the development have also been designed to ensure comfort, safety and liveability – ensuring they will be well used once the building is occupied. These communal open spaces include areas for dining, entertaining and passive recreation.

7.2.6 Visual Impact

A Visual Impact Analysis (VIA) has been prepared by Plus Architecture within the Design Report, provided at **Appendix I** and reproduced in **Figures 29-32**. The VIA considers changes to views and visual amenity from four surrounding viewpoints and highlights the proposed development's location within the existing and future context of Bankstown. The surrounding locations are all considered to be of low sensitivity, and whilst the proposal will have a perceptible impact the overall significance of the impact is considered to be minor as a result.

View	Assessment
View 1. Chapel Road looking North Figure 29	The building is viewed from Paul Keating Park within the context of a number of large existing buildings, such as WSU's Bankstown Campus. This view will be complemented by further towers as part of other development under the TOD. The proposal is therefore considered to have a minor visual impact from this location.
View 2. Chapel Road looking South Figure 30	The building is partially obstructed by the existing buildings on the eastern side of Chapel Road. As buildings are redeveloped under the TOD it will provide a similar scale on the western side of Chapel Road. It is noted that whilst the tower will be viewed in the context of other tall buildings the north east corner of the building will be visually prominent which has been specifically reflected in the architecture of the building. The proposal is therefore considered to have a minor / moderate visual impact from this location.
View 3. French Avenue looking East Figure 31	French Avenue is characterised by existing 9 storey buildings. The proposal will result in a taller building than current visible in this location but is generally consistent with the existing high density character. The proposal is therefore considered to have a minor visual impact from this location.
View 4. French Avenue looking West Figure 32	This view is dominated by the Little Saigon Plaza which sits in the foreground of the building. The proposal will result in a taller building than current visible in this location but is generally consistent with the future high density character under the TOD. The proposal is therefore considered to have a minor visual impact from this location.

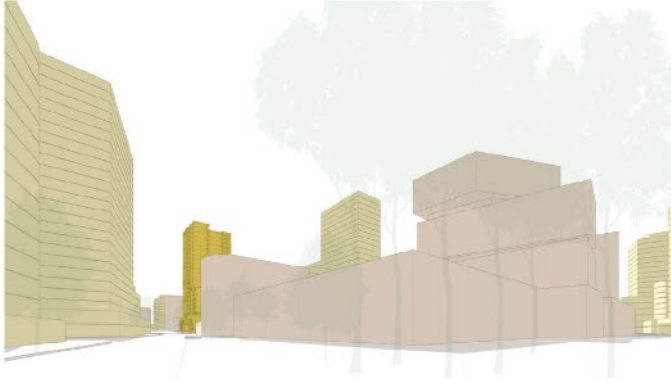
EXISTING CONTEXT



PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)

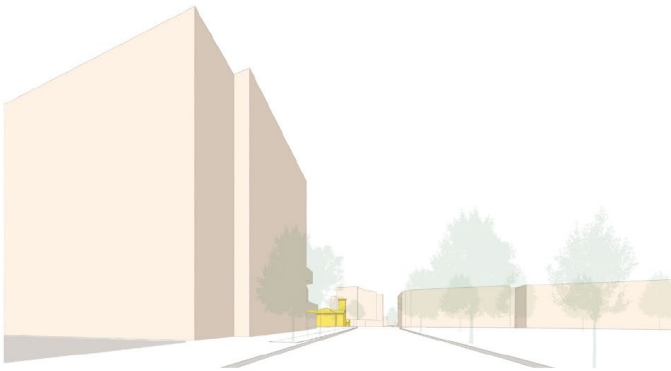


LEGEND

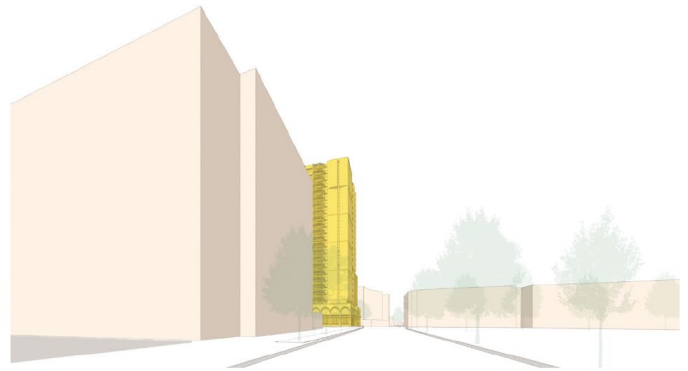
- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- THE PROPOSAL

Figure 29 VIA View 1 - Chapel Road looking North
Source: Plus Architecture

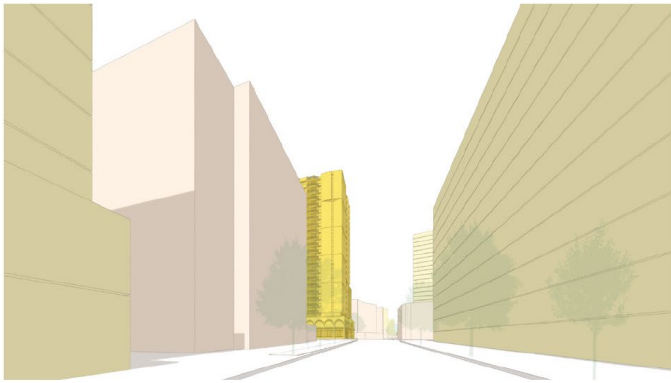
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PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)

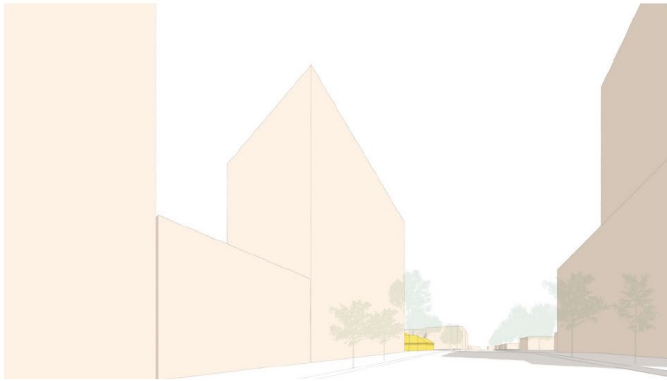


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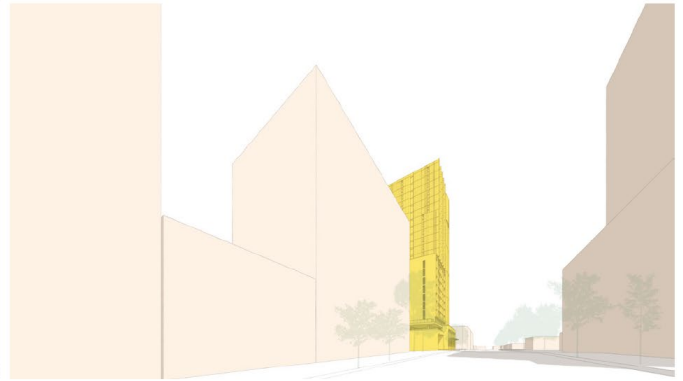
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- FUTURE CONTEXT BUILDINGS (TOD)
- THE PROPOSAL

Figure 30 VIA View 2 - Chapel Road looking South
Source: Plus Architecture

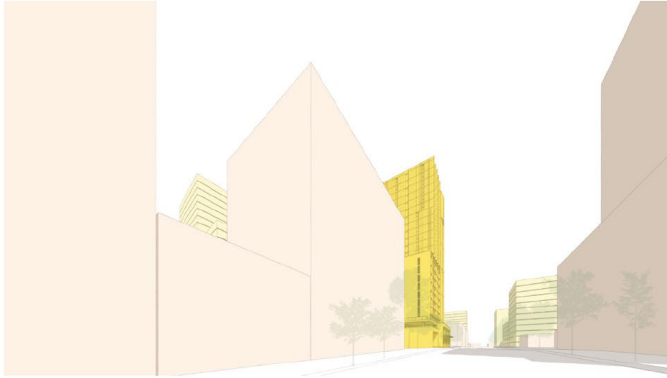
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PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)

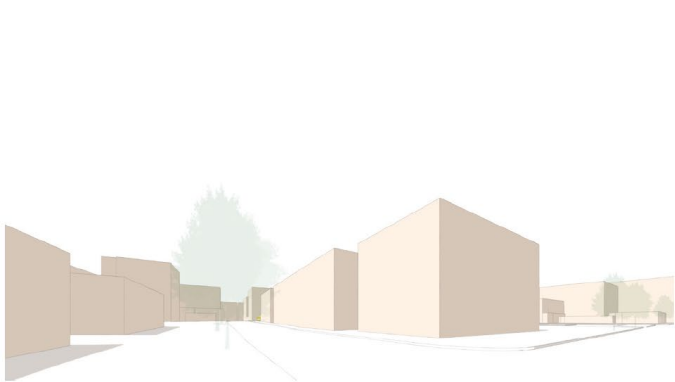


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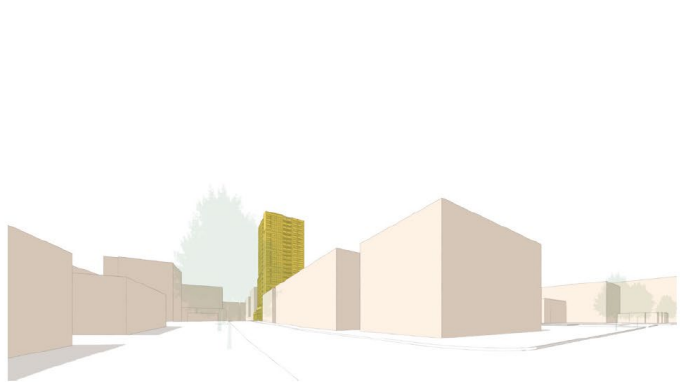
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- FUTURE CONTEXT BUILDINGS (TOD)
- THE PROPOSAL

Figure 31 VIA View 3 - French Avenue looking West
Source: Plus Architecture

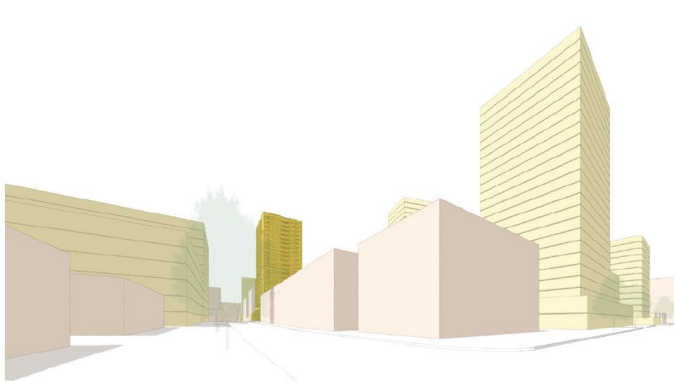
EXISTING CONTEXT



PROPOSED (W. EXISTING CONTEXT)



PROPOSED (W. TOD CONTEXT)



LEGEND

- EXISTING CONTEXT BUILDINGS
- FUTURE CONTEXT BUILDINGS (TOD)
- THE PROPOSAL

Figure 32 View 4 - French Avenue looking East
Source: Plus Architecture

7.2.7 Site Isolation

To the south of the site is 457 Chapel Road, Bankstown, which comprises a two-storey non-residential building that is built to its side boundaries. Whilst to the applicant's knowledge there are currently no plans to develop the site, the project team has considered the impact that the development may have on the future development of that site.

As shown in **Figure 33**, due to the narrow frontage it is unlikely to be able to be redeveloped in isolation. However, the site shares a significant boundary with 67 Rickard Road to the rear, which would enable a more rational redevelopment of both sites given their irregular lot boundaries, noting that both are also afforded significant height and FSR under the LEP which will incentivise their redevelopment.

It is important to note that the site specific TOD controls were prepared for 461 Chapel Road as a standalone site and did not require amalgamation with 457 Chapel Road. The introduction of this land in to the site would be difficult to utilise as it would result in a building that no longer complies with many of the ADG and DCP controls. Further, the requirement to amalgamate with 457 Chapel Road would prevent redevelopment of the subject site occurring, which would not be in the public interest given the nature of the proposal.

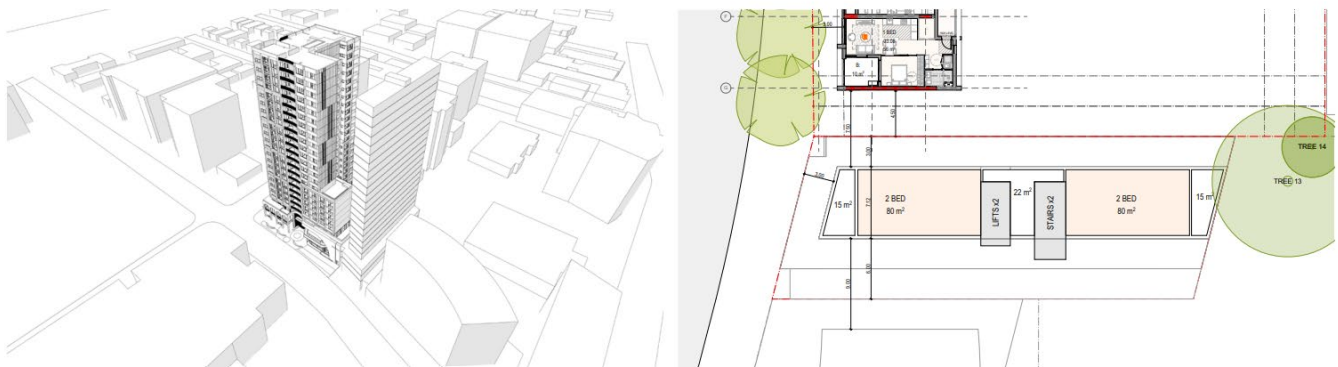


Figure 33 Potential development of 457 Chapel Road

Source: Plus Architecture

7.3 Residential Amenity

The development proposes a total of 186 social and affordable studio and 1-bedroom dwellings, with the exception of 1 x 4-bedroom dwelling which forms part of St Paul's Anglican Church. These dwellings will be distributed across Levels 2-22 and have been designed with high-quality internal amenity and outlook. A Design Verification Statement, prepared by Plus Architecture, is attached at **Appendix K** which details an assessment of the proposed development against Schedule 9 of the Housing SEPP.

Furthermore, a detailed ADG assessment has also been undertaken within the Design Verification Statement, which confirms that the proposed social and affordable dwellings are generally consistent with the ADG. A summary of the proposed development's consistency with the key objectives and design criteria of the ADG is provided below:

- The proposed development comprises studio, 1-bedroom and 4-bedroom dwellings which achieve or exceed the minimum internal areas. Universal design features are adopted within the apartment design to promote flexible housing, complying with the Liveable Housing Design Guidelines. The proposed development will offer 82 (44.1%) silver liveable dwellings and 41 (2.0%) gold liveable dwellings.
- The dwellings have adopted an open plan living/dining and kitchen areas to ensure spatial areas and general amenity are maximised for liveability.
- An adequate area of communal open space is provided to enhance residential amenity, with the development exceeding the minimum requirements and offering 26.3% of communal open space, in addition to 52% of communal open space solar access.
- The proposed social and affordable dwellings will have significant solar access, with 89.2% of dwellings having 2 or more hours of solar access between 9am-3pm during mid-winter. Only 10.8% of dwellings will have no direct sunlight between 9am-3pm during mid-winter, which is less than the maximum of 15%.
- The proposed development achieves the minimum ceiling height to deliver sufficient natural ventilation and daylight access, with more than 60% of dwellings achieve cross ventilation for the first 9-storesy.

- Dwellings achieve the minimum primary balcony requirements, with all primary private open spaces and balconies situated adjacent to the living room, dining room or kitchen.

As outlined above, the residential component of the proposed development achieves a high level of residential amenity in accordance with the ADG and Housing SEPP. For a more detailed assessment of the residential amenity, refer to **Appendix K**.

7.4 Environmental Amenity

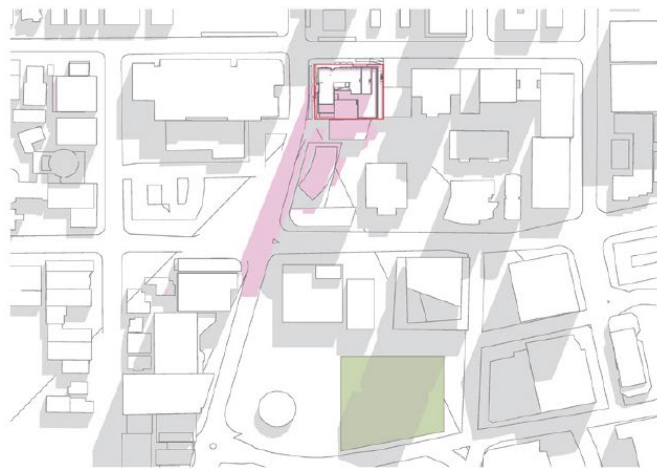
7.4.1 Overshadowing

Shadow diagrams have been prepared by Plus Architecture and are provided within **Appendix H**. The illustrations show the new shadow proposed extends slightly further than the site's boundaries.

While overshadowing will occur, it is consistent with the impacts anticipated under the TOD controls. The tall, slender design of the development ensures overshadowing is limited and accommodates for the fast-moving shadow and importantly does not impact Paul Keating Park. **Figure 34** below provides an excerpt of the overshadowing diagrams during mid-winter.



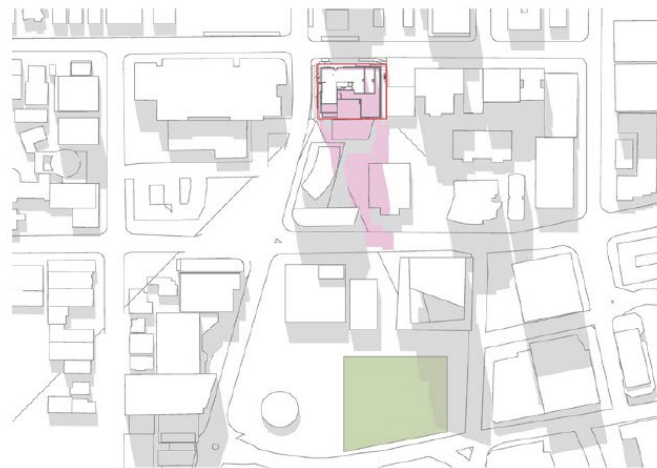
9:00 AM



10:00 AM



11:00 AM



12:00 PM



Figure 34 Overshadowing diagrams on June 21 from 9am – 3pm
 Source: Plus Architecture

7.4.2 Reflectivity

A Solar Reflectivity Report has been prepared by Windtech (**Appendix LL**) to support the development. The Report provides a detailed assessment of the potential solar glare impacts resulting from the proposed development and provides a suite of mitigation measures that are to be implemented in order to minimise impacts.

Solar glare is largely attributed to the façade glazing of a building. Windtech have recommended that to avoid adverse glare to motorists and pedestrians on the surrounding streets, occupants to neighbouring buildings, and to comply with the relevant planning controls the following restrictions to the maximum normal specular reflectance of visible light of the external façade glazing is recommended:

- Northern aspect (009 degrees) main building façade and balustrades on Level 01: 9%.
- Western aspect (279 degree) main building façade and balustrades on Levels 06 to 20: 9%.
- All other glazing on the external façade should have a maximum normal specular reflectance of visible light of 20%.

Subject to the incorporation of the abovementioned recommendations, the development will not cause adverse solar glare impacts.

7.4.3 Wind Impacts

A Wind Environment Statement has been prepared by Windtech (**Appendix MM**) to support the development. Given the site's urban context and the proposed high-density scale and built form, the development is not expected to result in any adverse wind impacts on the site or surrounding areas. It has been carefully designed to maintain comfortable pedestrian wind conditions within the public domain and outdoor landscaped areas. Through the incorporation of targeted design features—such as landscaping, awnings, planter boxes, and impermeable screens—the proposal effectively mitigates the effects of prevailing winds on both outdoor spaces and residential dwellings, while enhancing overall residential amenity.

7.5 Public Domain

The intent of the proposal is to create a new civic landmark within Bankstown City Centre, which attracts a diverse population to the site. As such, the design of the development prioritises the activation of the Chapel Road and French Avenue frontages to create an inviting and vibrant pedestrian experience. Outdoor dining is proposed along the retail frontage, with a colonnade providing protection from the elements.

A new community plaza is proposed along Chapel Road, featuring raised planters with integrated seating and verge gardens that will provide a landscaped buffer from the street. Designed as a central meeting point, the plaza will enhance wayfinding and improve the legibility of both residential and community facility entrances. The architectural treatment of the Chapel Road façade will further delineate the distinct uses within the site. Religious symbolism and expansive transparent windows will guide visitors toward the southern entrances of the community facility, while the residential lobby will be accessed via a separate, more intimate entry adjacent to the commercial tenancy.



Figure 35 Artist's impression of the public domain, highlighting the corner of Chapel Road and French Avenue

Source: Plus Architecture

7.6 Landscaping and Trees

An Arboricultural Impact Assessment (AIA) was prepared by Moore Trees, to assess the potential impacts of the proposal to the 14 trees located on and surrounding the development site. Landscape Plans and a supporting report have been prepared by Arcadia which set out the landscape design concept for the proposed development.

The site contains 9 trees within the property boundary. Trees 8, 9 and 10 are large mature street trees on the Chapel Road frontage. Trees 13 and 14 are located in the car park that adjoins the site to the south-east. Tree 13 has been included in the assessment due to its size and root structure which extends into the proposed development site.

The AIA found that the proposed development will require the removal of 9 trees identified as Trees 1-7, 11 and 12. Trees 8-10, 13 and 14 can be retained subject to the implementation of the mitigation measures provided within the Arboricultural Impact Assessment as outlined in **Appendix Z**. The proposed tree retention and removal is depicted in **Figure 36** below.

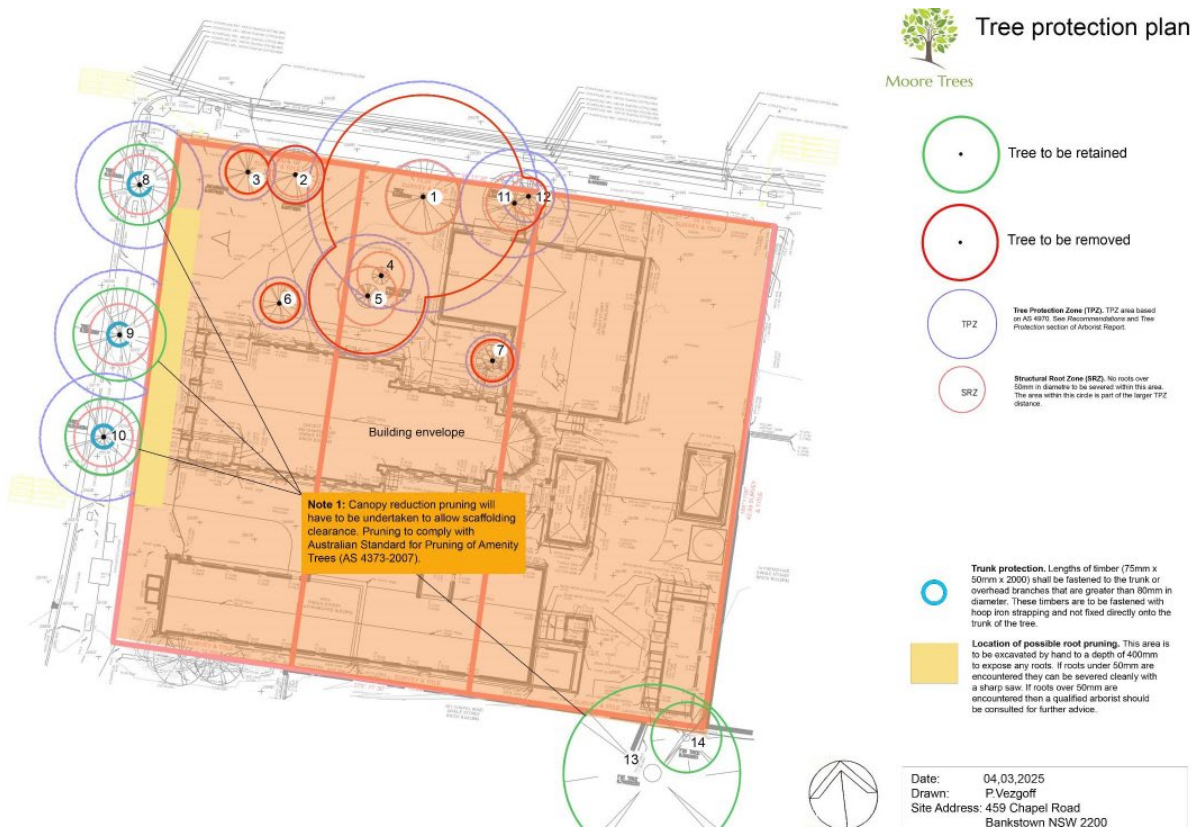


Figure 36 Tree retention and removal plan

Source: Moore Trees

The removal of these trees is supported and justified by the Arboricultural Impact Assessment. The retention of the existing, healthy trees will require canopy reduction and maintenance and will contribute to the Chapel Road corridor landscape and public domain, and the site's boundaries.

To further offset the removal of trees, a total tree canopy of 173m² is to be delivered throughout the development, along with various other vegetation. The proposed landscaping has been carefully designed to enhance the local character and its existing vegetation, while protecting the local environment's biodiversity.

The proposed landscape plan is designed to enhance the features and experience for users of the site. It comprises shade amenity trees, planter boxes, small shrubs and other landscaping features. The landscape plan accentuates the architectural design of the proposed development and creates an attractive and vibrant streetscape, enhancing the active frontage on Chapel Road.

Landscaped features within the public domain include wide footpaths and planter box seating to strengthen the walkability of the site and encourage social activity. Landscaping will continue across the development, with outdoor space being available to the childcare facility and residents. A landscaped outdoor area of 355m² has been provided for the childcare centre. This space has been designed to provide a diverse variety of place scapes and will provide an additional play area to support community uses across the weekend. Residents will have access to communal outdoor space across Level 2, 8 and 10. As addressed in **Section 4.8.3**, the outdoor space will deliver vegetation and additional features, increasing the green space of the site and improving residential amenities.

7.6.1 Deep Soil

The highly urban context design does not allow for typical deep soil zones as addressed in the ADG due to the constrained nature of the site and its location within a high-density mixed-use area. The proposed basement extends to the site boundary to accommodate the necessary car parking and plants areas which restricts the ability to provide deep soil areas. The Bankstown TOD and subsequent DCP anticipated this and does not specify a deep soil requirement, instead using a green coverage control. The proposed development has maximised green cover, complying with the DCP, and will deliver sufficient green space to increase the site's amenity and ensure environmental management to mitigate any impacts of environmental issues, such as climate change.

7.7 Sustainability

A number of sustainable design features have been embedded within the proposal, in alignment with the objectives of Better Placed, 'Better Performance,' 'Better for People,' and 'Better Value'. These include:

- The choice of durable, low maintenance façade materials.
- Passive design principles ensuring solar access, cross-ventilation, and shading, reducing energy demand and enhancing comfort.
- Open corridors for natural ventilation, minimizing air conditioning reliance.
- Achieving 60% street tree canopy cover along French Avenue and 40% street tree canopy cover along Chapel Road as per TOD Recommendations.
- Meeting the 50% Green Cover TOD Requirement through landscaping, layered planting, medium trees, and solar panels.
- Providing solar panels as a renewable energy source, reducing on-going costs for the building.
- Providing bicycle parking in the basement as an alternate mode of transport.
- Providing two hall spaces on ground and Level 01 that are adaptable to different uses. This allows long term longevity of these spaces and an on-going asset to the community.
- A diverse apartment mix, including standard, silver, and gold liveable designs.
- Providing efficient floorplates that minimise structural transfers and layout changes.

These design moves enable the project to hit several ESD targets including BASIX Certification and Green Star Compliance and will outperform the NCC and BASIX sustainability requirements. This is outlined in **Section 8.6** of this report and is discussed in detailed in the ESD Report at **Appendix T**.

7.8 Traffic, Transport and Accessibility

A Traffic and Parking Impact Assessment has been prepared by McLaren Traffic Engineering and Road Safety Consultants (McLaren) and is provided at **Appendix P**. The report includes an assessment of the proposed vehicular parking arrangements, road infrastructure, existing and future traffic and public transport services, and provisions for servicing and loading.

7.8.1 Existing Environment

Road Network

The site is located on the northwestern corner of the intersection of French Avenue and Chapel Road. Vehicular access to the site is currently provided via three driveways, one on French Avenue and two on Chapel Road. The surrounding road network comprises:

- Chapel Road, an unclassified regional road to the west of the site, which connects to the Hume Highway to the north.
- French Avenue, an unclassified local road to the north of the site, which runs in an east west direction.
- Rickard Road, an unclassified regional road to the south of the site. Rickard Road connects to Stacey Street to the East which is a state road.
- Jacobs Street, an unclassified local road to the east of the site, which provides connection to Hume Highway to the north.

Intersection Performance

The TIA assessed existing traffic volumes and performance at three key intersections around the site:

- Chapel Road/ Rickard Road
- Chapel Road / French Avenue
- Jacobs Street/ French Avenue

The results indicated that:

- The intersections are currently operating at a level of service C or higher. The signalised intersection of Chapel Road / Rickard Road currently performs at a Level of Service (Los) "B" during the AM peak hour weekday period and LoS "C" during the PM peak hour weekday period.

- The signalised intersection of Chapel Road / French Avenue currently performs at a LoS “B” during the AM peak hour weekday period and LoS “A” during the PM peak hour weekday period.
- The intersection of Jacobs Street / French Avenue performs with a ‘worst movement’ LoS “A” during the AM and PM peak hour weekday periods.

Public Transport Arrangements

The Traffic Report identifies several public transport facilities within walking distance of the site. Various bus services are located within a 2–9 minute walking distance, connecting the site to other regions of Sydney including Parramatta and Sutherland.

Further, Bankstown Train Station is within a 7-minute walking distance from the site. The Traffic Report notes that Bankstown Train Station is not currently operating due to upgrades to incorporate the Bankstown Metro, an addition to the new Sydney Metro line.

Future Infrastructure Upgrades

The Traffic Report highlights the importance of the new Bankstown Metro for the proposed development. Bankstown Metro Station is expected to make significant improvements in travel time, including a reduction of up to 25 minutes in travel time and providing 15 trains per hour during the morning peak period. The construction of the Bankstown Metro is forecasted to decrease private vehicle usage. The proximity of Bankstown Metro is an attractive feature of this proposed development.

The Traffic Report notes that no further future planned road and public transport upgrades will alter traffic conditions within proximity of the site.

7.8.2 Operational Traffic Impacts

Vehicular Access Arrangements

The proposal will expand the existing vehicular access point at French Avenue, to provide a new two-way cross over. The access point has been provided in the existing location in the north-eastern corner of the site, away from the intersection of French Avenue and Chapel Road to minimise impacts to on-street traffic.

The driveway will provide vehicular access to the basement car parking and ground floor loading/waste collection areas at the site and at grade parking.

Parking Arrangements

The proposed development includes a total of 50 carparking spaces comprising 11 spaces at the ground level and 39 spaces within the basement. The ground floor car parking is to be utilised by childcare visitors, childcare staff, auditorium users, with basement car parking dedicated for residential, retail, commercial, childcare, auditorium and rectory land uses.

Table 18 Minimum car parking requirements of the proposal (in accordance with CBDCP 2023)

Land Use	Type	Scale	Rate	Spaces Required	Spaces Provided
Residential Flat Building (Affordable Rental Housing Units)	Studio	41 units	0 spaces per dwelling	0	30
	1-bedroom	144 units	0.2 spaces per dwelling	28.8	
	3+ bedroom	1 unit	1 space per dwelling	1	
Commercial Premises	-	354m ² GFA	1 space per 100m ² GFA	3.5	4
Retail Premises	-	172m ² GFA	1 space per 100m ² GFA	1.7	3
Childcare Centre	-	50 children	1 space per 4 children	12.5	13*
Sub total	-	-	-	48 (47.5)	50
Place of Public Worship/Community Facility	Assembly Area	480m ²	1 space per 5m ² GFA	96	13*
Total	-	-	-	145 (144.2)	50

- * Place of public worship/community facility car parking is to be shared with the childcare centre as operational hours do not coincide

The Traffic Report provides an assessment of the proposed development's parking arrangement compliance, subject to the *Canterbury-Bankstown Development Control Plan 2023* (CBDCP 2023). The developments compliance with the DCP parking requirement is outlined in the sections below.

Residential

The DCP requires that a minimum of 30 spaces is provided to support the residential uses at the site. 30 residential spaces are proposed in the basement car park, thus complying with the DCP requirement.

Commercial and Retail

The proposal will provide 4 car parking spaces for the commercial office component of the development. This is in accordance with the minimum 3.5 spaces required by the DCP.

3 car parking spaces are provided for the retail component of the development. This is in excess of the minimum 1.7 spaces required by the DCP.

Childcare Facility

A childcare facility for 50 children requires a minimum parking rate of 13 spaces. 13 spaces have been provided to support this use, thus complying with the DCP rate. 11 of the designated parking spaces will be provided at-grade, with the other 2 spaces provided within the basement car park.

Community Facility/Place of Public Worship

Designated car parking has not been provided for the community facility/place of public worship. However, it is the intention that the 13 spaces provided for the childcare centre be shared with the community facility/place of public worship. This is because the operating hours of each of these uses will not coincide. This is particularly the case on the weekends, when the community facility place of public will likely be the busiest, as the childcare centre will not be operating.

The 13 provided spaces represents an increase to the existing parking provided on site for St Paul's Anglican Church. A travel mode survey was prepared as part of the Traffic Impact Assessment. The assessment concluded that whilst the capacity of the community facility/place of public worship is expected to increase from what is existing, it is unlikely that significant increases to traffic will occur. This is because the increased patronage is likely to be associated with new residents in the accommodation above the facility whose desired mode of transport to the facility will be walking.

Additionally, the proposal seeks to retain the existing dedicated parking zone along Chapel Road that provides parking for wedding and funeral vehicles.

Traffic and parking for the place of public worship will be further managed under the Operational Management Plan provided in **Appendix P**.

Bicycle Parking

The proposal generates the requirements for 93 bicycle parking spaces. 94 spaces have been provided across the basement level.

Motorcycle Parking

No motorcycle parking is proposed and is consistent with provisions.

Drop-off Zone

A new 'drop-off' zone is proposed along the Chapel Road frontage of the site for the length of three (3) car parking space. The 'drop-off' zone will serve as short-turnover spaces for visitors to the subject site. The request for parking restriction changes can be formally made to the Local Traffic Committee once development approval is obtained.

Loading and Servicing

The proposed development will include a dedicated loading bay within the ground floor carpark to support a 12.5m length Heavy Rigid Vehicle (HRV). The Traffic Report demonstrates successful swept paths of the site and loading bay. To ensure the safety of residents and visitors, including children, recommendations have been made to schedule servicing or loading activities outside of peak operating hours of the childcare centre. Additionally, the development design provides a two-way passage for vehicles, including an HRV.

Traffic Generation and Intersection Performance

The proposed development is expected to generate approximately 59 vehicle trips (35 in, 24 out) in the weekday AM peak hour period and 58 vehicle trips (23 in, 35 out) in the weekday PM peak hour period. An additional assessment was made for Sunday traffic generation in accordance with the use of the place of public worship. The proposed development is expected to produce 36 vehicle trips (11 in, 25 out) during the Sunday network peak hour period.

SIDRA modelling was used to examine current and future performance of the intersections. Three intersections were assessed: Chapel Road/Rickard Road, Chapel Road/French Avenue and Jacobs Street/French Avenue. The Traffic Report details the retention of level of service associated with the proposed development. It was noted that the peak hour performance of the Chapel Road/French Avenue degrades, however is still within the zone of free-flowing traffic. Minimal delays and sufficient capacity are expected and no adverse impacts on the existing road network are expected as a result of the proposed development.

7.9 Noise and Vibration

A Noise and Vibration Impact Assessment (NVIA) has been prepared by SLR Consulting to investigate the potential construction and operational noise and vibration associated with the proposed development. This assessment is appended to the EIS at **Appendix Q**.

The NVIA included data collection to inform the existing acoustic environment. Unattended noise monitoring was conducted at the site between 5 December and 13 December 2024. The measured noise levels have been used to determine the existing noise environment and to set the criteria used to assess the potential impacts on nearby noise sensitive receivers. Additionally, attended noise monitoring measurements were conducted at each monitoring location. The attended measurement was performed on-site within close proximity to the noise logger to supplement and confirm the unattended noise monitoring data as representative of the area and its surrounds.

There are currently no major vibration sources within the project area. The closest being the Bankstown rail line which is 500m away. We note that the Bankstown Metro line is currently being constructed, with a scheduled completion date being Q4 2025.

The closest existing receivers to the site are immediately north, south, east and west of the site, as outlined in **Table 19**.

Table 19 Closest existing receivers to the site

ID	Receiver Type	Address	Approximate distance (nm)
R01	Residential	15 French Ave, Bankstown NSW 2200	50
R02	Residential	443 Chapel Rd, Bankstown NSW 2200	20
R03	Residential	10-12 French Ave, Bankstown NSW 2200	22
R04	Commercial	457 Chapel Rd, Bankstown NSW 2200	5
R05	Commercial	14 French Ave, Bankstown NSW 2200	5
R06	Commercial	462 Chapel Rd, Bankstown NSW 2200	30
R07	Commercial	463 Chapel Rd, Bankstown NSW 2200	25

The NVIA identified the following operational activities as potentially noise generating: residential balcony condensers, emissions from the site's Level 2 plantroom and equipment, traffic noise, noise associated with outdoor play time at the childcare centre, the use of the multipurpose halls and place of worship.

The predicted noise levels were largely deemed to comply with the relevant acoustic criteria, subject to the implementation of the following mitigation measures:

- External glazing is proposed to the façade of the development to minimise impacts from traffic noise.
- Barriers are to be implemented along the northern end of the outdoor play area of the childcare centre. These barriers are proposed for children's safety however will serve a dual purpose of providing adequate noise attenuation to achieve compliance with the maximum allowable noise levels.
- A childcare Centre Noise Management Plan is recommended to be prepared upon the selection of a childcare centre operator.
- Mechanical plant is to be located away from sensitive receivers and are to be treated with screening/ acoustic insulation to reduce noise emissions.
- Operational noise controls measures have been proposed for the Community Hall to minimise noise impacts. Additionally, glazing elements are to be installed along the external western façade and internally to separate the lobby from the multipurpose hall. Glazing should be installed in accordance with the specifications of the NVIA.
- The proposal is deemed to be capable of complying with the noise criteria defined within the NVIA.

7.9.1 Construction Noise and Vibration

The NVIA assesses the noise impact from equipment associated with excavation and demolition and construction works. A list of equipment associated with these works and their typical noise levels are detailed in the NVIA. The predicted impacts represent the worst case-scenario at the most affected receivers. The assessment shows the predicted impacts based on the exceedance of the management levels.

For most construction activities, it is expected that the construction noise levels would frequently be lower than predicted, as the noise levels presented in the report are based on each scenario occurring at the site boundary which is the closest point to each receiver. There will frequently be periods where construction noise levels are much lower than the worst-case levels predicted as well as times when no equipment is in use and no noise impacts occur.

The major sources of vibration from the proposed construction activities would likely be during:

- 'Demolition' when vibratory roller is being used
- Early works and excavation where piling activities will occur

7.9.2 Operational Noise and Vibration Assessment

Traffic Noise

The existing traffic noise impacts to the site from surrounding roadways has been determined based on SoundPLAN noise modelling and verified via on-site long-term noise monitoring. Noise from surrounding traffic has been predicted at the façade of the development. Based on the predicted noise levels at the façade, the minimum acoustic performance for glazed elements has been derived to achieve compliance with the internal noise criteria. Subject to the recommendations within the NVIA, adverse noise impacts are not expected.

Noise Generation from the Proposed Development

SLR have undertaken an assessment against the noise generating uses proposed within the development and have identified the following potential noise generating uses:

- **Mechanical plant:** The main sources of externally located mechanical plant noise for the proposal would be the AC Condenser units located on the balconies of each apartment and the plantroom located on Level 2. The noise assessment concluded that the mechanical plant located on the residential balconies and within the level 2 plantroom would be compliant with the relevant noise criteria.
- **Off-site road traffic:** Traffic noise from the surrounding roadways will impact the sites façade. The predicted façade noise levels have been used to determine the minimum acoustic performance for external glazing to ensure compliance with the relevant noise criteria is achieved.
- **Childcare centre:** SLR undertook an assessment of the noise impacts associated with the childcare centre, including the indoor play area, the outdoor play area and vehicular traffic noise associated with the development. The assessment was prepared on the assumption that the childcare centre would operate Monday to Friday from 7am – 6pm and caters up to 100 children. A noise management plan requirements outlined in the NVIA should be further developed for the childcare centre once an operator has been determined:
- **Commercial and retail:** SLR were unable to provide an assessment of the potential noise impacts from the retail and commercial uses on the site at this stage. It is recommended that a further assessment is undertaken once the proposed tenants are finalised.
- A cumulative impact assessment was undertaken for Noise Emissions from Mechanical Plant, Indoor Play, Pick-up and Drop off Area, which concluded that compliance could be achieved with the relevant noise criteria.

In summary, the proposed noise generating uses are considered to be acoustically acceptable, subject to the implementation of mitigation measures summarised within **Appendix C**.

7.10 Ground and Groundwater Conditions

A Geotechnical Report has been prepared by JK Geotechnics and is appended to this EIS at **Appendix W**. The Geotechnical Assessment was informed by on-site testing, including the digging of three boreholes to obtain information on subsurface conditions and to inform civil and structural design. Subject to the implementation of the recommendations identified by JK Geotechnics, the site is considered to be geotechnically suitable for the proposed development.

The results of the borehole drilling showed that the subsurface conditions of the site generally comprise fill and natural clay soils over weathered siltstone and sandstone bedrock. Groundwater was encountered at a depth of 4m below the proposed basement and, therefore groundwater levels are not expected to be impacted by the proposed basement excavation.

To minimise adverse impacts resulting from the proposed excavation of the basement, the following mitigation measures and design solutions are to be implemented:

- Dilapidation surveys should be prepared for the neighbouring buildings to the east (14 French Avenue) and south (457 Chapel Road) prior to demolition and excavation commencing.
- Vibration monitors should be set up on the neighbouring structures to the east and south prior to demolition and excavation commencing.
- A drained basement design should be pursued at the site to minimise groundwater seepage into the basement.
- A shoring system comprising progressively anchored/ internally propped soldier pile walls is recommended to be installed as excavation proceeds. Permission must be obtained from neighbouring properties if anchoring into their sites is proposed.
- Upon completion of excavation, it is expected that weathered bedrock will be exposed at the bulk excavation level. In order to support the development a foundation system is to be installed comprising either a raft foundation or piled footings.

7.11 Contamination

A Preliminary Site Investigation was prepared by JK Environments to investigate potential contamination sources at the site. The investigation comprised a desktop review of historical information and the sampling of soil from three boreholes. Based on the findings of the PSI, JKE recommended that a Detailed Site Investigation be prepared to further investigate soil and groundwater contamination conditions, including the potential for asbestos to be present within the fill at the site, and to establish whether remediation is required. The DSI was prepared by Reditus and is attached in **Appendix Y**.

The DSI comprised a review of the site history, fieldwork observations and laboratory analysis. The following key matters were identified:

- The site has been in use as a church and community centre from at least 1930 to present-day.
- During intrusive works completed as part of the DSI, fill material was observed to be present in each borehole with exception to RBH03 and extended to between 0.3 m bgl and 0.55 m bgl. The fill profile was variable and included clayey sand, sandy silt, silt, and silty clay. There were no anthropogenic inclusions observed within the fill material.
- Groundwater was not encountered during the investigation to a maximum depth of 9.2 m bgl.
- An exceedance of NEPM (as amended 2013) ESL criteria was identified in the borehole RBH05 at a depth of 0.1 m bgl. Under the current development plans, this location will be excavated to approximately 4 m bgl to allow for the basement excavation, which will remove this area of exceeding soil from the site. No other exceedances of soil analytical criteria were identified on the site.
- A PACM was collected from the surface of the site and was reported to contain asbestos. As this piece of asbestos was at the site surface, it does not preclude the site from the proposed development.
- Results of soil vapour sampling completed at the site were reported below the laboratory limit-of-reporting and below assessment criteria. As such, no soil vapour risk to the proposed development was identified.

Based on the results of the investigation, Reditus concluded that the site is suitable for the proposed development, subject to the implementation of the following recommendations:

- The area of exposed soil in the south-eastern corner of the site where a fragment of asbestos-containing material was identified should be subject to an 'emu pick' and raking to 0.1 m bgl by a licensed asbestos assessor (LAA) to ensure no additional fragments are present on the site surface. The LAA should produce a clearance certificate for the area once the raking and picking has been completed.
- Any soil material which is proposed for removal from the site should be classified under the NSW EPA (2014) Waste Classification Guidelines: Part 1 – Classifying Waste and transferred to a facility licensed by NSW EPA to accept the waste.
- As the site is situated within an area of 'moderate salinity potential', suitable management strategies outlined in the Western Sydney Salinity Code of Practice (WSROC, 2004) should be adopted for the proposed development.

No further recommendations were included within the report, and it is emphasised that a Remediation Action Plan (RAP) was not listed as a recommendation within the DSI.

7.12 Hazards

A Hazardous Materials Survey (**HMS**) has been prepared by Reditus and is appended to this EIS. The objective of the assessment was to identify any potentially hazardous materials and provide recommendations for their removal/disposal, in accordance with SafeWork NSW requirements. The survey found several hazardous materials on the site including:

- Potential for PCB – containing materials and capacitors
- Synthetic Minerals and Fibres (SMF)
- Lead in deposited dust
- Lead-containing paints
- Bonded asbestos

To minimise adverse impacts the following general recommendations should be implemented:

- Remove all hazardous materials identified and recorded in Section 5 above, prior to demolition of the subject area.
- Prior to demolition, a destructive assessment of areas of the site that were not accessible during the HMS should be completed.

- Should any previously unidentified suspected hazardous materials be identified during demolition, works should cease, and the materials should be inspected by an experience environmental consultant or occupational hygienist. Further specific mitigation measures have been provided in **Appendix C**.

7.13 Water Management

Northrop have prepared a Civil Stormwater Management Plan, which is provided at **Appendix R**. The Plan detailed the stormwater strategy for the site, which has been prepared with consideration of the City of Canterbury-Bankstown DCP 2023 as well as industry guidelines.

7.13.1 Stormwater Management

To minimise adverse impacts associated with stormwater runoff, the following measures will be implemented:

- On-site detention (**OSD**) will be implemented on site to limit post development flows from the proposed development to less than or equal to pre-development flows.
- Stormwater treatment devices are to be incorporated into the design of the development. Run-off from the site will be treated through a “first flush device” to remove sediment and rubbish before entering the OSD.
- Footpaths and verges will be design in accordance with the Canterbury-Bankstown City Council Guidelines to minimise affectation by overland flows.

7.13.2 Flooding

According to the Salt Pan Creek Stormwater Catchment Study 2007, the site is not subject to flooding and is not situated in a flood affected area during a 1% AEP storm event. Furthermore, the current flood study for the area (prepared by BMT WBM, October 2009) shows the subject site is not impacted by the probable maximum flood (PMF) event.

As illustrated in **Figure 37** below, the peak flood levels closest to the site is along Chapel Road, which is in the range of RL28-30. The proposed ground floor levels are above RL30, and therefore, the development has been designed accordingly to sit above the flood levels that surround the site. Furthermore, it is noted that access to and egress from the site is available along Chapel Road to the north of the site connecting to the Hume Highway. The diagram below illustrates the evacuation route in the case of a flood event.

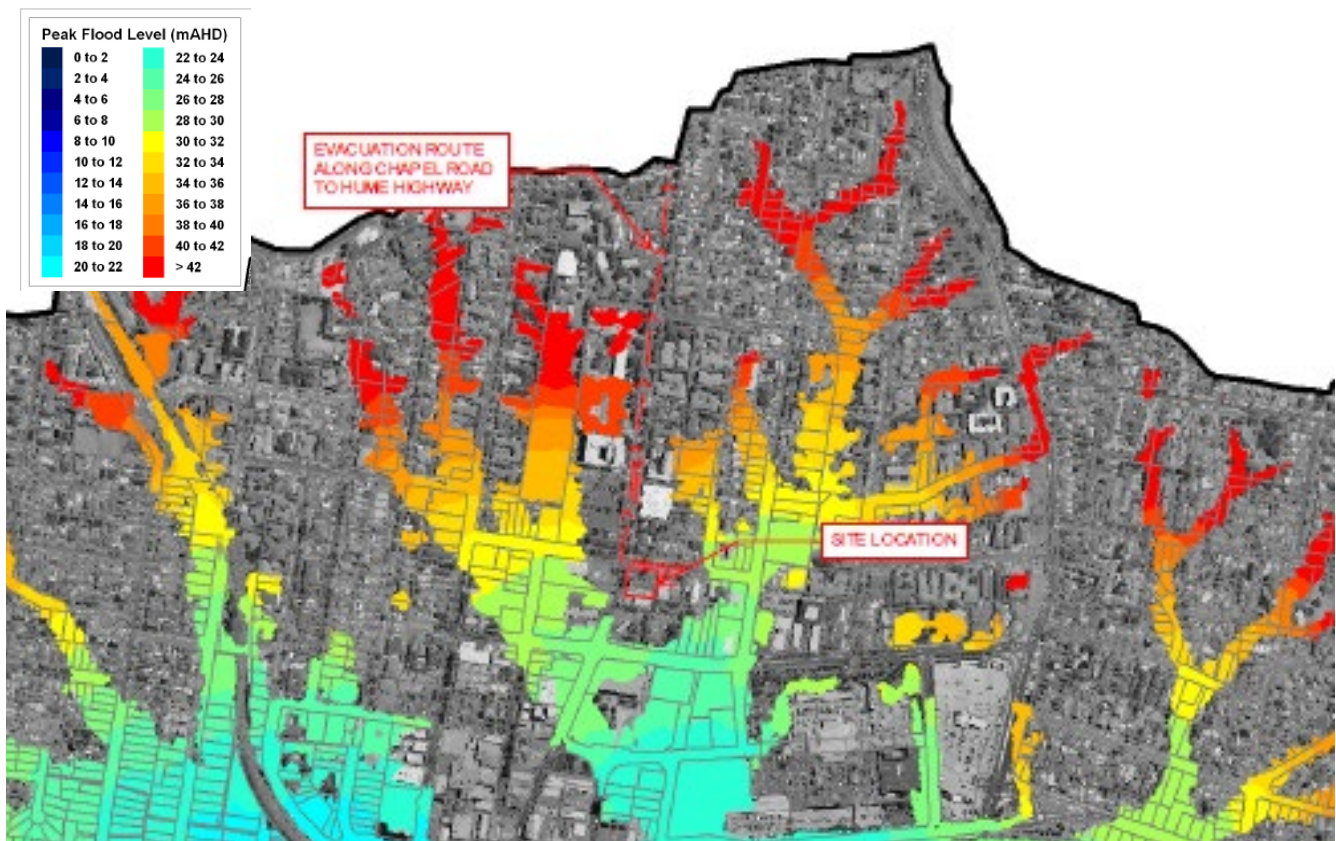


Figure 37 PMF Flood Event

Source: BMT WBM (October 2009)

Although the site is not identified as flood prone land, the SEARs require an assessment on the potential effects of climate change on the site. Potential effects of climate change are determined by two means, including:

- Sea level rise: This is not applicable as the flooding in the surrounding area is not impacted by the sea level.
- Increased rainfall intensity: This is evaluated by applying a percentage increase to the 1% AEP flood levels. Since the site already sits above the PMF level, it is anticipated that even under increased rainfall scenarios associated with climate change, the site will remain unaffected. Notably, PMF levels are not adjusted for climate change as they represent the theoretical maximum.

On the basis of the above, it is confirmed that the site is not identified as flood prone land and therefore, no further assessment or mitigation measures is required.

7.14 Heritage Impacts

7.14.1 Aboriginal Heritage

The site is not identified as being of Aboriginal significance. An Aboriginal Heritage Due Diligence Assessment has been prepared by AMBS (**Appendix HH**) and details that it is unlikely for subsurface Aboriginal heritage objects to be present on the site. Additionally, no Aboriginal heritage sites, objects, places or remaining natural landscape indicate the presence of Aboriginal objects.

7.14.2 European Heritage

The site is not identified as a State or local heritage item, nor is it located within a heritage conservation area under Schedule 5 of the Canterbury-Bankstown LEP 2023. Additionally, it is not located within proximity to other items or conservation area of heritage significance. However, the site was previously subject to an interim heritage order. It was concluded that the site was not of heritage significance and as such, it is considered that the proposed development will not give rise to any adverse heritage impacts.

In light of the site's history, a Heritage Impact Assessment has been prepared by GBA Heritage and is attached at **Appendix II**. The assessment confirmed that St Paul's Anglican Church is not considered 'sufficiently significant' to warrant heritage listing. This is because the church building itself was not found to hold individual heritage significance; rather, it is the longstanding presence of the Anglican Church as an institution in Bankstown that is considered important.

Accordingly, the demolition of all structures on the site would have no adverse heritage impact on the subject site or any other heritage item or conservation area within the area. Despite this, recommendations have been made to preserve the history of the building, including:

- An Archival Photographic Recording be made of the existing site and its buildings prior to commencement of any works.
- A Heritage Interpretation Plan be required to be commissioned and implemented for any approved future construction on the site, which interprets the significant history of the site for site users and visitors.
- A Salvage Schedule be commissioned, identifying evidence of congregational and community involvement with the site, including signs, plaques, stained glass windows, etc, and that such items be reused insofar as possible and as indicated in the Heritage Interpretation Plan.

7.15 Waste Management

An Operational Waste Management Plan and Demolition and Construction Waste Management Plan has been prepared by Elephants Foot Consulting and is appended to this EIS at **Appendix BB** and **Appendix CC** respectively. The Waste Management Plans include processes for the handling of waste throughout all phases of the development.

7.15.1 Operational Waste Management

The OWMP identifies all potential waste generation during the operational stage and details how waste is to be handled, processed and disposed of, reused or recycled. The OWMP has been prepared in accordance with the waste requirements within the Canterbury -Bankstown DCP.

Residential Waste

Aligning with the Canterbury-Bankstown 'Waste Design for New Developments – Guide E – Mixed Use Development', the proposed development will ensure that the residential component of the site will provide general waste, recycling and

FOGO waste bins, residents will be responsible for disposing their general waste within the waste chute provided on each level.

Separate residential waste areas are provided at the ground floor of the site, including areas for general waste and speciality waste storage areas for FOGO and bulky waste (refer to **Figure 38**). The residential waste storage area is co-located within the loading dock to enable efficient access for waste collection vehicles.

Separate recycling bins will also be provided adjacent to the general waste chute for the disposal of recycling. Ongoing management of waste removal and procedures is to be undertaken by the building manager.

Council will be engaged to collect all residential waste in accordance with Council’s collection schedule. For more details, refer to **Appendix BB**.

Commercial Waste

A non-residential waste area is also provided at the ground floor of the site to ensure easy access and removal of waste (refer to **Figure 38**). The management of non-residential waste will follow a similar procedure outlined above, with regular waste collection and disposal by tenants. A private waste contractor will be engaged to service the retail waste, with collections expected to occur twice weekly.

Additional waste management is required for services and amenities of the site, including washroom facilities and photocopying rooms, which will be managed by an appropriate contractor. Problem waste, such as chemical and liquid waste, will be managed by the building manager. For more details, refer to **Appendix BB**.

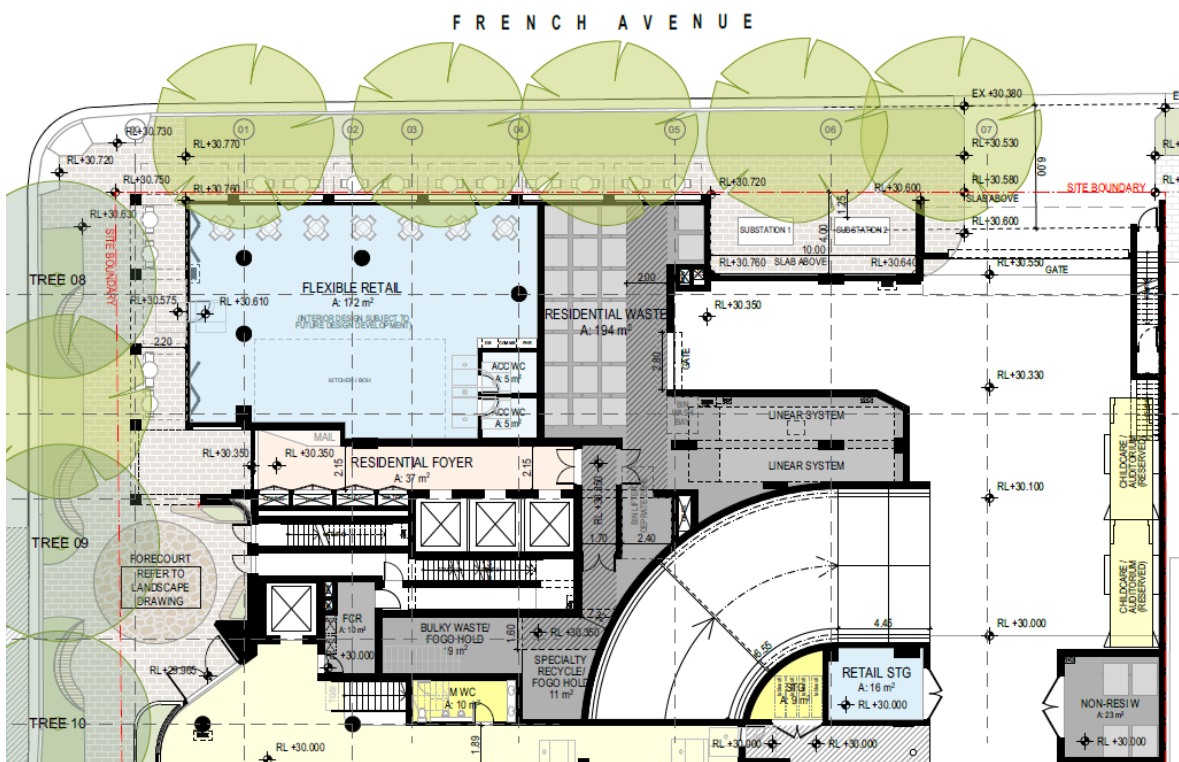


Figure 38 Floor plan of proposed residential and non-residential waste areas (shaded in grey)

Source: Plus Architecture

7.15.2 Demolition and Construction Waste

The Demolition and Construction Waste Management Plan details the volumes of the different waste materials anticipated to be generated during demolition and construction stage. The Waste Management Plan also details how the various waste streams will be recycled or disposed of off-site.

Every effort will be made to ensure as much demolition and construction waste as possible is recycled. Hazardous waste will be safely removed from the site in accordance with recommendations within the HAZMAT report at **Appendix AA**.

7.16 Accessibility

An Access Compliance Assessment Report has been prepared by NCC and is appended to this EIS. The Accessibility Compliance Report assesses the proposed development in regard to compliance with the relevant provisions of the Building Code of Australia, the relevant Australian Standards and the Disability (Access to Premises – Buildings) Standards 2010. The assessment by NCC confirms that the proposed development complies with or is capable of complying with the relevant provisions of the BCA and Premises standards by means of a deemed-to-satisfy provision or performance solution.

7.17 Biodiversity

The proposed development has been subjected to an ecological assessment by Abel Ecology, who prepared a Biodiversity Development Assessment Report (BDAR) Waiver Request (refer to **Appendix AA**). Following this submission, the Department granted a BDAR Waiver under Section 7.9(2) of the *Biodiversity Conservation Act 2016*, confirming that the proposed development is unlikely to have any significant impact on biodiversity values.

8.0 Project Justification

Considering the assessment of impacts above, this section provides an overarching justification and evaluation for the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development.

8.1 Project Design

The proposed development seeks approval for a new mixed-use development comprising 186 social and affordable housing dwellings, a place of public worship and community facility, a childcare centre and commercial space. Specifically, the development proposes:

- Site preparation and excavation works, including the demolition of all existing structures.
- 2,134m² non-residential floor area, including commercial and retail uses, a childcare centre, community facility and a place of public worship.
- 11,133m² residential floor area, including approximately 186 social and affordable dwellings of varying sizes including studio and one-bedroom dwellings, with the exclusion of 1 four-bedroom dwelling which will be allocated to the church.
- Carparking spaces located in a one-storey basement and at-grade.
- Associated landscaping and public domain works.
- Extension and augmentation of infrastructure and utilities as required.

The proposed development intends to increase the supply of housing within the Canterbury-Bankstown LGA, in particular, social and affordable housing. 100% of the housing stock will be retained and managed by Anglicare, an approved Community Housing Provider (CHP), which will be used as social and affordable housing, except for one dwelling which will be ancillary to the place of public worship.

Further detail on the development proposal is provided in **Section 4.0** of this EIS and in the Architectural Drawings and Design Report prepared by Plus Architecture at **Appendix H** and **Appendix I**, respectively.

8.2 Strategic Justification

As detailed within **Section 3.0** of this EIS, the proposal is directly aligned with the relevant strategic planning framework as outlined below:

- **Housing Supply:** The proposed development responds to various strategic frameworks released by the Federal, State and Local government by contributing to the increase in supply of housing within NSW. This proposal acknowledges these strategic frameworks' urgency for social and affordable housing and will provide housing for those experiencing housing stress.
- **Housing Diversity:** Although this proposal only offers social and affordable housing, it increases housing diversity within the site's local area and ensures security to those with very low to low or moderate income, allowing inclusivity within the Bankstown City Centre.
- **Community Infrastructure:** The proposal comprises a place of public worship, a community facility and childcare facility which will encourage local engagement and social interaction. This development allows a safe, dedicated space for cultural practice and will increase activity in the Chapel Road Precinct.
- **Liveability:** The proposed development contributes to the growth and development of the Bankstown City Centre by offering infrastructure and housing, increasing the City's liveability. By locating this development within walking distance to upgraded public transport and promoting an active public domain, in addition to combined housing, commercial and community space, the development assists with the delivery of a 15-minute neighbourhood and 30-minute city.
- **Supporting Employment:** The commercial and retail space offered in this proposed development will contribute to increasing employment opportunities within the Canterbury-Bankstown LGA and strengthen the local economy.

8.3 Statutory Justification

A detailed assessment against the statutory planning context of the proposed development is provided in **Section 5.0** of this EIS, which is summarised below:

- The proposed development is entirely permissible with consent and meets the relevant statutory requirements of the Canterbury-Bankstown LEP 2023, Chapter 2 and 5 of the Housing SEPP and other relevant planning instruments.
- The proposed development has been designed accordingly to address the provisions and design criteria of the Apartment Design Guide.

8.4 Community Views

This proposed development has been subject to significant engagement with key government agencies, including DPHI, City of Canterbury-Bankstown and the GANSW, in addition to the local community. The detail of this engagement is provided within the Engagement Report provided at **Appendix NN** and **Section 6.0** of this report.

In summary, the consistent feedback received during the consultation was in relation to:

- Built form including overshadowing, solar access, privacy and materials
- Traffic, parking and site accessibility
- Public domain and landscaping including green cover and sustainability
- Incorporation of cultural elements including the legacy of St Paul's Anglican Church and Connecting with Country

The proposed development has considered the feedback received, which has informed the design iteration throughout the course of the project.

8.5 Likely Impacts

In accordance with the SEARs, the EIS has undertaken a detailed assessment of the scale and nature of the likely environmental, social and economic impacts of the proposed development, including cumulative impacts.

Environmental Impacts

The EIS has considered all potential environmental impacts of the proposed development, including:

- Built Form and Urban Design
- Residential and Environmental Amenity
- Visual Impacts
- Wind Impacts
- Public Domain and Landscaping
- Sustainability
- Traffic, Transport and Accessibility
- Biodiversity
- Noise and Vibration
- Ground Conditions and Contamination
- Aboriginal Cultural Heritage
- Built and Archaeological Heritage
- Waste Management
- BCA and Accessibility
- BASIX

The assessment concluded that the proposed development will not result in any adverse impacts where any impacts are posed, mitigation measures have been identified.

Social Impacts

The proposed development will provide several wide-reaching social benefits to the community, including:

- **Stability and Security:** The 100% dedicated social and affordable housing will reduce housing stress and provide a foundation for people to build better lives, increasing liveability. This stability fosters improved mental and physical health for residents.
- **Community Cohesion:** The provision of a community facility will provide a central space for the community of Bankstown, encouraging social engagement and unity. This is also supported by the proposed public domain, providing a space for community interaction. Additionally, the inclusion of social and affordable housing will allow people from diverse backgrounds to live near each other, fostering a more inclusive and vibrant community. This can reduce social isolation and create a stronger sense of belonging.
- **Reduced Strain on Services:** Stable housing reduces homelessness and lowers the demand on emergency shelters and public services. This ensures that resources are more available to other areas of social need, reducing any backlogs.
- **Increased Employment Opportunities:** The provision of commercial and retail land uses will allow employees to have access to affordable housing near their work, which will increase job opportunities, improve productivity and reduce absenteeism. In addition, the dedicated commercial and retail tenancies will increase employment opportunities for the local Bankstown community.
- **Cultural Engagement:** The upgrade of the existing St Paul's Anglican Church will facilitate the expansion of the Church's community and will provide an enhanced space for religious practice.

Economic Impacts

A summary of the economic impacts of the proposed development is provided below:

- The development will generate significant construction and operational employment opportunities, supporting the local job market as well as boosting the economy.
- The appropriate integration of residential land uses with non-residential land uses, including commercial and retail tenancies and a childcare centre will further stimulate economic activity.

8.6 Principles of Ecologically Sustainable Development

The ESD Report (**Appendix T**) addresses the project's consistency with the principles of ESD as defined in Division 5, Section 193 of the EP&A Regulations 2021. The ESD Report confirms that the proposal exhibits consistency with these principles as summarised in **Table 20** below.

Table 20 Consistency with ESD Principles

Principle of ESD	Assessment
The Precautionary Principle	A detailed assessment of the environmental impacts has been undertaken to identify potential risks and relevant mitigation measures. The proposed development implements a variety of environmental management measurements, including climate change resilience initiatives, conservation of resources and human health and wellbeing measures. By implementing these elements, it demonstrates the project's commitment to planning for and mitigating potential future and uncertain environmental impacts.
Inter-Generational Equity	The project prioritises intergenerational equity by delivering a development that minimises impacts and enhances resilience to environmental changes, while also promoting housing affordability. By providing 100% social and affordable housing, the proposed development addresses social equity issues and ensures that all current communities and future generations have a safe and secure place to live. Further, the project implements ecologically sustainable development initiatives, such as energy-efficient systems, renewable energy sources and green infrastructure will ensure that the living environment remains viable and enjoyable for generations to come.
Conservation of Biological Diversity and Ecological Integrity	The proposed development will conserve biodiversity by utilising native vegetation species which will support the local ecological system and assist in reducing environmental impacts, including carbon emissions and stormwater runoff. The project prioritises the implementation of native species to conserve the ecological integrity of the site and the local area. Additionally, the proposed development will implement effective stormwater management practices to ensure that water quality is maintained.
Improved Valuation, Pricing and Incentive Mechanisms	The project acknowledges the economic and social importance of natural resources by incorporating sustainable practices through its design and operation. This is evident in the careful selection of materials and equipment, focused on achieving optimal efficiency in both the operation and maintenance processes. Namely, the development will rely on solar energy and heat pump technology, in addition to rainwater harvesting, to minimise unsustainable financial and environmental costs.

8.7 Suitability of the Site

The proposed development is entirely suitable for the site for the following reasons:

- It is permissible with consent under the Canterbury-Bankstown LEP 2023 and is consistent with the objectives and provisions of relevant environmental planning instruments, including the Housing SEPP and the ADG.
- It is directly aligned and supports several strategic objectives for housing supply, especially affordable housing, by offering 100% social and affordable housing dwellings with full retention and management by Anglicare.
- It involves the redevelopment of the existing St Paul's Anglican Church by transforming it into a combined place of public worship and community facility with commercial and residential space, contributing to the growth of Bankstown City Centre.
- It will provide high quality housing within a TOD Precinct to relieve housing stress and provide housing stability within the Canterbury-Bankstown LGA. It is situated within the Bankstown City Centre and Chapel Road Precinct and will facilitate the 15-minute neighbourhood and 30-minute city.
- It will generate employment and stimulate the local economy by providing a mixed-use site of commercial and retail premises, a childcare centre and a combined place of public worship and community facility
- The site is not significantly impacted by natural or environmental constraints.
- Feedback from key government agencies and the local community have largely been in support of the proposed development.

8.8 Public Interest

The proposal will deliver significant public benefit that align with the public interest through the following outcomes:

- Increase the supply of social and affordable housing by delivering 186 affordable dwellings.
- Deliver a high-quality development that offers various uses and amenities including a community facility, a childcare facility, place of public worship and commercial space.
- Improve the public domain and landscape by providing a range of community and retail spaces, which will encourage social interaction, engagement and cohesion.
- Provide a safe and community-friendly space that will contribute to employment growth and support the local economy.

9.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed development, which is a mixed-use development comprising a range of land uses including community, commercial and residential spaces. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with Part 8 of the EP&A Regulations.

With regard to the economic and social considerations, including the principles of ecologically sustainable development, the carrying out the project is justified for the following reasons:

- The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the Canterbury-Bankstown LEP 2023 and the Housing SEPP.
- The proposed development will upgrade the existing St Paul's Anglican Church and transform the site into a mixed-use development that utilises the capacity of the site.
- The proposed development will deliver 100% social and affordable housing and contribute to essential social and affordable housing targets within Canterbury-Bankstown LGA and NSW.