

# 461 CHAPEL ROAD

BANKSTOWN 2200

DESIGN REVIEW REPORT

[A]

07 / 04 / 2025

CONTENTS  
OVERALL

**SDRP 01 COMMENTS**

**COUNCIL COMMENTS**

**APPENDIX**

# SDRP 01 COMMENTS

---

CONTENTS  
SDRP 01 COMMENTS

<b>01</b>	<b>CONNECTING WITH COUNTRY</b>
01.01	CONNECTING WITH COUNTRY STRATEGY
01.02	CONNECTING WITH COUNTRY FRAMEWORK
<b>02</b>	<b>GROUND PLANE &amp; LANDSCAPE</b>
02.01	ENTRY FORECOURT - MORE GENEROSITY
02.02	DROP-OFF ZONE
02.03	EARLY LEARNING CENTRE EXTERNAL AREA COMPLIANCE
02.04.a	RETAIL WEST GLASS LINE RECESS (CREATE COLONNADE)
02.04.b	FRENCH AVE FRONTAGE ACTIVATION
02.04.c	ENTRY FORECOURT - DEEP SOIL
02.05	LANDSCAPE TERRACES APPROACH
02.06	PUBLIC DOMAIN & EXTERNAL TERRACES
<b>03</b>	<b>ARCHITECTURE</b>
03.01	CORNER EXPRESSION OF TOWER
03.02	RESIDENTIAL ENTRY PRIVACY
03.03.a	EXCEED ADG REQUIREMENTS
03.03.b	NORTH & WEST FACADE DESIGN FOR CLIMATE
03.03.c	APARTMENT ORIENTATIONS (MAXIMISE SOLAR AMENITY)
03.04	MULTIPURPOSE SPACES
03.05	HIGH QUALITY MATERIALS
<b>04</b>	<b>SUSTAINABILITY AND CLIMATE CHANGE</b>
04.01	SUSTAINABILITY INITIATIVES
04.02	MITIGATION OF HEAT ISLAND EFFECTS & CLIMATE CHANGE IMPACT
04.03	NSW'S NET ZERO EMISSIONS GOAL

# 01 CONNECTING WITH COUNTRY

---

## 01 CONNECTING WITH COUNTRY

SDRP COMMENT:

**ITEM 01.01 - CONNECTING WITH COUNTRY STRATEGY**

Continue to develop the Connecting with Country strategy. Demonstrate how the proposed themes are informing the architecture and landscape design.

Refer to the Connecting with Country Framework and Outcomes for Country on the GANSW website for more information and guidance.

RESPONSE:

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.

# 01 CONNECTING WITH COUNTRY

RESPONSE TO **ITEM 01.01 - CONNECTING WITH COUNTRY STRATEGY:**



TURPENTINE IRONBARK FOREST



Concrete blades reference textures of grey ironbark and verticality of trees



Warm timber tones in recessive zones articulate the tower into slender forms and continue the materiality of the podium



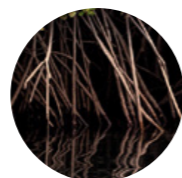
SHALE SANDSTONE FOREST



Foliage and lush understorey interpreted as tones of green terracotta panels (WIP)



COASTAL MARSHES



Mangroves interpreted as vertical timber pillars, with the changing datum line of their concrete bases representing the change in low/high tide



The erosion of water shapes the plaza as a key gathering space. This is further echoed in the curved shape-making of the plaza roof



## 02 GROUND PLANE AND LANDSCAPE

---

## 02 GROUND PLANE AND LANDSCAPE

SDRP COMMENT:

**ITEM 02.01 - ENTRY FORECOURT - MORE GENEROSITY**

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.

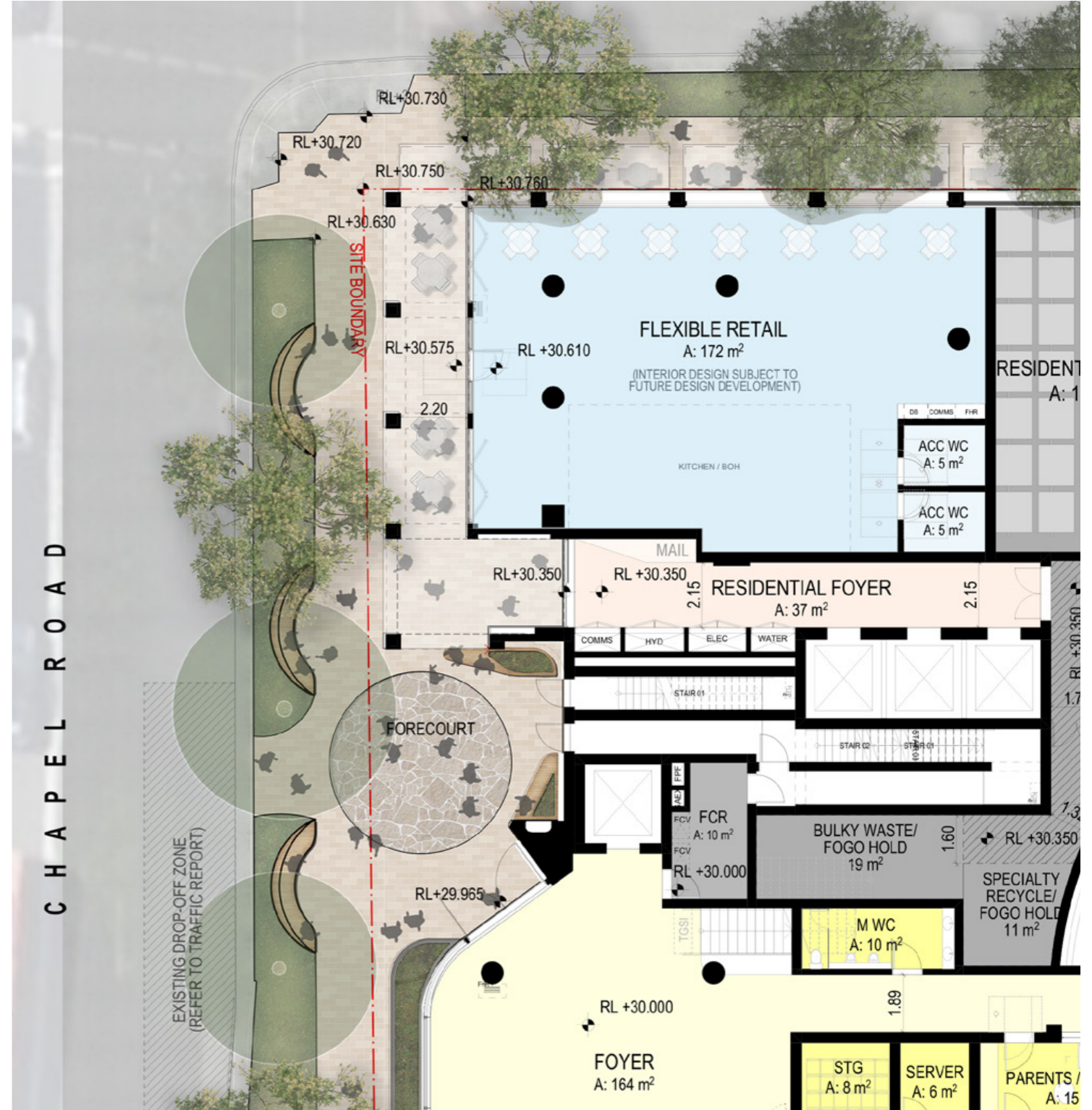
RESPONSE:

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.

# 02 GROUND PLANE AND LANDSCAPE

RESPONSE TO **ITEM 02.01 - ENTRY FORECOURT - MORE GENEROSITY:**



# 02 GROUND PLANE AND LANDSCAPE

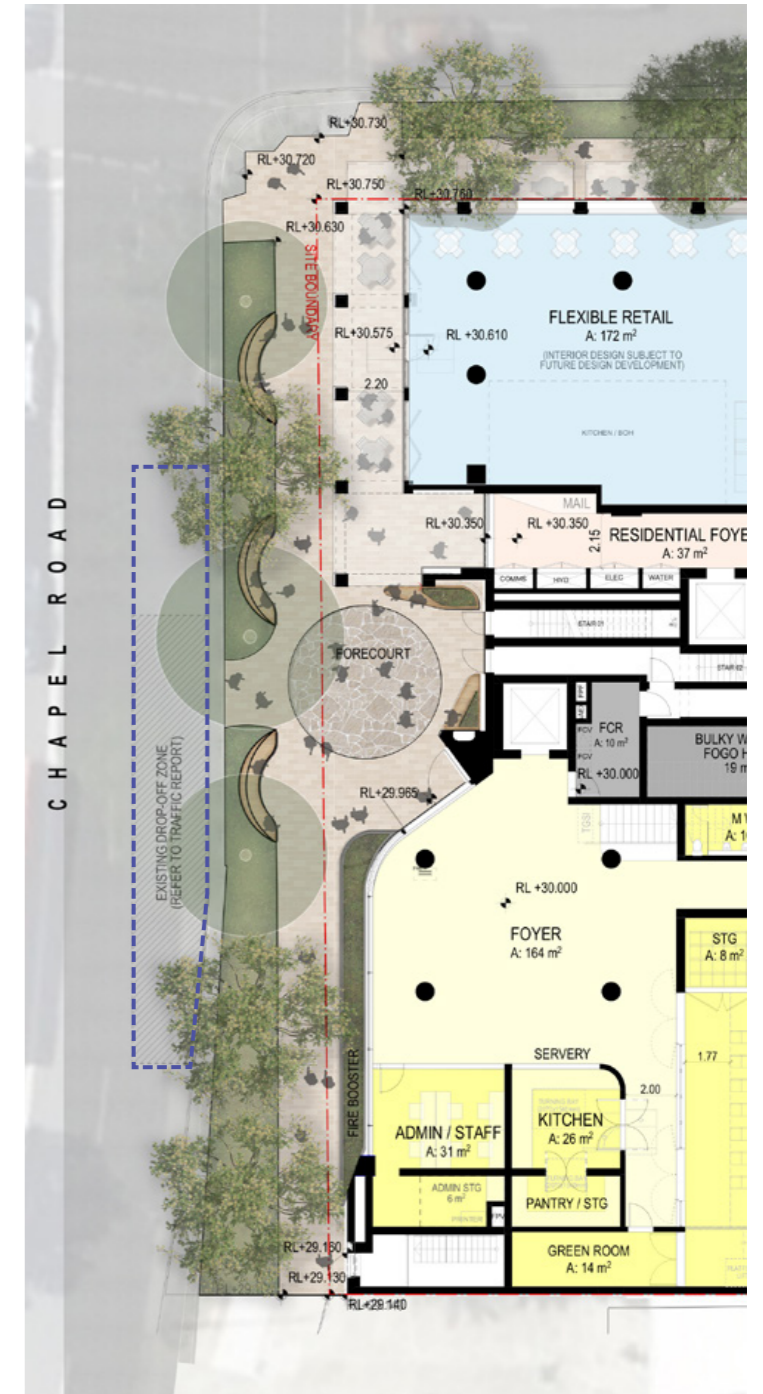
SDRP COMMENT:

### ITEM 02.02 - DROP OFF ZONE

Identify locations for DDA parking, drop-off and pick-up bicycles and church vehicles e.g. wedding cars, hearse.

RESPONSE:

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.



## 02 GROUND PLANE AND LANDSCAPE

SDRP COMMENT:

**ITEM 02.03 - EARLY LEARNING CENTRE EXTERNAL AREA COMPLIANCE**

Demonstrate how the design early learning centre external area complies with NSW guidelines

Demonstrate how the public domain design accommodates movement function and intuitive access, balanced with landscape and activation opportunities.

**ITEM 02.04.a - RETAIL WEST GLASS LINE RECESS (CREATE COLONNADE)**

Set back the retail to protect outdoor dining from pedestrians and integrate weather protection e.g. colonnade or continuous canopy

RESPONSE:

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.

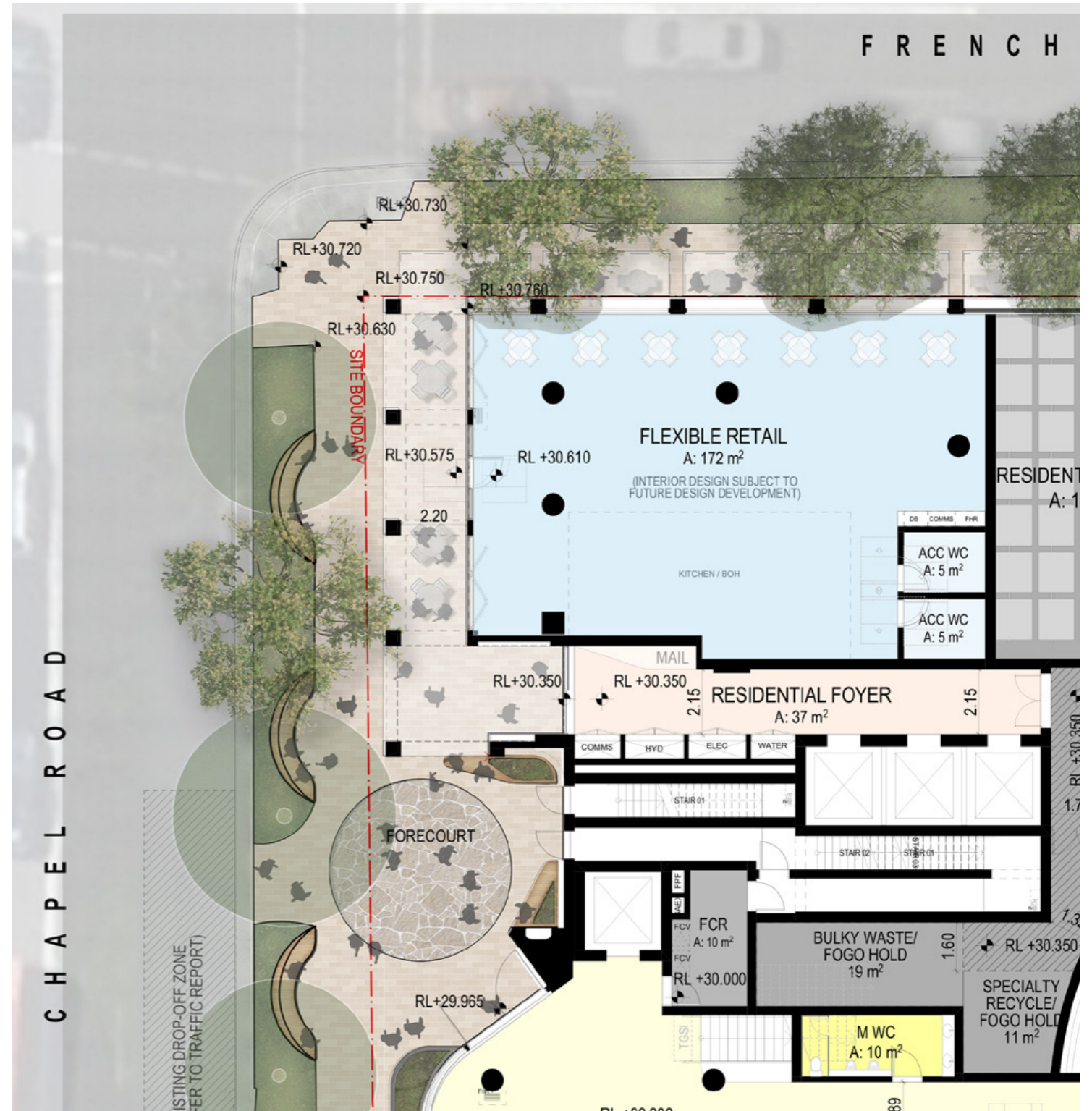
For a childcare centre accommodating 50 children, the regulations require a minimum of 162.5m<sup>2</sup> of indoor space and 350m<sup>2</sup> of outdoor space. The proposed childcare centre exceeds these requirements, providing 218m<sup>2</sup> of indoor space and 355m<sup>2</sup> of outdoor space, thereby ensuring full compliance with the applicable regulatory standards.

The public domain design will accommodate movement function and intuitive access and will balance this with landscape and activation opportunities. This is addressed below:

a. 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.

# 02 GROUND PLANE AND LANDSCAPE

RESPONSE TO **ITEM 02.04.a - RETAIL WEST GLASS LINE RECESS (CREATE COLONNADE):**



## 02 GROUND PLANE AND LANDSCAPE

SDRP COMMENT:

### **ITEM 02.04.b - FRENCH AVENUE FRONTAGE ACTIVATION**

Increase the extent of activation on French Avenue by rationalising services and waste

RESPONSE:

The waste room has been rearranged to increase the street activation on French Avenue.

# 02 GROUND PLANE AND LANDSCAPE

RESPONSE TO **ITEM 02.04.b - FRENCH AVENUE FRONTAGE ACTIVATION**



## 02 GROUND PLANE AND LANDSCAPE

SDRP COMMENT:

**ITEM 02.04.c - ENTRY FORECOURT - DEEP SOIL**

Maximise deep soil where possible and aim to exceed minimum green cover targets to achieve healthy Country outcomes

RESPONSE:

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 - avoiding further excavation - 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.

## 02 GROUND PLANE AND LANDSCAPE

SDRP COMMENT:

### ITEM 02.05 - LANDSCAPE TERRACE APPROACH

Apply a strategic approach to design of landscape terraces.

- a. Demonstrate how terraces will be inviting and comfortable all year round.
- b. Consider increasing areas of planting where spaces are less attractive to stay e.g. adjacent roof plant.
- c. Provide detail of planters on structure including soil depth, irrigation, plant selection and maintenance strategy.

RESPONSE:

The proposed development has applied a strategic approach to the design of landscape terraces and the SDRP feedback is addressed below:

- a. 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.
- b. Landscaping has been maximised across the site and is proposed at the ground floor, level 1, level 2, level 8 and level 10.
- c. 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.

### ITEM 02.06 - PUBLIC DOMAIN & EXTERNAL TERRACES

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.

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.

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.

# 03 ARCHITECTURE

---

## 03 ARCHITECTURE

SDRP COMMENT:

### ITEM 03.01 - CORNER EXPRESSION OF TOWER

The overall architectural concept reflects the diverse uses of the project. Prioritise the community experience and functionality of internal spaces over architectural form:

Articulate the roof form to achieve an elegant urban response. Consider modulating overall heights to give prominence to the north-west tower.

RESPONSE:

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.



# 03 ARCHITECTURE

SDRP COMMENT:

**ITEM 03.02 - RESIDENTIAL ENTRY PRIVACY**

Ensure the residential entry provides an appropriate level of privacy from the street and adjacent spaces

RESPONSE:

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.



## 03 ARCHITECTURE

### SDRP COMMENT:

Further develop the façade design to maximum solar access and ventilation. The project should deliver affordability outcomes for occupants in the long-term.

#### **ITEM 03.03.a - EXCEED ADG REQUIREMENTS**

Exceed ADG minimum requirements where possible.

### RESPONSE:

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:
  - Tower, west wing, south façade, with privacy screens
  - Tower, west wing, above entry doors from external corridor
- To reduce noise levels inside apartments facing Chapel Road, mechanical ventilation systems have also been introduced.
- Additionally, façade treatments have also been introduced to increase amenity to both the north and west façade.

SDRP COMMENT:

**ITEM 03.03.b - NORTH & WEST FACADE DESIGN FOR CLIMATE**

Integrate sun-shading to the facade particularly on the west

RESPONSE:

Various amendments have been made to the façades to address this feedback.

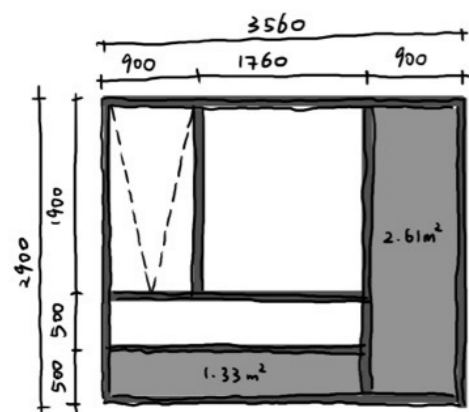
- A universal window system has been adopted to accommodate both the north and west solar conditions, with a 38% reduction in glazing area.

North Facade

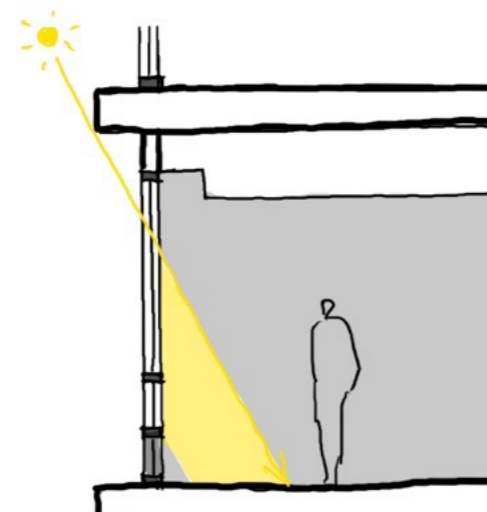
- Principles:
  - Horizontal elements are most effective.
  - Winter sun is desired, summer sun needs to be blocked.
- Design elements:
  - Exposed slab edges
  - Horizontal colourback spandrel at 500mm height (for solar & privacy)

West Facade

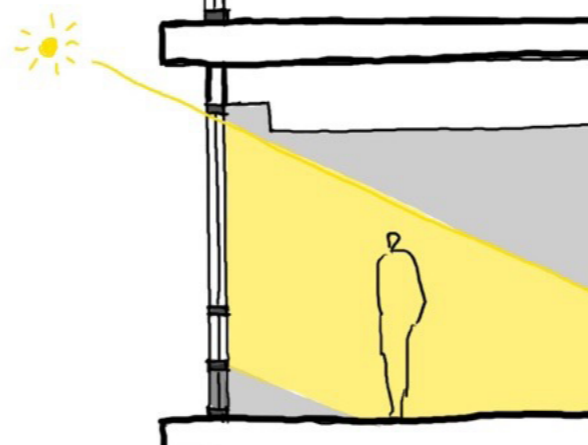
- Principles:
  - Vertical elements are most effective.
  - Winter sun is desired, summer sun needs to be blocked.
- Design elements:
  - Vertical spandrel colourback spandrel
  - Horizontal colourback spandrel at 500mm height (for solar & privacy)



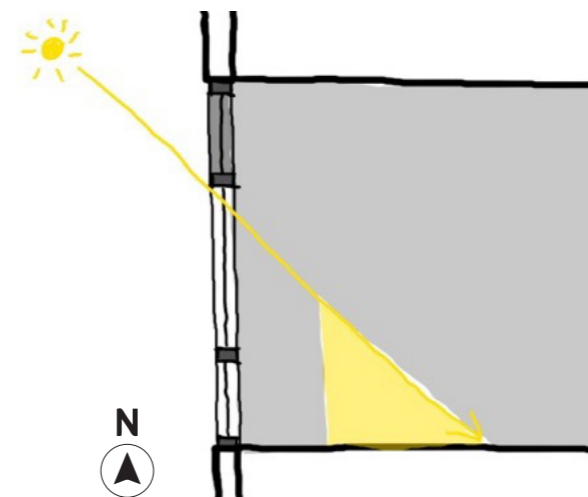
WINDOW SUITE ELEVATION



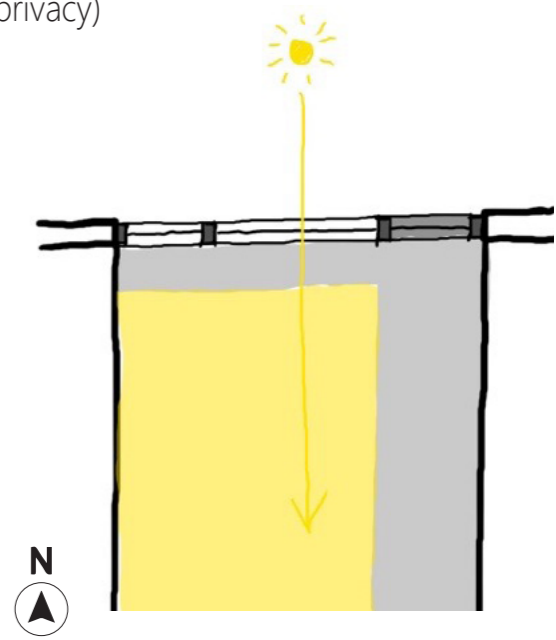
SUMMER SUN (section)



WINTER SUN (section)



WEST SUN (plan)



NORTH SUN (plan)

## 03 ARCHITECTURE

SDRP COMMENT:

**ITEM 03.03.c - APARTMENT ORIENTATIONS (MAXIMISE SOLAR AMENITY)**

The feature facade with the cross is resulting in reduced solar efficiency. Review the layout of the north-west apartment to maximise north light.

RESPONSE:

- 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.



## 03 ARCHITECTURE

SDRP COMMENT:

**ITEM 03.04 - MULTIPURPOSE SPACES**

Providing two distinct multipurpose spaces offers great flexibility and opportunities to activate the project for community benefit.

a. Confirm the dimensions of each space and identify what functions can be accommodated. Seek opportunities to support community programs and business

b. Clarify hours of use and identify potential impacts on adjacent uses e.g. residential, childcare, parking and church functions.

RESPONSE:

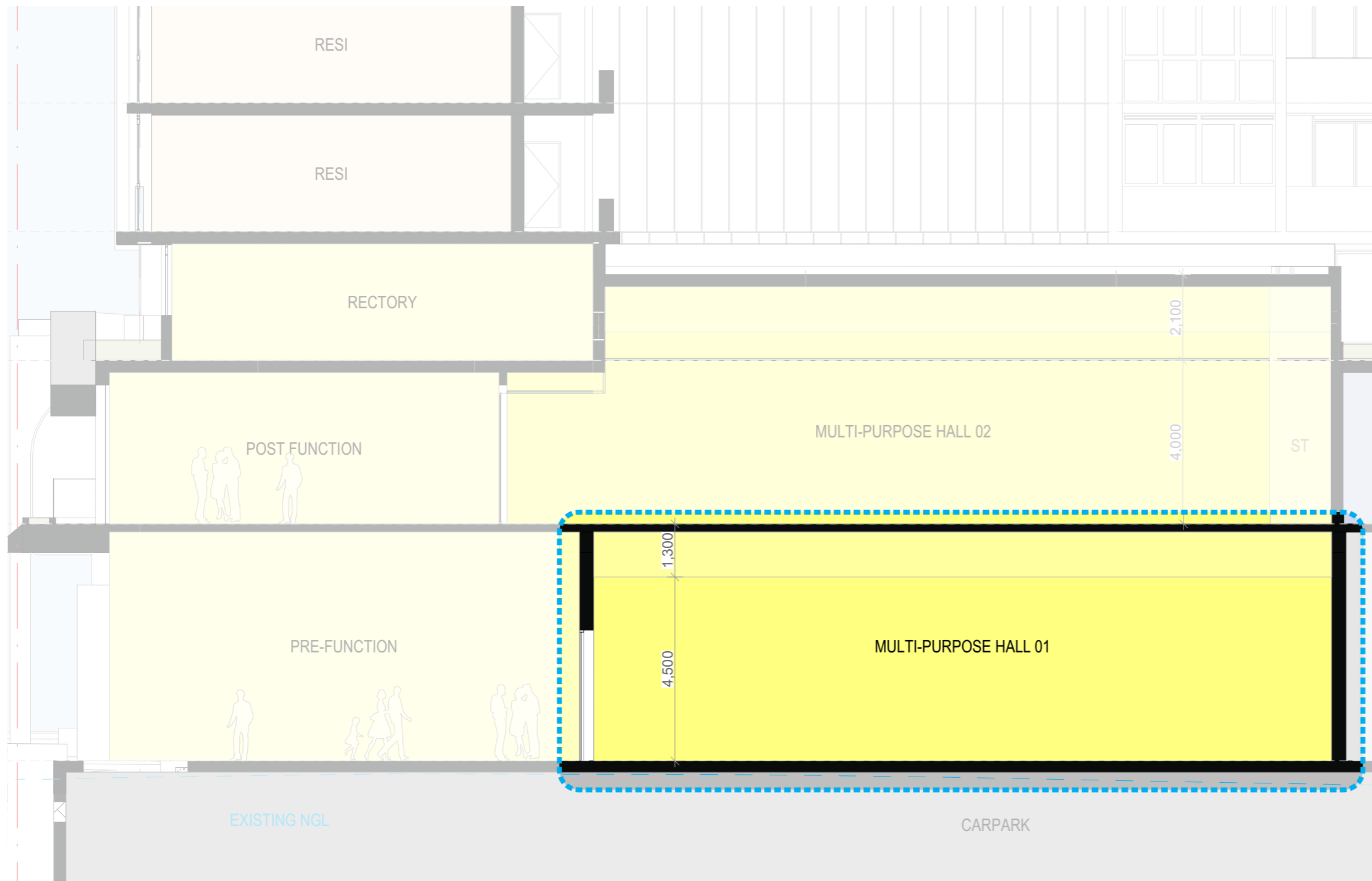
- The dimensions of the ground floor community facility are 18.05m x 11.58m
- The dimensions of the Level 1 community facility are 18.65m x 14.58m

a. 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.

b. 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.

SDRP 01 COMMENTS  
03 ARCHITECTURE

RESPONSE TO ITEM 03.04 - MULTIPURPOSE SPACES:



SDRP 01 COMMENTS  
**03 ARCHITECTURE**

RESPONSE TO **ITEM 03.04 - MULTIPURPOSE SPACES:**

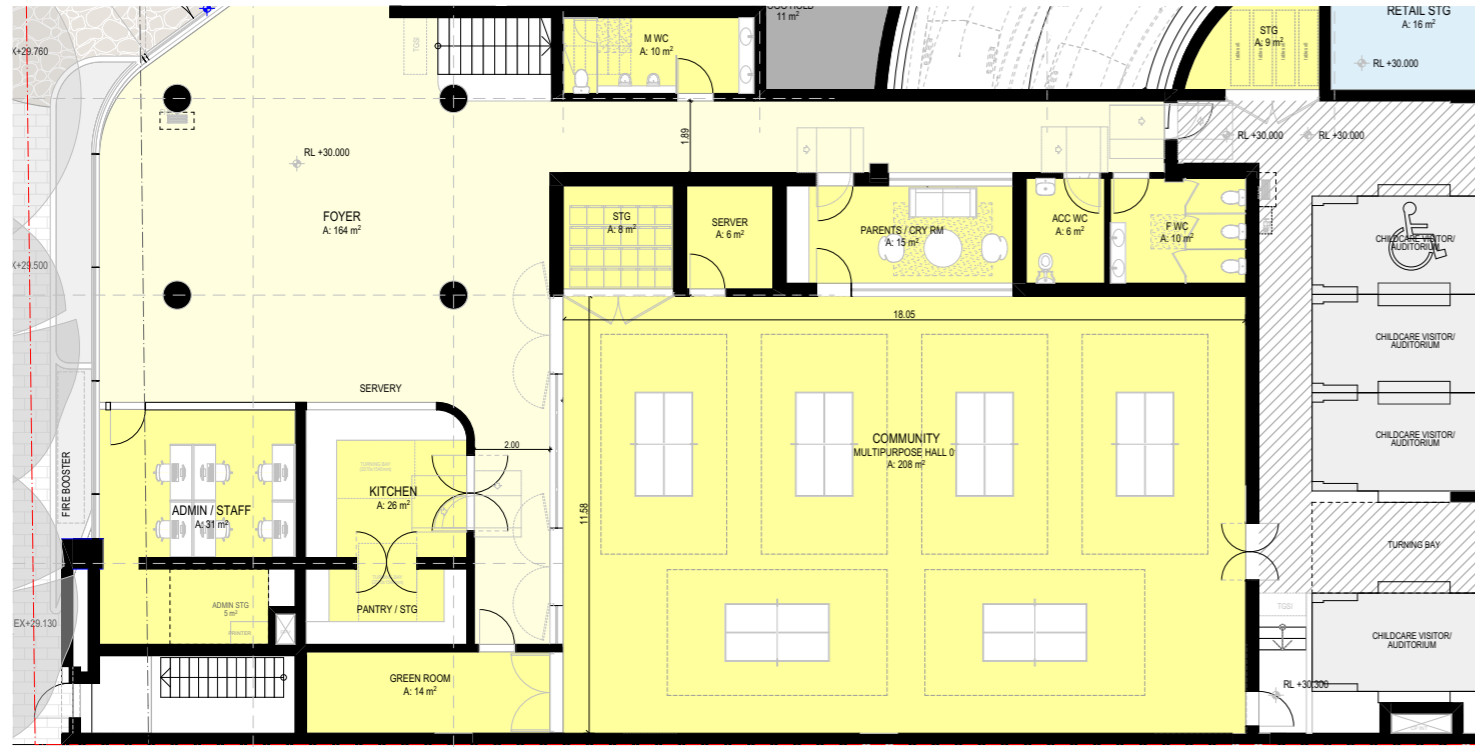
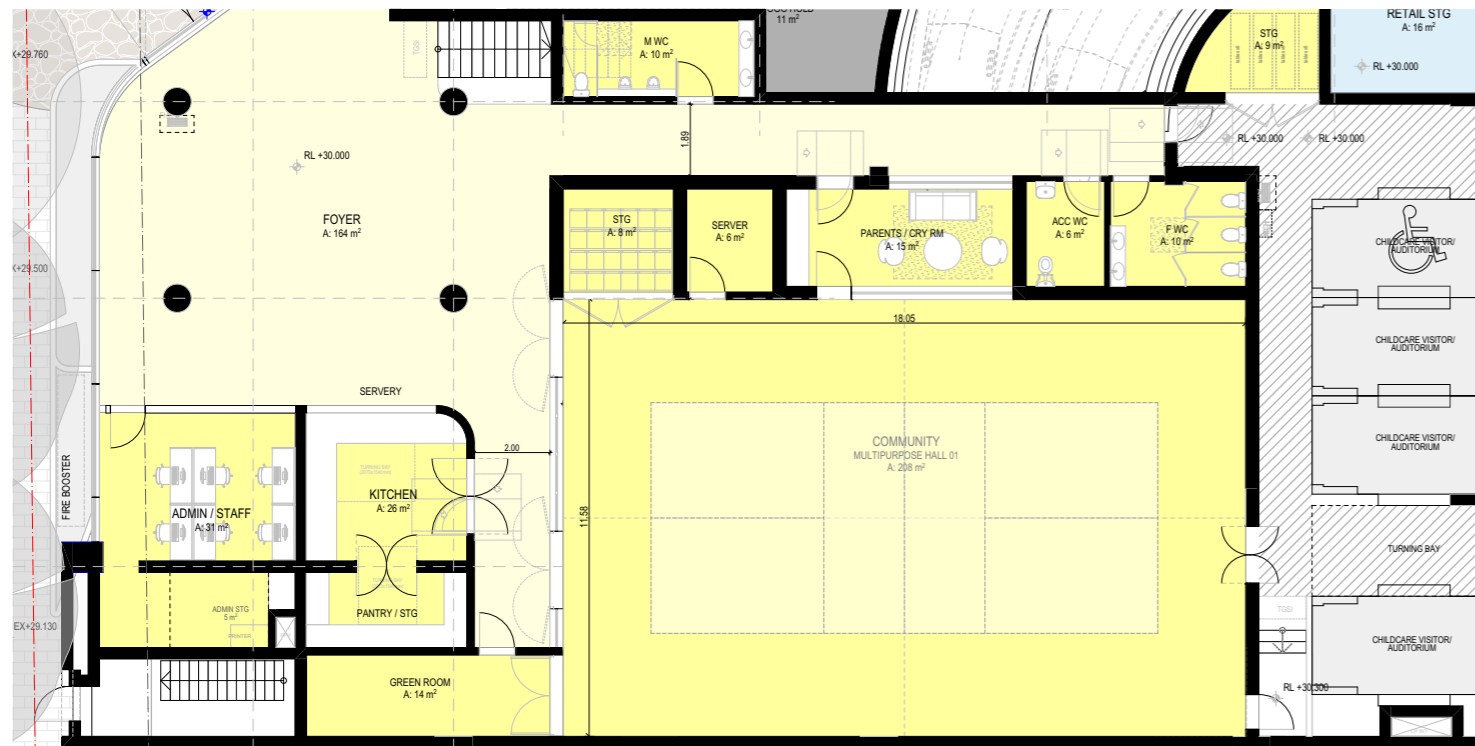


TABLE TENNIS ~6x tables



PICKLEBALL 1x court

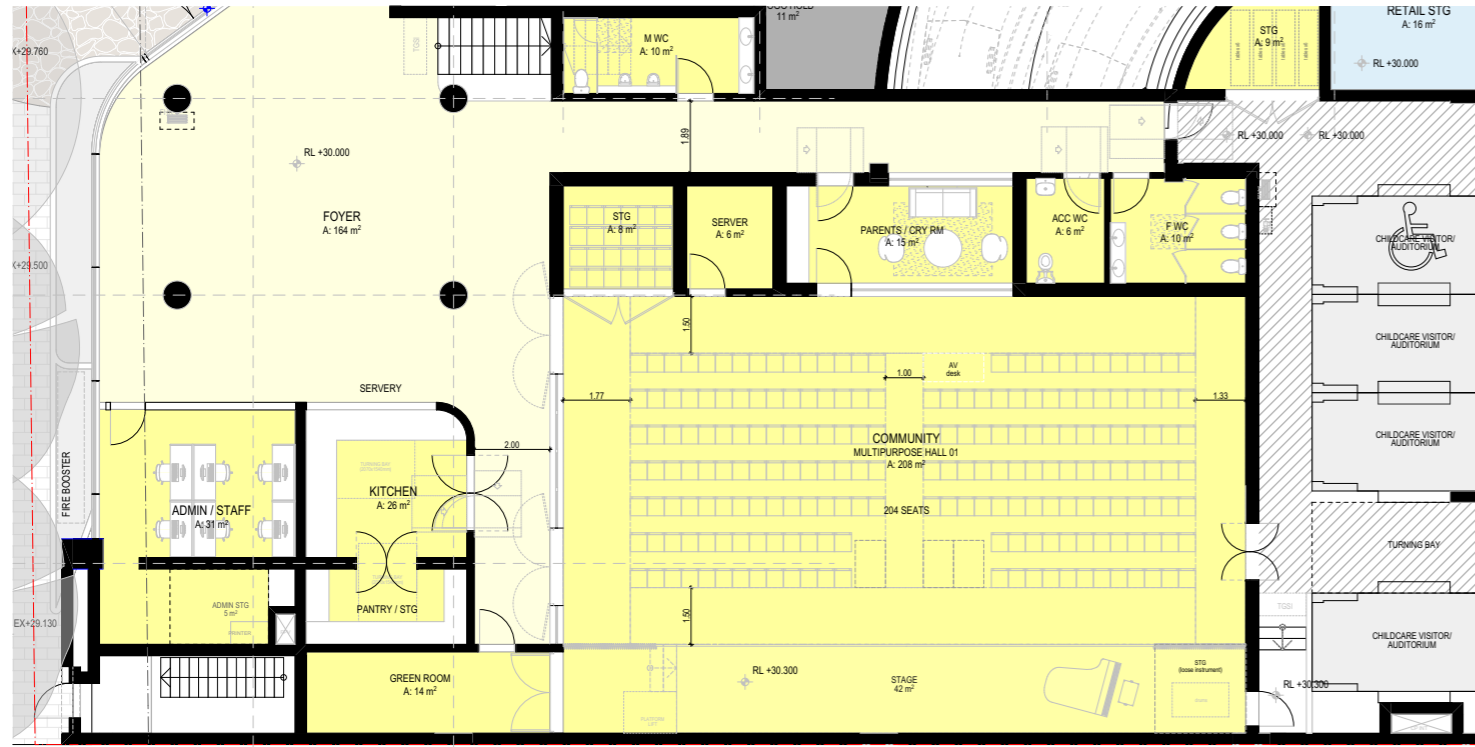


SPORTS MODES

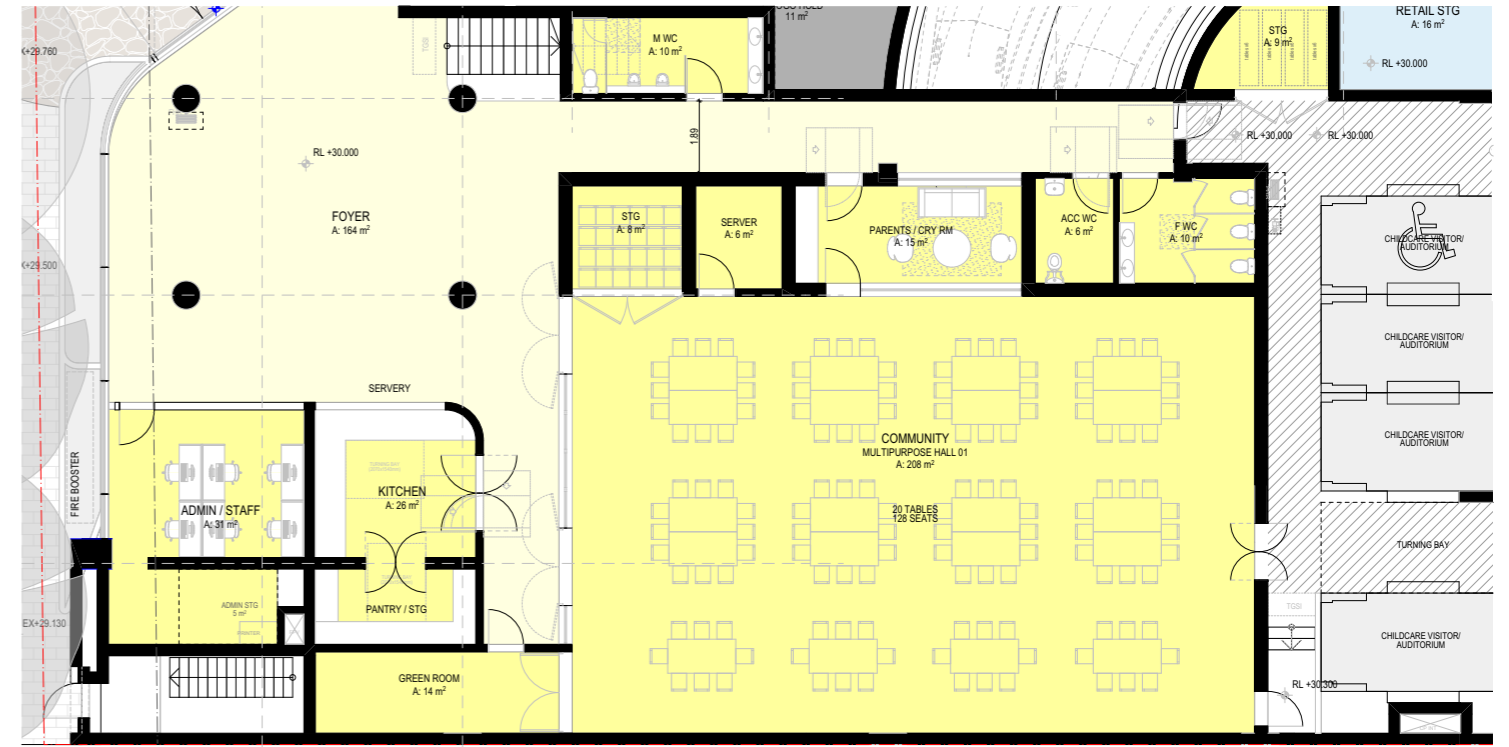
1. Table Tennis
2. Pickleball
3. Fencing
4. Air Hockey
5. Billiards / Pool
6. Martial Arts
7. Dancing
8. Darts
9. Foosball
10. Gymnastics
11. Roller skating
12. Wrestling
13. Fitness Training

SDRP 01 COMMENTS  
03 ARCHITECTURE

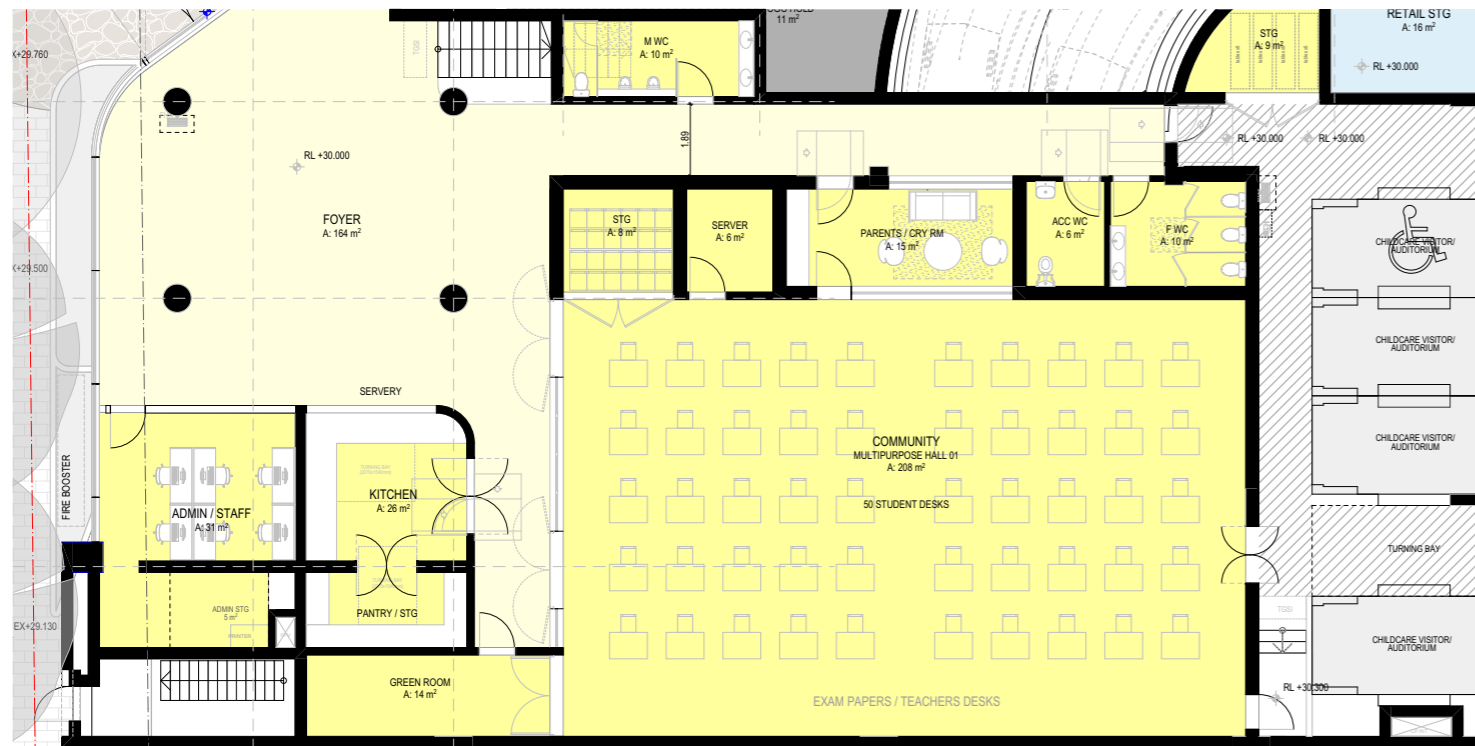
RESPONSE TO ITEM 03.04 - MULTIPURPOSE SPACES:



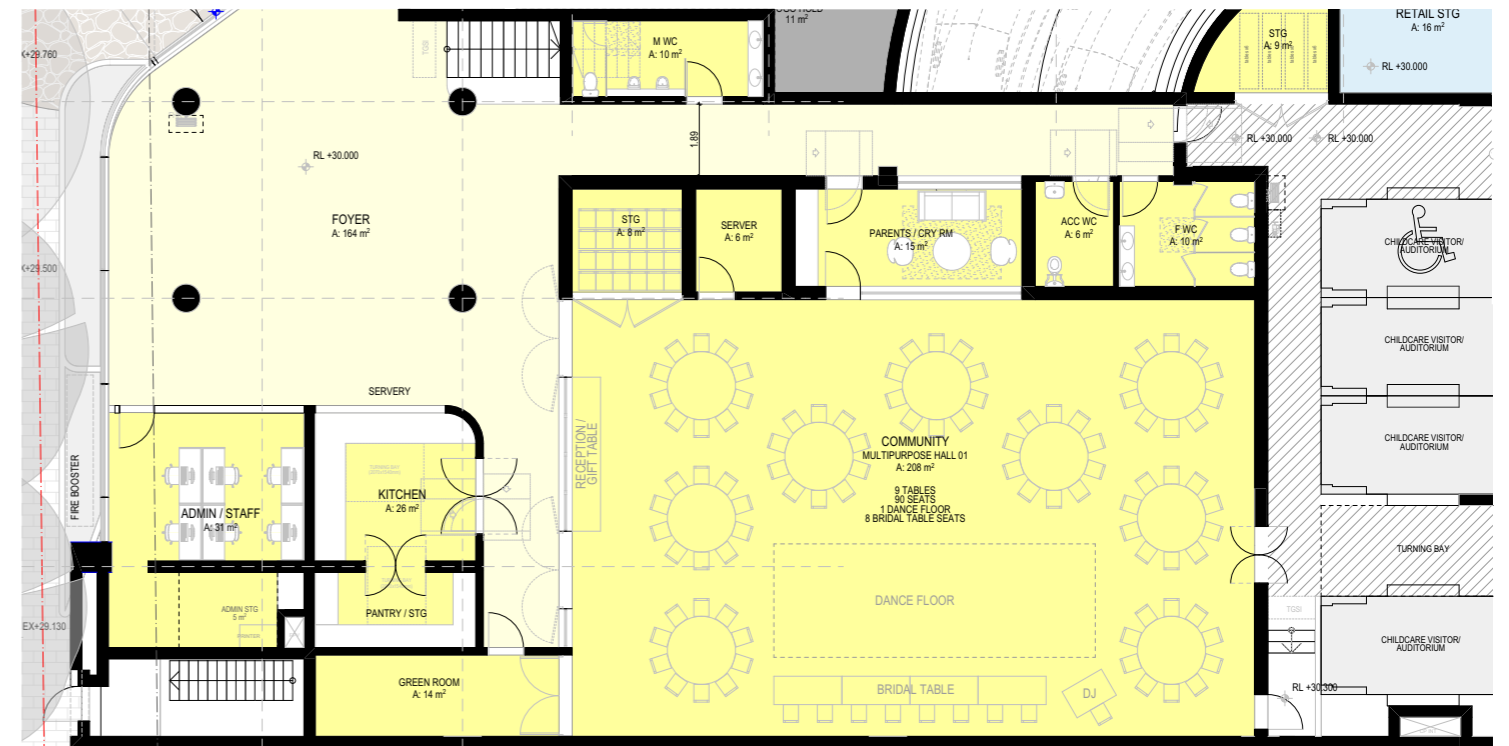
AUDITORIUM MODE ~200 seats, moveable stage etc.



WORKSHOP MODE ~128 seats & 20 tables



EXAM MODE ~50 desks & chairs

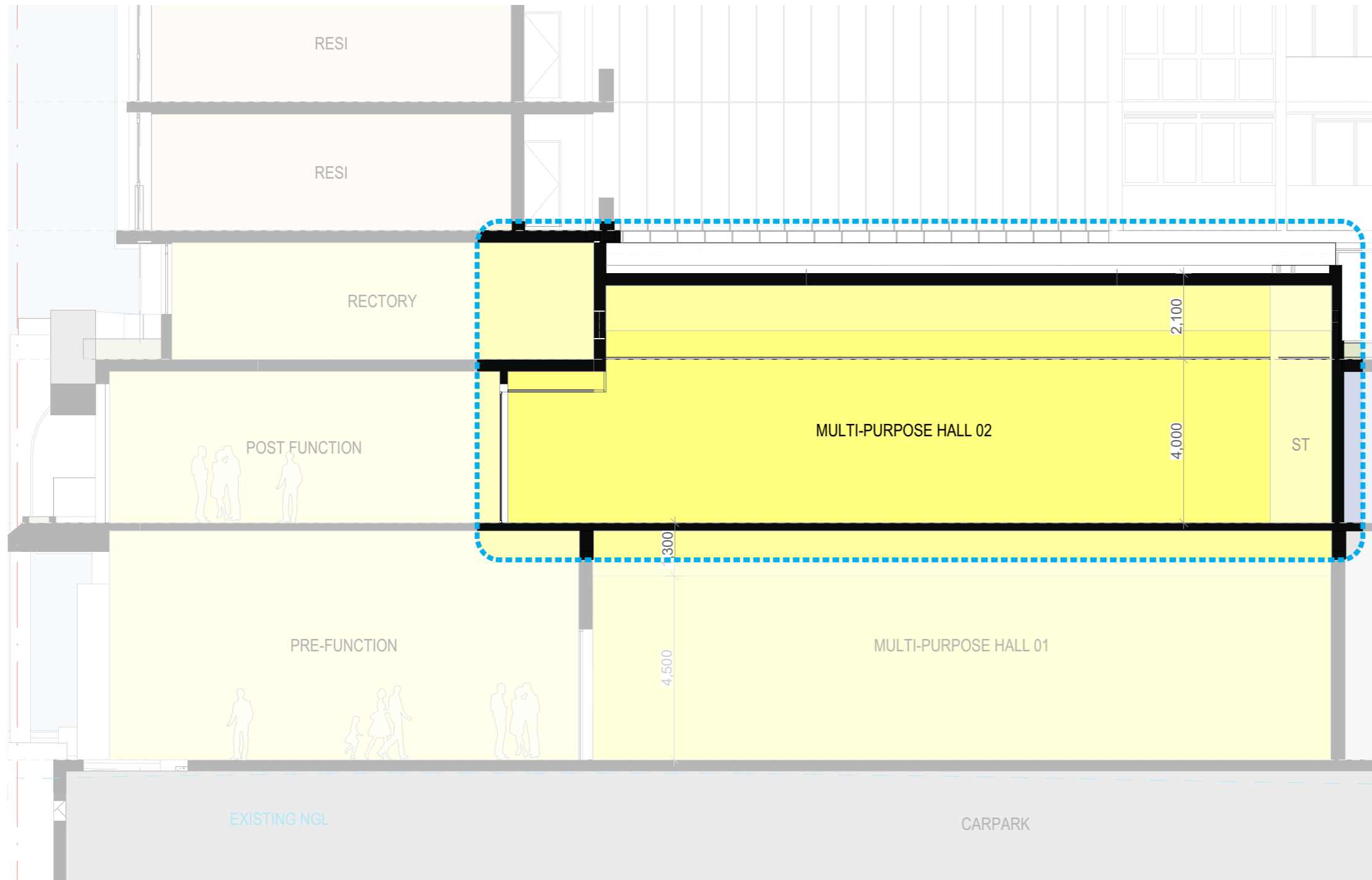


WEDDING MODE ~90 seats & 9 tables, ~8-seat-bridal-table, dance floor etc.

\* NOTE: FOR MORE DETAILED RESPONSES, PLEASE REFER TO EIS REPORT

# 03 ARCHITECTURE

RESPONSE TO **ITEM 03.04 - MULTIPURPOSE SPACES:**

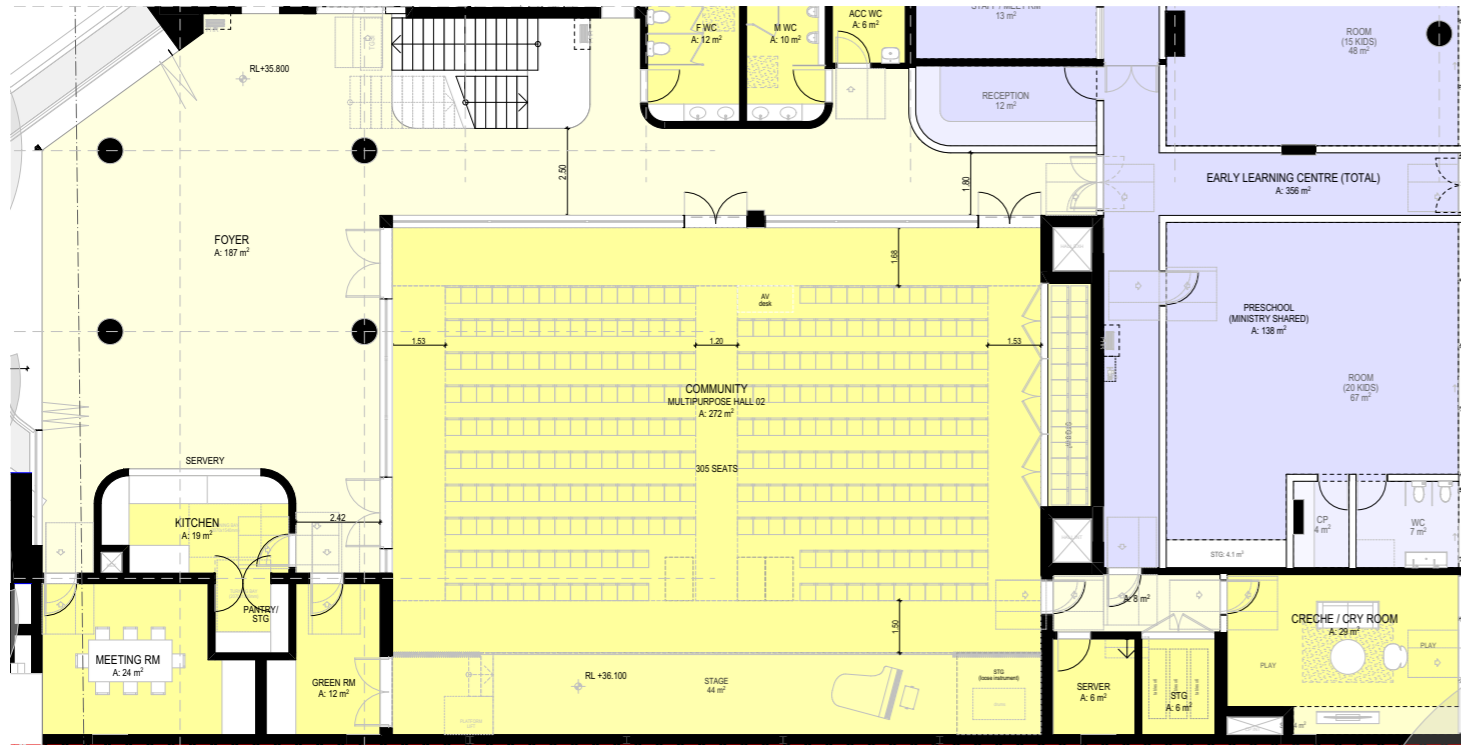


RESPONSE

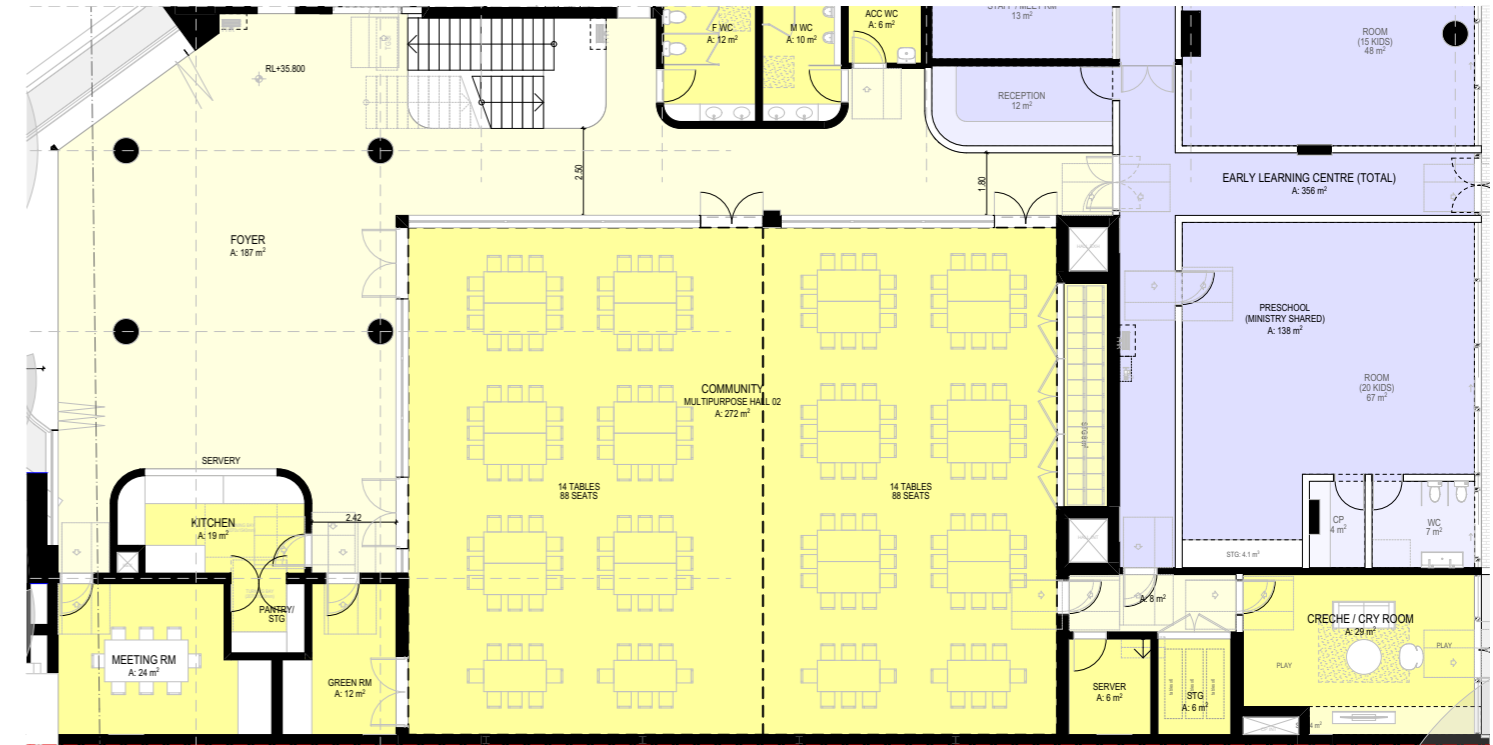


SDRP 01 COMMENTS  
03 ARCHITECTURE

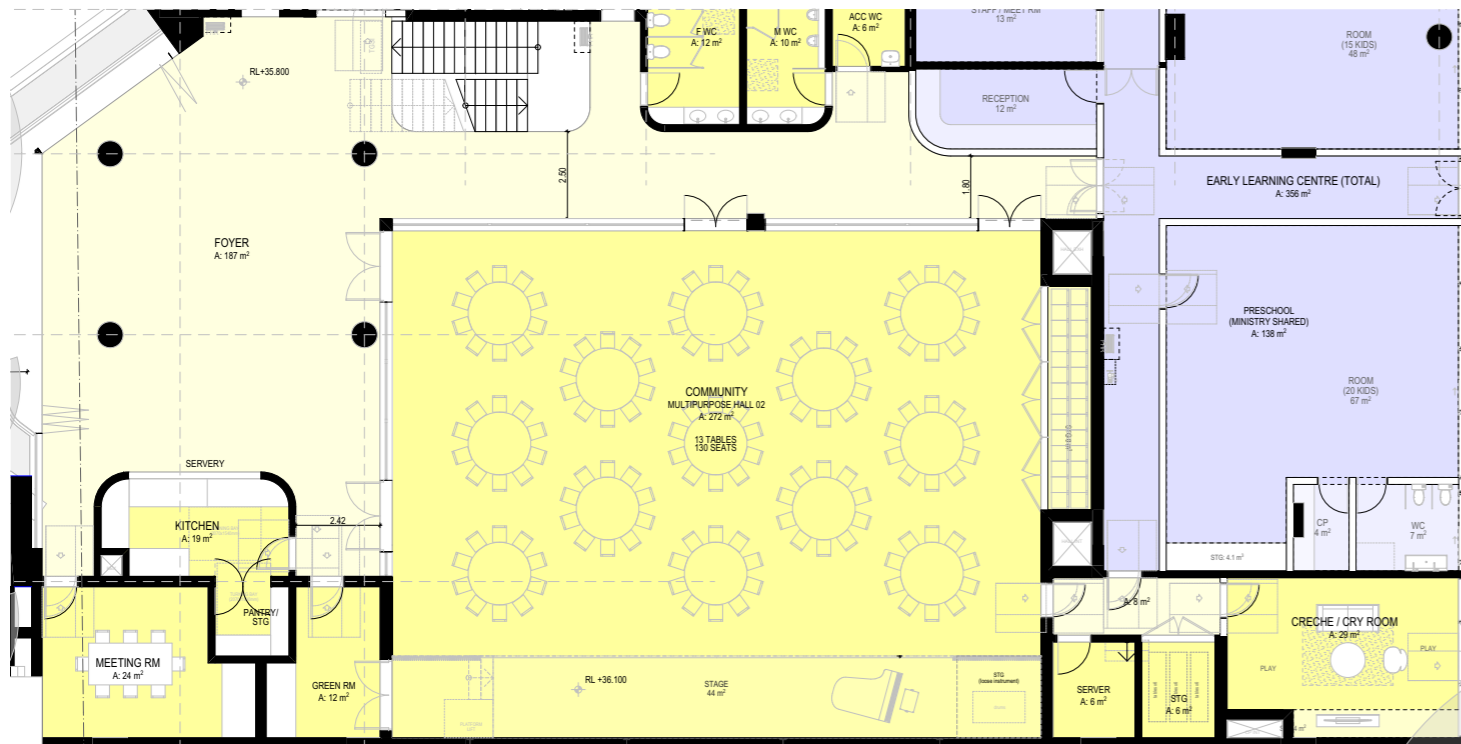
RESPONSE TO ITEM 03.04 - MULTIPURPOSE SPACES:



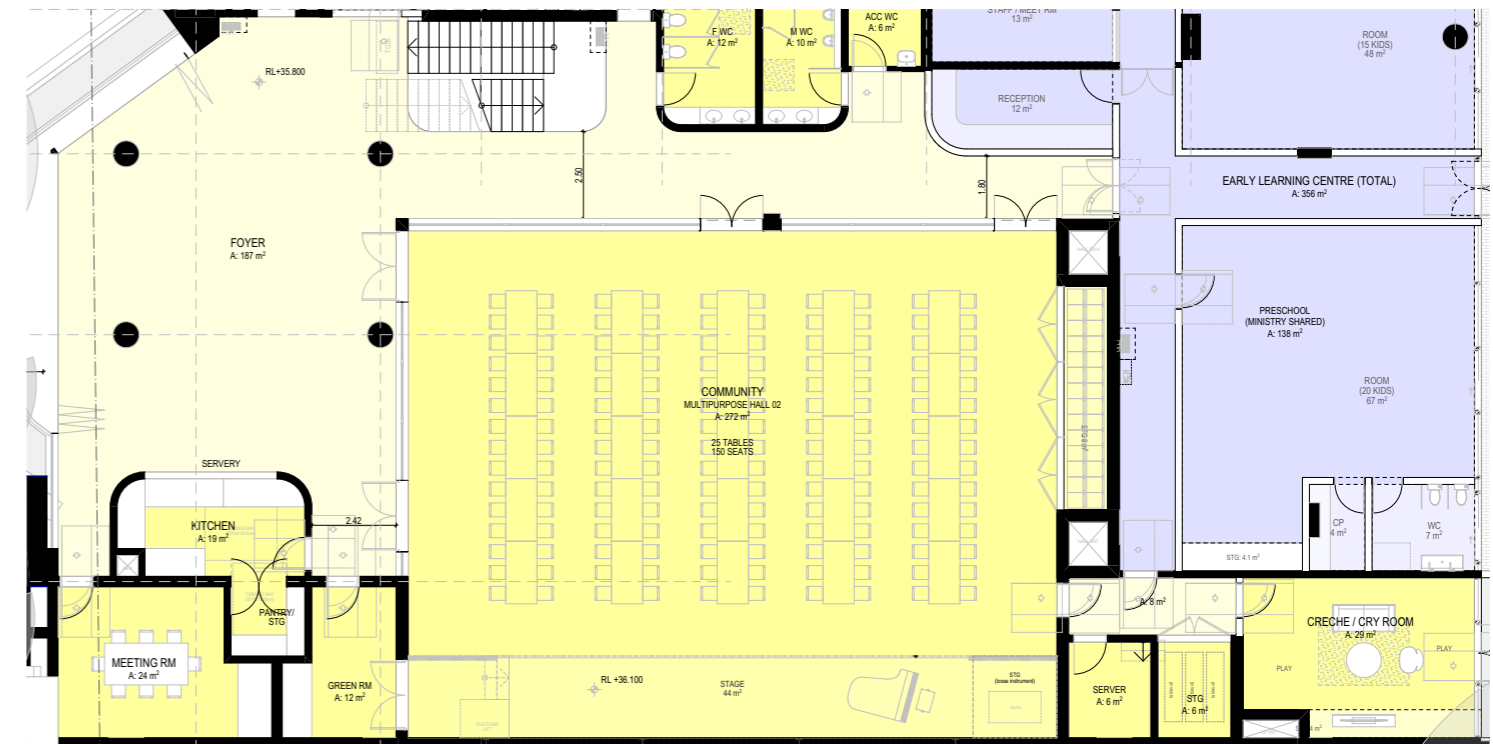
AUDITORIUM MODE ~300 seats, moveable stage etc.



WORKSHOP MODE ~88 seats & 14 tables



FUNCTION MODE 1 ~130 seats & 13 tables



FUNCTION MODE 2 ~150 seats & 25 tables

\* NOTE: FOR MORE DETAILED RESPONSES, PLEASE REFER TO EIS REPORT

# 03 ARCHITECTURE

SDRP COMMENT:

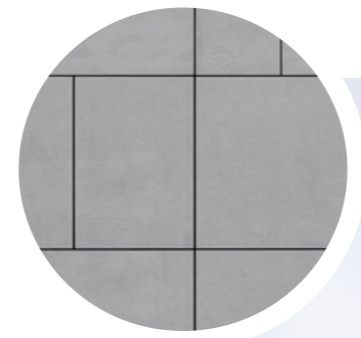
### ITEM 03.05 - HIGH QUALITY MATERIALS

Select high quality materials with integral colours and/or textures to ensure long-term durability and low maintenance.

RESPONSE:

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.



# 04 SUSTAINABILITY AND CLIMATE CHANGE

---

## 04 SUSTAINABILITY AND CLIMATE CHANGE

SDRP COMMENT:

### ITEM 04.01 - SUSTAINABILITY INITIATIVES

Clearly identify the sustainability initiatives in the proposal including the operational aspects of the building and landscape

RESPONSE:

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.

Refer to the EIS Report and ESD Report for further details.

### ITEM 04.02 - MITIGATION OF HEAT ISLAND EFFECTS & CLIMATE CHANGE IMPACT

Ensure strategies to mitigate heat island effects and climate change impacts are effective at Day1.

Strategies have been utilised to ensure heat island effects and climate change impacts are mitigated from Day 1. Refer to the EIS Report and ESD Report for further details.

- 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 private vehicles, minimising carbon emissions from vehicles.

### ITEM 04.03 - NSW's NET ZERO EMISSIONS GOAL

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.

Refer to the EIS Report and ESD Report for further details.

\* NOTE: FOR MORE DETAILED RESPONSES, PLEASE REFER TO EIS REPORT

# COUNCIL COMMENTS

---

CONTENTS  
COUNCIL COMMENTS

<b>01</b>	<b>TOWN PLANNING</b>
01.01	COMMUNITY FACILITY
01.02	INDOOR SPORT FUNCTIONS
01.03	DETAILS FOR MULTIPURPOSE HALLS
01.04	WASTE COLLECTION
01.05	APARTMENT MIX
01.06	CHARACTER & MATERIALS
01.07	IMPACT TO NEIGHBOUR
<b>02</b>	<b>URBAN DESIGN / ARCHITECTURAL COMMENTS</b>
02.01	INTEGRATION OF EXISTING CHARACTER & MATERIALS
02.02	ENTRY FORECOURT - MORE GENEROSITY
02.03	LANDSCAPE CHARACTER (CHAPEL ROAD)
02.04	LIFT OVERRUN
02.05	CORNER EXPRESSION OF TOWER
02.06	APARTMENT ORIENTATION (MAXIMISE SOLAR AMENITY)
02.07	FRENCH AVE FRONTAGE ACTIVATION
02.08	DROP-OFF ZONE
02.09	ENTRY FORECOURT - SPECIAL EVENTS
02.10	FIRE EGRESS TO FORECOURT
02.11	SAFETY HAZARD
02.12	ENTRY EXPERIENCE TO CHILDCARE CENTRE
02.13	CHILDCARE OUTDOOR AMENITY
02.14	COMMUNAL OUTDOOR AMENITY
02.15	FACADE FINISHES (LONG TERM DURABILITY & LOW MAINTENANCE)
02.16	ENTRY FORECOURT - DEEP SOIL

# 01 TOWN PLANNING

---

## 01 TOWN PLANNING COMMENTS

COUNCIL COMMENT:

### 01.1 COMMUNITY FACILITY

01.01 Clause 6.41(4) of the CBLEP 2023 states the incentive height and FSR only becomes available if:

*'(4) Subclauses (2) and (3) do not apply unless the consent authority is satisfied that—  
(a) at least 1000m<sup>2</sup> of the gross floor area of the site will be used for the purposes of community facilities, and'*

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.

RESPONSE:

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) provides specific details of community access to the facilities and how this is balanced with the place of public worship.

Refer to EIS Report for further details.

## 01 TOWN PLANNING COMMENTS

COUNCIL COMMENT:

### 01.02 INDOOR RECREATION FACILITY

01.02 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.

RESPONSE:

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. Refer to SDRP Item 03.12 MULTIPURPOSE SPACES.

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.

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.

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.

### 01.03 DETAILS FOR MULTIPURPOSE HALLS

01.03 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 Licensed 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.

The indoor recreation uses within the proposed community facility are addressed in SDRP Item 03.12 MULTIPURPOSE SPACES

*\* NOTE: FOR MORE DETAILED RESPONSES, PLEASE REFER TO EIS REPORT*

## 01 TOWN PLANNING COMMENTS

COUNCIL COMMENT:

### 01.04 WASTE COLLECTION

01.04 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.

RESPONSE:

The proposed design complies with residential waste collection vehicles, or Heavy Rigid Vehicles.

Refer to the Architectural Drawings Set and Waste Report.

### 01.05 APARTMENT MIX

01.05 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.

For context Council's DCP requires a minimum 10% three bedroom apartments (see 5.1 Dwelling mix and flexible housing in Chapter 6.2 Bankstown City Centre in Council's DCP). The control is extracted below:

#### Controls

**C1. The following dwelling mix is required for residential flat buildings and shop top housing developments containing 20 or more dwellings:**

- a) Studio: between 5-10%
- b) 1 bedroom: between 10-30%
- c) 2 bedroom: between 40-75%
- d) 3 or more bedroom: minimum 10%

The Commonwealth government funding for the project specifies the required dwelling mix, in which this proposal complies with.

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.

## 01 TOWN PLANNING COMMENTS

## COUNCIL COMMENT:

**01.06 CHARACTER & MATERIALS**

01.06 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 Chapter 6.2 Bankstown City Centre in Council's DCP , in particular, the extracted section below.

**P9. 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.**

## RESPONSE:

Refer to EIS Report.

Existing church characters have been considered in the design of the proposed building.

Externally:

- *Iconic bell-tower/spire design to Chapel Road*
- *Vertical rhythm & proportions*
- *Masonry / brick materiality*

As an overall gesture at the macro scale, the podium and the tower corner are expressed as the ecclesiastical component of the building. The tower corner, in particular, is inspired by the bell tower / spire of the existing church, and is interpreted as a tall element that marks the intersection as a strong urban gesture, with a subtly expressed Christian cross, inspiring all in view of the tower.

This has been achieved by the use of brick materiality as a continuation of the bricks used in the existing church; as well as the vertically slender proportions of frames and openings to honour the vertical rhythm & proportions of the existing building characters.

Internally:

The following elements are also planned to be integrated as part of the Interior Design in the podium:

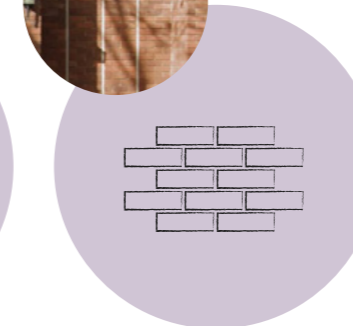
- *Stained glass windows / window frames*
- *Pews*
- *Timber beams / trusses*

# 01 TOWN PLANNING COMMENTS

RESPONSE TO **01.06 CHARACTER & MATERIALS**



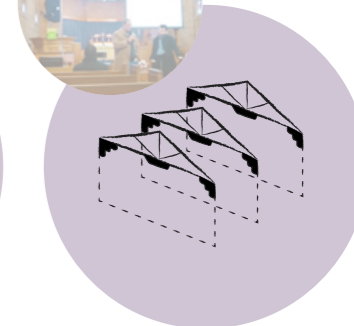
Vertical Rhythm & Proportions



Brick materiality



Glass Stained Windows



Prominent timber beams & trusses

# 01 TOWN PLANNING COMMENTS

COUNCIL COMMENT:

**01.07 IMPACT TO NEIGHBOUR**

01.07 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.

RESPONSE:

Refer to EIS Report.

## 02 URBAN DESIGN / ARCHITECTURAL

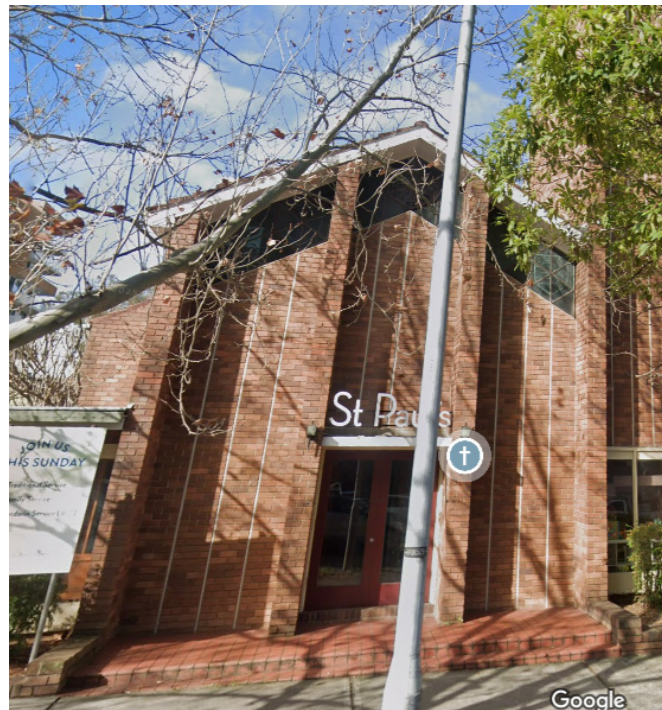
---

## 02 URBAN DESIGN / ARCHITECTURAL COMMENTS

COUNCIL COMMENT:

### 02.01 INTEGRATION OF EXISTING CHARACTER & MATERIALS

02.01 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.



RESPONSE:

Refer to COUNCIL COMMENTS 01.06 CHARACTER & MATERIALS and EIS Report.

## 02 URBAN DESIGN / ARCHITECTURAL COMMENTS

COUNCIL COMMENT:

### 02.02 ENTRY FORECOURT - MORE GENEROSITY

02.02 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

RESPONSE:

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.

Refer to SDRP 02.01 ENTRY FORECOURT - MORE GENEROSITY and landscape Item 02.03

### 02.03 LANDSCAPE CHARACTER (CHAPEL ROAD)

02.3 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.

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.

Refer to Landscape Drawings.

## 02 URBAN DESIGN / ARCHITECTURAL COMMENTS

COUNCIL COMMENT:

### 02.04 LIFT OVERRUN

02.04 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')

RESPONSE:

Refer to Architectural Drawings, which include the lift overrun.

### 02.05 CORNER EXPRESSION OF TOWER

02.05 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.

Refer to SDRP Item 03.01 CORNER EXPRESSION OF TOWER

### 02.06 CORNER APARTMENT ORIENTATION

02.06 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.

Refer to SDRP Item 03.03.c APARTMENT ORIENTATIONS (MAXIMISE SOLAR AMENITY)

## 02 URBAN DESIGN / ARCHITECTURAL COMMENTS

COUNCIL COMMENT:

### 02.07 FRENCH AVE ACTIVATION

02.07 The ground floor along French Avenue is dominated by services and requires proper activation.

RESPONSE:

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.

Refer to SDRP Item 02.04.b FRENCH AVE FRONTAGE ACTIVATION

### 02.08 DROP-OFF ZONE

02.08 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.

Refer to SDRP Item 02.02 DROP-OFF ZONE

### 02.09 ENTRY FORECOURT - SPECIAL EVENTS

02.9 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.

Refer to SDRP Item 02.01 ENTRY FORECOURT - MORE GENEROSITY

### 02.10 FIRE EGRESS TO FORECOURT

02.10 The fire escape doors 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.

### 02.11 SAFETY HAZARD

02.11 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.

## 02 URBAN DESIGN / ARCHITECTURAL COMMENTS

COUNCIL COMMENT:

### 02.12 ENTRY EXPERIENCE TO CHILDCARE CENTRE

02.12 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.

RESPONSE:

Refer to the Operational Management Plan (Childcare Centre) and EIS Report.

### 02.13 CHILDCARE OUTDOOR AMENITY

02.13 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.

Refer to SDRP Item 02.03 EARLY LEARNING CENTRE EXTERNAL AREA COMPLIANCE

### 02.14 COMMUNAL OPEN SPACE AMENITY

02.14 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.

### 02.15 FACADE FINISHES

02.15 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.

Refer to SDRP Item 03.05 HIGH QUALITY MATERIALS

### 02.16 DEEP SOIL

02.16 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 SDRP Item 02.04.c ENTRY FORECOURT - DEEP SOIL and EIS Report.

Suite 602, L6, 150 Karangahape Road  
**AUCKLAND** 1010  
New Zealand

Tel +64 9 281 3800  
auckland@plusarchitecture.com.au

Level 15, 111 Eagle Street  
**BRISBANE** QLD 4000  
Australia

Tel +61 7 3067 3599  
brisbane@plusarchitecture.com.au

Level 1, 60 Cashel Street  
**CHRISTCHURCH** 8013  
New Zealand

Tel +64 3 337 9481  
christchurch@plusarchitecture.com.au

Suite 5, 18 Tedder Avenue  
**MAIN BEACH** QLD 4217  
Australia

Tel +61 7 5610 1913  
goldcoast@plusarchitecture.com.au

Level 2, 448 St Kilda Road  
**MELBOURNE** VIC 3004  
Australia

Tel +61 3 8696 3999  
melbourne@plusarchitecture.com.au

Suite 112, 19 Ogilvie Road  
**PERTH** WA 6153  
Australia

Tel +61 8 6500 6490  
perth@plusarchitecture.com.au

Level 4, 222 Clarence Street  
**SYDNEY** NSW 2000  
Australia

Tel +61 2 8823 7000  
sydney@plusarchitecture.com.au