



State Significant Development

Date Submitted: 24/06/2025

Project Name: TOD - St Paul's Anglican Church, Bankstown
Case ID: SSD-79709963

Applicant Details

Project Owner Info

Title	Mrs
First Name	Priscilla
Last name	Tran
Role/Position	Manager Urban Renewal
Phone	0413787828
Email	priscilla.tran@sydney.anglican.asn.au
Address	L 2, 464 KENT STREET SYDNEY , 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF SYDNEY
ABN	95690399815

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Michael	Rowe
Phone	Email	Role/Position
0403043345	mrowe@beamplanning.com.au	Director

Address

68
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	TOD - St Paul's Anglican Church, Bankstown
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD85,601,103.00
Indicative Operation Jobs	50
Indicative Construction Jobs	100
Number of Occupants	331
Number of Dwellings	186
Number of Apartments	186
Number of Rooms	0
Gross Floor Area (GFA) sqm	13,310

Description of the Development/Infrastructure

Construction of a 23 storey mixed use development comprising social and affordable housing dwellings as well as a place of public worship, community facility, childcare centre, and retail and commercial uses.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	St Paul's Anglican Church, Bankstown
Site Address (Street number and name)	459 – 461 Chapel Road, Bankstown
Site Co-ordinates - Latitude	-33.913442
Site Co-ordinates - Longitude	151.035

Local Government Area

Local Government	District Name	Region Name	Primary Region
Canterbury-Bankstown	South District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lots 26A, 27A and 28A in DP7058

Site Area

What is the total site area for your development?

Site Area sqm

2,179

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Appendix E - Landowners Consent - Sydney Anglican Property

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

It is located within Bankstown Accelerated Transit Orientated Development (TOD) precinct, is for the purpose of mixed-use development that comprises residential accommodation, which has a greater estimated development cost (EDC) than \$60 million, which is the criteria for Accelerated TOD Precincts outlined under Schedule 2, Section 19 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

B4 Mixed Use

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

ESD report

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Ben
Last Name	Shojaei
Professional Qualification	NABERS assessor
Registration details	20199
Business Name	JONES NICHOLSON PTY. LIMITED.
Australian Business Number (ABN)	51003316032

Is there a NABERS Agreement to Rate for embodied emissions in this development?

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates
:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include
:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
10257	PIA	Michael Rowe

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Site Aerial
File Name	Appendix V - Embodied Emissions Materials Form
File Name	Appendix F - EDC Report Final
File Name	Appendix I - Design Report_Part1
File Name	Appendix I - Design Report_Part2
File Name	Appendix I - Design Report_Part3
File Name	Appendix H - Architectural Drawings_Part1
File Name	Appendix H - Architectural Drawings_Part2
File Name	Appendix M - Landscape Report
File Name	Appendix J - Design Review Report
File Name	Appendix KK - Engineering Design Guide
File Name	Appendix GG - Engineering Services Spatial
File Name	Appendix Q - Noise Impact Assessment

File Name	Appendix DD - HAZMAT Analysis
File Name	Appendix X - Preliminary Site Investigation
File Name	Appendix II - Demolition and Statement of Heritage Impact
File Name	Appendix P - Traffic and Parking Impact Assessment
File Name	Appendix S - Stormwater Management Report
File Name	Appendix T - ESD Report
File Name	Appendix OO - Engineering Options Analysis
File Name	Appendix EE - BCA Report
File Name	Environmental Impact Statement
File Name	Appendix W - Geotechnical Report
File Name	Appendix U1 - BASIX Assessment Report
File Name	Appendix Z - Arboricultural Impact Assessment
File Name	Appendix Y - Detailed Site Investigation
File Name	Appendix LL - Solar Reflectivity Assessment
File Name	Appendix QQ - Construction Traffic Management Plan
File Name	Appendix R - Civil Stormwater Drawings
File Name	Appendix PP - Section J Compliance Report
File Name	Appendix L - Landscape Drawings
File Name	Appendix JJ1 - Services Infrastructure Report
File Name	Appendix MM - Pedestrian Wind Study
File Name	Appendix HH - ACH DD
File Name	Appendix FF - Accesibility Report
File Name	Appendix O - Operational POM (Community facility /church)
File Name	Appendix N - Operational Management Plan (Childcare Centre)
File Name	Appendix K - DVS and ADG Assessment
File Name	Appendix NN - Engagement Outcomes Report
File Name	Appendix G - Site Survey Plan
File Name	Appendix CC - C&D Waste Management Plan
File Name	Appendix RR - Carshare GoGet Letter of Support
File Name	Appendix JJ2 - Sydney Water Statement of Available P&F
File Name	Appendix C - Mitigation Measures
File Name	Appendix D - Community Consultation Table
File Name	Appendix U2 - BASIX Certificate
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix A - SEARs Table 461 Chapel Road
File Name	Appendix AA - BDAR Waiver Letter (SSD-79709963)
File Name	Appendix BB - Operational Waste Management Plan