

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-79709963 TOD - St Paul's Anglican Church, Bankstown
<b>Applicant</b>	Anglican Church Property Trust Diocese of Sydney
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Executive Director, Housing and Key Sites Assessments under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)*, granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

### Date of decision

30 April 2026

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's assessment report;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's assessment report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including \$85,601,103 of capital investment, 50 operational jobs, 100 construction jobs, affordable housing, child care and community facilities;
- the project is permissible with development consent, and is consistent with NSW Government policies including the:
  - National Housing Accord
  - Greater Sydney Region Plan – A Metropolis of Three Cities
  - Our Greater Sydney 2056 South District Plan
  - Connective City 2036 – Canterbury-Bankstown Local Strategic Planning Statement
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 9 July 2025 until 7 August 2025 (30 days). A total of 39 submissions were received, including 19 objections, 19 in support, and one providing comment. Canterbury-Bankstown Council provided comments on the application.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include built form and car parking. Other issues are addressed in detail in the Department's assessment report.

<b>Issue</b>	<b>Consideration</b>
Demolition of the church and loss of heritage significance	<p><i>Department's assessment</i></p> <p>A separate development application for the demolition of the church and associated structures on the site was approved by the Canterbury-Bankstown Local Planning Panel in October 2025. Demolition was therefore removed from the State significant development application as part of the submissions report.</p> <p>While the Department acknowledges there is a level of interest in St Paul's Anglican Church, it is not listed as either a State or local heritage item, and the site is not located in a heritage conservation area. The Department is satisfied that the proposal will not impact on any items of heritage significance.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> <li>No recommended conditions.</li> </ul>
Insufficient car parking spaces	<p><i>Department's assessment</i></p> <p>The car parking provision for the residential component and the child care centre are compliant, however it is noted there is a shortfall in spaces for the place of worship and community facility when assessed against the requirements of the Canterbury-Bankstown Development Control Plan 2023 (DCP).</p> <p>The Department is satisfied that the proposal is consistent with the established strategic planning framework for the site, noting it benefits from excellent public transport accessibility, including Bankstown Railway Station and the future Metro station within approximately a 10-minute walk, as well as regular bus services along Chapel Road. Once operational, the Metro services are expected to significantly increase public transport capacity and accessibility of the site.</p> <p>While the proposal does not strictly comply with the DCP parking rates for the place of public worship and community facility uses, the Department considers the reduced provision is acceptable noting that:</p> <ul style="list-style-type: none"> <li>a shared car parking arrangement between the place of public worship and child care facility is appropriate in this instance, noting that these uses will operate at differing time periods</li> <li>the pick-up and drop-off periods for the child care facility will not coincide with the peak hours of operation of the community facility and place of public worship, which are more likely to occur during evenings or on weekends</li> <li>the peak operating periods of the community facility, place of public worship, and child care facility are proposed to be staggered to ensure the cumulative parking demand is appropriately managed and will be supported by Operational Plans of Management.</li> </ul> <p>The Department also recognises that the proposal provides a number of public benefits, including affordable housing, new community facilities, childcare placements and improved public domain.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> <li>requirement for a Car Parking, Loading and Servicing Management Plan</li> <li>requirement for Operational Plans of Management for the place of public worship, community facility, and child care facility to ensure parking demand is appropriately managed.</li> </ul>
Building height and scale is out of character with the surrounding area	<p><i>Department's assessment</i></p> <p>The proposal complies with the applicable height and FSR controls and is well located for high density residential development being near to services, jobs and public transport. It also provides much needed community floorspace and affordable housing, in line with the incentive clauses in the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP).</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> <li>No recommended conditions.</li> </ul>

<p>Amenity impacts, including overshadowing</p>	<p>The Department assessed overshadowing impacts on neighbouring properties against the controls in the ADG and the CBLEP. It is acknowledged that the proposal will result in some additional overshadowing impacts, however these impacts are found to be acceptable as:</p> <ul style="list-style-type: none"> <li>• the proposal sits well beneath the site's incentive bonus height and floor space ratio controls</li> <li>• it will not result in any surrounding residential dwellings receiving less than two-hours of solar access at mid-winter</li> <li>• the building's height, bulk and scale have been refined through the design excellence process, which incorporated consideration of amenity impacts.</li> </ul> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> <li>• No recommended conditions.</li> </ul>
<p>Apartment mix</p>	<p><i>Department's assessment</i></p> <p>The Department accepts that the development is designed to cater primarily to vulnerable members of the community, including those over the age of 55. Given the demographic likely to reside within the building, the proposed mix of studios and one-bedroom apartments is considered appropriate.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> <li>• No recommended conditions.</li> </ul>