



Environmental Impact Statement

Punchbowl, Affordable housing, State Significant Development

150 The Boulevard and 34 Dudley Street, Punchbowl

SSD-83256463

Prepared on behalf of Homes NSW

7 October 2025

FPDplanning

Document control

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Project summary

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

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EIS Declaration

Project details	
Project Name	The Boulevarde, Punchbowl, Affordable Housing
Application number	SSD - 83256463
Address of the land in respect of which the development application is made	150 The Boulevarde and 34 Dudley Street, Punchbowl, legally described as: <ul style="list-style-type: none"> • Lot 1, DP 735045; and • Lot 34, Sec 4, DP 5701
Applicant details	
Applicant name	NSW Land and Housing Corporation operating as Homes NSW
Applicant address	4 Parramatta Square 12 Darcy Street Parramatta NSW 2150
Details of person by whom this EIS was prepared	
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Address	PO Box H219 Australia Square NSW 1215
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Declaration by registered environmental assessment practitioner	
Name	Michael File
Registration Number	8596
Organisation Registered With:	Member, Planning Institute of Australia
Declaration	The undersigned declares that this EIS: <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;

	<ul style="list-style-type: none"> • 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	7 October 2025

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Appendix A – SEARs Compliance Table, prepared by FPD Planning

Appendix B – Statutory Compliance Table, prepared by FPD Planning

Appendix C – Mitigation Measures Table, prepared by FPD Planning

Appendix D – Design Report, prepared by Collins and Turner

Appendix E – Architectural Plans, prepared by Collins and Turner

Appendix F – Landscape Plans, prepared by Arcadia

Appendix G – Arboricultural Impact Assessment, prepared by Arterra

Appendix H – Transport Impact Assessment, prepared by The Traffic Planning Partnership (TTPP)

Appendix I – Integrated Water Management Plan, prepared by Mott Macdonald

Appendix J – Ecologically Sustainable Development Report, prepared by Evolved Engineering

Appendix K – BASIX Compliance Report, prepared by E-LAB Consulting

Appendix L – Aboriginal Due Diligence Report, prepared by Artefact

Appendix M – Statement of Heritage Impact prepared by Artefact

Appendix N – Consultation Report, prepared by Homes NSW

Appendix O – Biodiversity Development Assessment Report Waiver

Appendix P – Noise and Vibration Impact Assessment, prepared by Pulse White Noise Acoustics

Appendix Q – Geotechnical Assessment, prepared by Douglas Partners

Appendix R – Preliminary Site Investigation, prepared by Douglas Partners

Appendix S – Detailed Site Investigation, prepared by Douglas Partners

Appendix T – Remedial Action Plan, prepared by Douglas Partners

Appendix U – Preliminary Long Term Environmental Management Plan, prepared by Douglas Partners

Appendix V – Interim Audit Advice, prepared by Ramboll

Appendix W – Operational Waste Management Plan, prepared by Elephants Foot

Appendix X – Infrastructure Report, Evolved Engineering

Appendix Y – Site Survey, prepared by Norton Survey Partners

Appendix Z – Estimated Development Cost Report, prepared by MBM

Appendix AA – Letters from GANSW to Homes NSW

Executive Summary

Purpose of report

This Environmental Impact Statement (EIS) has been prepared by FPD Planning on behalf of Homes NSW for a State Significant Development Application (SSD-83256463) for construction of a residential flat building of up to eight storeys with 114 affordable housing dwellings at 150 The Boulevard and 34 Dudley Street (the site).

The purpose of this EIS is to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued by the Department of Planning, Housing and Industry (DPHI) on 12 May 2025. This EIS should be read in conjunction with the SEARs Response Table at Appendix A and the supporting technical documents provided at Appendix B – AA.

The site

The site is located at 150 The Boulevard and 34 Dudley Street, Punchbowl, in City of Canterbury-Bankstown's Local Government Area (LGA).

The site has a total site area of 3,889 square metres (sqm) and has two street frontages; The Boulevard to the north and Dudley Street to the west. Refer to Figure 1.

The site is currently occupied and contains two, two and three storey residential flat buildings comprising 26 units and associated structures including driveways, a bin bay and at grade car parking. A number of existing trees are also located on site.

The site is within 400m of Punchbowl station and Punchbowl local centre. A bus stop is located immediately in front of the site, along Dudley Street providing services to Hurstville, Mortdale and Lakemba.

Proposed development

The proposed development comprises the construction of a new residential flat building to accommodate 114 affordable housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.

Refer to Section 3 for detailed project description.

Strategic context

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

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

Specifically, the proposed development will deliver much needed affordable housing, as set out in the priorities of the South District Plan, Canterbury-Bankstown Local Strategic Planning Statement (LSPS) and Canterbury-Bankstown Local Housing Strategy (LHS), and the draft Punchbowl and Wiley Park Precinct Plan (draft Precinct Plan) which has informed the proposed planning framework for the site.

Statutory context

The proposed development is declared State Significant Development (SSD) in accordance with Schedule 1, Clause 26 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as the development will be carried out by or on behalf of the NSW Land and Housing Corporation and has an Estimated Development Cost (EDC) of more than \$30 million.

The proposal responds to the SEARs as demonstrated in this EIS and SEARs Response Table at Appendix A.

The site is located within Canterbury-Bankstown Local Government Area (LGA) and is zone R4 High Density Residential under *Canterbury-Bankstown Local Environmental Plan 2023* (Canterbury-Bankstown LEP).

The proposed development is for a residential flat building which is permissible with consent in the R4 High Density Residential zone in accordance with the Canterbury-Bankstown LEP.

The site is within 400m of the Punchbowl Train Station and identified in the Punchbowl Transport Oriented Development (TOD) Precinct. However, the controls for the Punchbowl TOD Precinct have been deferred, to allow Canterbury-Bankstown Council (Council) to prepare alternate TOD controls for the Punchbowl Precinct.

A draft Environmental Planning Instrument (EPI) amendment is currently being considered by the Department of Planning, Housing and Infrastructure (DPHI) which seeks the following planning control changes for the site:

- Increase the maximum building height from 11.5m to part 33m and part 23m.
- Increase the maximum floor space ratio from 0.9:1 to part 2.5:1 and part 1.7:1.
- No changes are proposed to the sites R4 High Density Residential land use zoning.

Section 3.39 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that a development application may be lodged and considered by the consent authority even if the proposed development can only proceed following an amendment to the applicable LEP or other environmental planning instrument.

Section 4.38(5) of the EP&A Act 1979 also allows a development application for SSD that is wholly or partly prohibited to be considered alongside a proposed planning instrument that would permit the development. The Planning Secretary may perform the functions of the planning proposal authority to enable the development, whether or not the instrument contains other provisions.

The finalisation of the draft EPI amendment is imminent and based on ongoing consultation, finalisation is anticipated by the end of 2025, prior to the determination of this SSDA.

Therefore, the proposal is being undertaken in accordance with the proposed draft planning controls and the in-fill affordable housing provisions under Chapter 2, Part 2, Division 1 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which allows for an additional 30% height and floor space ratio (FSR) where development provides at least 15% affordable housing.

Social housing falls within the definition of affordable housing under the EP&A Act 1979, as it is housing provided for very low-income households. On this basis, the proposal comprises 100% affordable housing and is therefore eligible for additional height and FSR.

A summary of the proposal's height and FSR is outlined in Table 1 below. Provisions of the Housing SEPP are further addressed in the Statutory Compliance Table at Appendix B.

Table 1 Summary of proposed planning controls

	Existing Canterbury- Bankstown LEP 2023	CB TOD Alternative (Draft Precinct Plan)	CB TOD Alternative (Draft Precinct Plan + 30% bonus under Housing SEPP)	Proposed
Maximum building height (150 The Boulevard)	11.5m	33m	42.9m	29.8m
Maximum building height (34 Dudley St)		23m	29.9m	
Maximum FSR (150 The Boulevard)	0.9:1	2.5:1	3.25:1	2.3:1
Maximum FSR (34 Dudley St)		1.7:1	2.21:1	
Maximum permissible GFA	3,500 m ²	9,173 m ² (based on 3,202 m ² site area for 150 The Boulevard and 687 m ² site area for 34 Dudley St)	11,924.5 m ² (based on 3,202 m ² site area for 150 The Boulevard and 687 m ² site area for 34 Dudley St)	8,948 m²

The proposal has been assessed against the relevant State Environmental Planning Policies (SEPPs) and planning controls in the current and draft Canterbury-Bankstown LEP and is generally consistent with the relevant controls as outlined in the Statutory Compliance Table at Appendix B.

This EIS is consistent with the principles of Ecologically Sustainable Development (ESD) in accordance with Clause 192 of the EP&A Regulation and is addressed in the ESD Report at Appendix J.

Engagement

The proposal has been informed by early consultation with relevant local and state agencies including Council, the Government Architect NSW (GANSW) and DPHI, as well the local community.

Notification letters were sent to 901 properties surrounding the site and a Community Consultation Drop-In Session was held on 24 July 2025 at the Punchbowl Community Centre where a total of 5 local community members attendees attended the session including a resident from Punchbowl with a submitted formal letter co-signed by 55 surrounding residents.

Key issues raised during consultation included notification process, social housing provision, anti-social behaviour of tenants, proposed size and scale of development, parking and traffic congestion.

The Consultation Report prepared by Homes NSW at Appendix N provides further detail of the consultation undertaken to inform the proposal, feedback provided and how this has been throughout the design and addressed in the EIS.

Assessment

The EIS has been prepared to support the proposed residential flat building development at 150 The Boulevard and 34 Dudley Street and considers the environmental, social, and economic impacts of the proposal.

This EIS and supporting appendices demonstrate the suitability of the site for the proposed development and provide an assessment of the potential impacts of the proposal and proposed measures to ensure all potential impacts can be mitigated.

Environmental impacts

- The proposal aligns with the strategic objective for the Punchbowl TOD Precinct to increase affordable housing in Punchbowl and generally aligns with the built form controls proposed for the site under Council's Alternate Approach to TOD.
- The proposal achieves a quality design outcome that will deliver a high level of internal amenity for future residents by achieving excellent solar access, cross ventilation and privacy for all residents and will not result in any unacceptable impacts to surrounding properties or the public.
- The proposal will not result in any unacceptable traffic or transport impacts.
- The proposal will not result in any unacceptable built heritage and archaeological impacts.
- The proposal will not result in any Aboriginal heritage or archaeological impacts.
- The proposal will deliver ecologically sustainable development and a 7-star NatHERS rating throughout the building, delivering excellence in sustainability.
- The site does not contain any existing biodiversity values and will retain all high value trees and provide quality landscaping, deep soil and tree canopy outcomes.

Social and economic impacts

The proposal will result in positive social and economic benefits through the provision of new affordable housing which will increase housing diversity in a well-located area and stimulate the local economy by providing more local construction jobs.

Justification and conclusion

This EIS demonstrates that proposal is consistent with the strategic planning framework, will not result in any unacceptable environmental, social, or economic impacts, and is in the public interest.

There are no known site conditions that would prevent the proposed development from proceeding and all likely impacts can be appropriately mitigated. It is therefore recommended that the application is approved.

1 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the construction of a residential flat building of up to eight storeys with 114 affordable housing dwellings at 150 The Boulevard and 34 Dudley Street (the site).

The EIS has been prepared by FPD Planning on behalf of NSW Land and Housing Corporation operating as Homes NSW as the applicant. The EIS is based on the proposed architectural plans prepared by Collins and Turner Architects at Appendix E and supporting technical reports appended to this EIS at Appendices A - AA.

The proposed development is declared State Significant Development (SSD) in accordance with Schedule 1, Clause 26 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), as the development will be carried out by NSW Land and Housing Corporation with an Estimated Development Cost (EDC) of more than \$30 million and will also result in more than 75 dwellings.

This EIS has been prepared in accordance with the requirements of:

- Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
- Division 5 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation),
- DPHI’s ‘*State Significant Development Guidelines – Preparing an Environmental Impact Statement*’.
- The Secretary’s Environmental Assessment Requirements (SEARs) issued 12 May 2025 at (Appendix A).

1.1 The Applicant

NSW Land and Housing Corporation (operating as Homes NSW) is the applicant for this SSD. The applicant’s details are provided in Table 1 below.

Table 2 Applicant details

Applicant details	
Applicant name	NSW Land and Housing Corporation (operating as Homes NSW)
Applicant address	6 Parramatta Square 10 Darcy Street Parramatta NSW 2150
ABN	36 433 875 185
Landowner	Minister administering the Housing Act 2001

1.2 Site description

The site is located at 150 The Boulevard and 34 Dudley Street, Punchbowl (refer to Figure 1). The site has a total site area of 3,889 square metres (sqm) and comprises two residential lots which are legally described as Lot 1, DP735045 and Lot 34, Sec 4 DP 5701.

The site has two frontages; The Boulevard the north and Dudley Street to the west.

The site is currently occupied and contains two, two and three storey residential flat buildings comprising 26 units and associated structures including driveways, a bin bay and at grade car parking. A number of existing trees are also located on site.

The site is within 400m of Punchbowl station and Punchbowl local centre. A bus stop is located immediately in front of the site, along Dudley Street providing services to Hurstville, Mortdale and Lakemba.

To the north of the Boulevard is the Bankstown railway line which is currently undergoing conversion works for Metro North West and Bankstown Line services.

To the east of the site there are three, three storey red and blonde brick residential walk-up flat buildings and to the immediate south is a two-storey residential walk-up flat building.



Figure 1: Subject site (Source: Google maps)

1.3 Overview of the proposed development

The application seeks approval for construction of an eight storey residential flat building.

Specifically, approval is being sought for the following:

- Site preparation works including basement excavation, remediation, and tree removal.
- Construction of an eight storey residential flat building with a total of 114 affordable housing apartments including; 56 x 1-bedroom units (49%), 47 x 2-bedroom units (41%) and 11 x 3-bedroom units (10%).
- One level of basement car parking with a total of 58 car parking spaces.
- Communal room and communal open space at ground level.
- Associated works including landscaping, site access, servicing and public domain works.
- Consolidation of two existing lots into one single lot.

The proposed development is consistent with development as described in the request for SEARs.

1.4 Summary of planning controls

The proposal is being undertaken in accordance with the in-fill affordable housing provisions in Chapter 2, Part 2, Division 1 of the Housing SEPP which allows for an additional 30% height and floor space ratio (FSR) where development provides at least 15% affordable housing.

The proposal is entirely for the purpose of affordable housing (100% affordable) and the additional height and FSR has been applied.

A summary of the proposal's height and FSR against the relevant controls is provided in Table 3 below.

Table 3 Summary of the proposal's height and FSR

	Permissible under existing Canterbury-Bankstown LEP 2023	Proposed TOD amendment as per draft Punchbowl Precinct Plan	30% bonus under Housing SEPP	Proposed
Maximum building height	11.5m	<u>150 The Boulevarde</u> 33m <u>34 Dudley Street</u> 23m	<u>150 The Boulevarde</u> 42.9m (+9.9m) <u>34 Dudley Street</u> 29.9m (+6.9m)	29.8m
Maximum FSR	0.9:1	<u>150 The Boulevarde</u> 2.5:1 <u>34 Dudley Street</u> 1.7:1	<u>150 The Boulevarde</u> +0.75:1 (3.25:1) <u>34 Dudley Street</u> 2.21:1 (0.51:1)	2.3:1*
Maximum GFA	3,500 m ²	9,173 m ² (based on 3,202 m ² site area for 150 The Boulevarde and 687 m ² site area for 34 Dudley St)	11,924.5 m ² (based on 3,202 m ² site area for 150 The Boulevarde and 687 m ² site area for 34 Dudley St)	8,948 m²*

**Where two different Floor Space Ratio (FSR) controls apply across the site, the maximum permissible Gross Floor Area (GFA) has been calculated by apportioning the site area to the relevant FSR control in accordance with clause 4.5(3) of the Canterbury-Bankstown LEP.*

For further information refer to assessment of all relevant controls in the Statutory Compliance Table at Appendix B.

1.5 Project objectives

The objectives of the proposal are to:

- Facilitate delivery of new, quality affordable housing to help address the housing crisis in NSW.

- Respond to the shortage and waitlist for affordable housing in Greater Sydney.
- Contribute to NSW's affordable housing targets under the National Housing Accord 2022.
- Contribute to Canterbury-Bankstown Council's local housing targets including targets for affordable housing.
- Increase supply of affordable housing for very low and low-income households.
- Provide a high-quality residential development with a high level of residential amenity.
- Facilitate the delivery of housing diversity and choice to help meet the needs of a wide range of households in Punchbowl.
- Integrate ecologically sustainable development (ESD) principles into the design of the building to achieve best practice building sustainability and environmental performance standards.

1.6 Project background

Homes NSW has identified the subject site as an opportunity to deliver 114 new, quality affordable housing apartments that are well-located and serviced by a high level of amenity, services and public active transport.

The site is within 400m of the Punchbowl Train Station and therefore, within the Punchbowl Transport Oriented Development (TOD) Precinct. However, the controls for the Punchbowl TOD Precinct have been deferred, to allow Council to prepare alternate TOD controls for the Punchbowl Precinct.

On 6 May 2025, Canterbury-Bankstown Council exhibited an 'Alternative Approach to TOD' package. This included the draft Punchbowl and Wiley Park Precinct Plan (Draft Precinct Plan) and a Recommended Planning Provisions Report with draft LEP clauses and maps and proposed the following changes to the site's planning controls:

- Increase the maximum building height of building control from 11.5m to part 33m (at 150 The Boulevarde) and part 23m (at 34 Dudley Street).
- Increase the maximum floor space ratio control from 0.9:1 to part 2.5:1 (150 The Boulevarde) and part 1.7:1 (34 Dudley Street).

On 21 May 2025, NSW Homes made a submission to Council recommending that both properties have consistent maximum height and FSR controls (33m HOB / 2.5:1 FSR), given its proximity to Punchbowl train station and the intention to consolidate the sites into a single development site.

On 17 June 2025, Canterbury-Bankstown Council endorsed Council's Alternate Approach to TOD including the draft Precinct Plan, draft LEP clauses and maps and supporting studies have submitted to the Department of Planning, Housing and Infrastructure (DPHI).

As part of the TOD Program, DPHI initially set a deadline of June 2025 for Council to finalise local planning for Punchbowl (refer to link below), however, recent consultation with DPHI has indicated that finalisation is now anticipated by end of 2025, prior to determination of this SSDA.

The draft EPI amendment is currently under consideration by DPHI to implement Council's exhibited draft Precinct Plan and proposed planning control changes for the site.

As part of the exhibition of Council's alternate approach to TOD, Homes NSW and the project team have consulted with Canterbury-Bankstown Council and DPHI and the outcomes of this consultation have informed the SSD proposal for the site. The proposal generally aligns with the

intended built form outcomes established as part of Council's alternate approach to TOD and the draft Punchbowl Precinct Plan.

1.7 Relevant planning approvals

To prepare for the site for development, approval for demolition works have been undertaken under a separate planning pathway under Part 5 of the EP&A Act.

2 Strategic context

2.1 Site analysis

2.1.1 Site overview

The site is located within the Canterbury-Bankstown Local Government Area (LGA) and is approximately 400m east of the Punchbowl local centre and Punchbowl station.

The site falls within the Punchbowl Transit Oriented Development (TOD) Accelerated Precinct which is subject to amendments of draft planning controls but has been deferred until June 2025.

2.1.2 Key features of the site and context

Table 4: Key features of the site and context

Relevant provisions	Consideration
Existing development	The site comprises two lots containing a three storey and two storey, residential flat buildings, with a total of 26 units.
Access and transport	<p>Public transport The site is well serviced by public transport (trains and buses).</p> <p>The site is within 400m walking distance to Punchbowl station, which is currently undergoing conversion works and will be serviced by Metro North West and Bankstown line services.</p> <p>The site is also accessible by buses with its closest bus stop located directly in front of the site along Dudley Street, with services to Bankstown, Hurstville, Mortdale, Peakhurst, Lakemba and Roselands.</p> <p>Vehicular access Existing vehicular access to the site is via driveways from Dudley Street, including at-grade, off streetcar parking.</p>
Topography	The site has a gradual fall from north to south of approximately 3m.
Existing vegetation	<p>The site contains a number of trees along the site's property boundaries including one high retention value tree (T6 - a large spotted gum (<i>Corymbia maculata</i>), located in the north-western corner of the site.</p> <p>The site is not subject to native vegetation mapping, prepared by NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) and is not identified as containing areas of high biodiversity value, as indicated on the Biodiversity Values Map.</p> <p>For further information refer to the Arboricultural Impact Assessment at Appendix G and the Biodiversity Development Assessment Waiver Report at Appendix O.</p>
Flooding	<p>The site is not impacted by the 1% Annual Exceedance Probability (AEP) event. Minor parts of the site are affected by the Probable Maximum Flood (PMF) event.</p> <p>For further information refer to Section 6.17 at the Integrated Water Management Plan at Appendix I.</p>

Relevant provisions	Consideration
Heritage	<p>The site is not listed as a heritage item or within a heritage conservation area.</p> <p>The site is located within the vicinity of one heritage item 'War memorial and street trees' (LEP no. I222), located between The Boulevard and Canterbury Road (Broadway), approx. 115 west of the site.</p> <p>For further information refer to the Statement of Heritage Impact at Appendix M.</p>
Acid sulfate soils.	<p>The site is not mapped as containing acid sulfate soils under Canterbury-Bankstown LEP.</p> <p>For further information refer to Geotechnical Report at Appendix Q.</p>

2.1.3 Surrounding land uses

The uses surrounding the site comprise:

- North: To the north of the site is The Boulevard and the Bankstown railway line which is currently undergoing conversion works for Metro North West and Bankstown Line services.
- East: To the east of Burwood Road there are three storey red and blonde brick residential walk-up flat buildings, also zoned R4 High Density Residential.
- South: To the immediate south is a two storey residential flat building, also zoned R4 High Density Residential.
- West: To the immediate west there is a mix of single storey dwelling houses, a two storey residential flat building, and a childcare centre (Kidsversity Early Learning Centre). To the west of Broadway Street is the start of the Punchbowl local centre, zoned E1 Local Centre and Punchbowl train station.

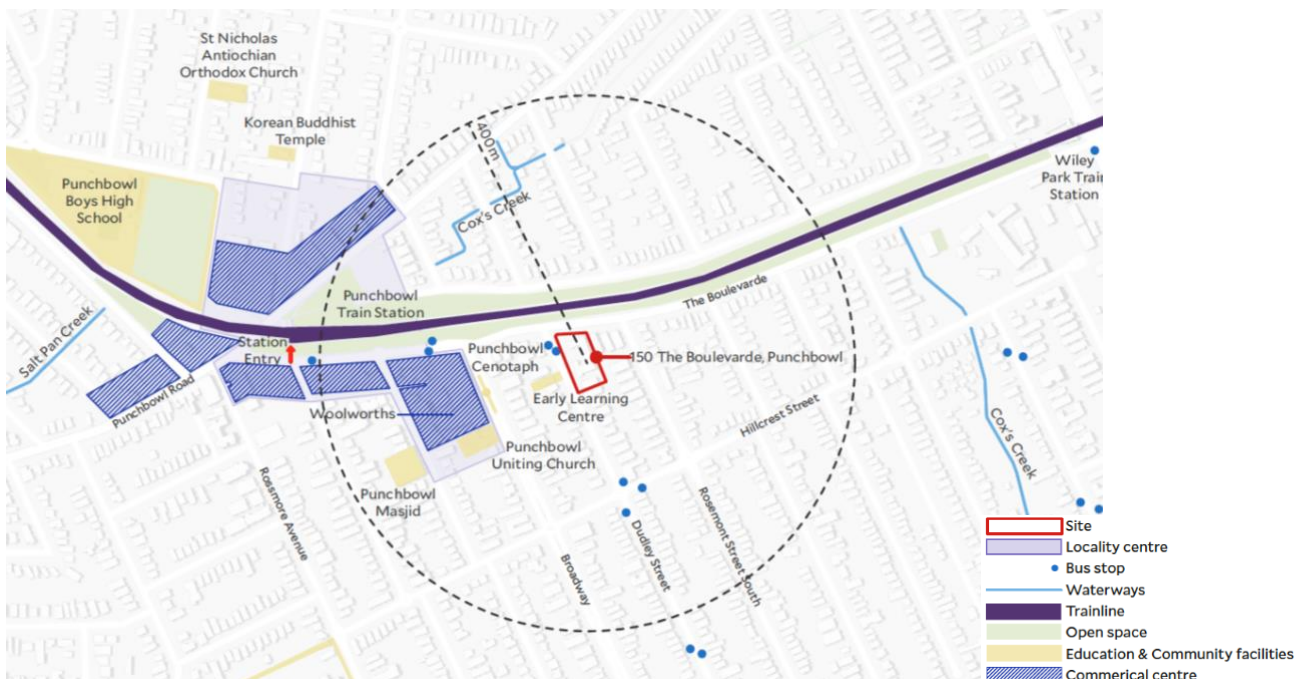


Figure 2 Local context (Source: Collins and Turner)

2.1.4 Strategic planning context

The NSW Government has identified that there is a critical need for affordable housing. The proposal directly responds to the NSW Government’s commitment under the National Housing Accord to deliver approximately 377,000 new well-located dwellings by 2029.

The development will deliver much needed social and affordable housing in a high accessible and well serviced area, with 114 new social and affordable dwellings proposed on the site. Consistent with priorities and actions as set out in the Greater Sydney Regional Plan 2036, South District Plan, Canterbury-Bankstown’s Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), the proposal will provide new affordable housing in a well-located area assist with addressing the increasing need for affordable housing the Canterbury-Bankstown LGA.

The proposal seeks to implement the intended outcomes of the proposed draft TOD Amendment which confirms the suitability of the site to accommodate higher density residential development and responds to the strategic objectives and identified need for more affordable housing near metro and rail stations allowing people to live close to transport, jobs, services and amenities.

The proposed development is therefore consistent with the relevant strategic planning policies and guidelines as outlined in Table 5 below.

Table 5 Consistency with strategic framework

Strategic document	Consistency
National Housing Accord	<p>In October 2022, the Federal Government announced the National Housing Accord, which committed to the delivering 377,000 new homes in well-located areas in NSW over the next five years, from mid- 2024.</p> <p>The proposal will deliver 114 new social and affordable homes in a well-located area, serviced by a high level of amenity and well serviced by public transport (high frequency train and buses).</p>
NSW Housing Strategy 2041	<p>Housing 2041 provides a 20-year vision for housing in NSW by setting goals and ambitions to deliver better housing outcomes in the right locations and housing that suits diverse needs and feels like home.</p> <p>The proposal aligns with the priorities of Housing 2041, in particularly Priority Area 3 which focuses on maximising the impact of government-owned land and government led development projects.</p> <p>The Strategy highlights the benefit of investment in housing on government owned land, which can deliver more affordable housing including social housing and improve housing affordability that is safe and secure and will help contribute to positive wellbeing outcomes.</p>
Greater Sydney Region Plan	<p>The Greater Sydney Region Plan, A Metropolis of Three Cities was released by the Greater Sydney Commission in March 2018. The Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities. The Plan also aims to provide ongoing housing supply and a range of housing types in the right places to create more liveable neighbourhoods and support Sydney’s growing population.</p> <p>The proposal directly responds to a number of objectives in the Plan including:</p> <ul style="list-style-type: none"> • Objective 10: Greater housing supply. • Objective 11: Housing is more affordable and diverse. • Objective 12: Great places that bring people together.

Strategic document	Consistency
	<ul style="list-style-type: none"> • Objective 30: Urban tree canopy cover is increased. • Objective 31: Public open space is accessible, protected and enhanced. • Objective 37: Exposure to natural and urban hazards are reduced. • Objective 38: Heatwaves and extreme heat are managed.
<p>South District Plan</p>	<p>The South District Plan was developed to support the Greater Sydney Region Plan. The 20- year District Plan seeks to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.</p> <p>The District Plan identifies Punchbowl as a key precinct within the Sydenham to Bankstown urban renewal corridor.</p> <p>The proposal is consistent with the following planning priorities in the South District Plan:</p> <ul style="list-style-type: none"> • Planning Priority S1: Planning for a city supported by infrastructure. • Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities. • Planning Priority S5: Providing housing supply, choice and affordability with access to jobs, services and public transport. • Planning Priority S6: Creating and renewing great places and local centres and respecting the District's heritage. • Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city. • Planning Priority S15: Increasing urban tree canopy cover and delivering green grid connections. • Planning Priority S16: Reducing transport-related greenhouse gas emissions. • Planning Priority S17: Reducing carbon emissions and managing energy, water and waste efficiently. • Planning Priority S18: Adapting to the impacts of urban and natural hazards and climate change.
<p>Future Transport 2056</p>	<p>Future Transport 2056 sets a 40-year vision, directions and outcomes framework for customer mobility in NSW, which will guide transport investment over the longer term. It aims to respond to rapid changes in technology and deliver innovation to create and maintain a world class, safe, efficient, and reliable transport system over the next 40 years.</p> <p>The vision is built on six state-wide outcomes: customer focused, successful places, a strong economy, safety and performance, accessible services, and sustainability.</p> <p>The proposal is consistent with these outcomes as it will deliver new housing in a well located, accessible area within 400m walking distance to Punchbowl station and has access to a high frequency of bus services to Bankstown, Hurstville, Mortdale, Peakhurst, Lakemba and Roselands.</p> <p>The site is also within walking distance to Punchbowl local centre and other supporting services and amenities which will encourage sustainable modes of transportation including both walking and cycling for future occupants and visitors of the site.</p>
<p>Better Placed</p>	<p>Better Placed was released in May 2017 by the Government Architect NSW (GANSW) to provide guidance on the quality design of urban environments. Better Placed is underpinned by seven objectives for good design including better fit, better performance, better for community, better for people, better working, better look and feel.</p>

Strategic document	Consistency
	<p>The proposal responds to the above objectives as detailed in the Design Report at Appendix D.</p>
<p>Greener Places Design Guide</p>	<p>The Green Spaces Design Guide was released in 2020 and provides a framework for the design, planning, and implementation of green infrastructure in urban areas throughout NSW. The Green Spaces Design Guide is underpinned by four principles that help deliver green infrastructure including:</p> <ul style="list-style-type: none"> • Integration – combine green infrastructure with urban development and grey infrastructure. • Connectivity – create an interconnected network of open space. • Multifunctionality – deliver multiple ecosystem services simultaneously. • Participation – involve stakeholders in development and implementation. <p>The proposal responds to the above principles as detailed in the Design Report at Appendix D.</p>
<p>Canterbury-Bankstown LSPS</p>	<p>Connective City 2036 is Canterbury Bankstown’s LSPS and outlines a 20-year plan to guide Canterbury-Bankstown’s renewal and growth.</p> <p>Punchbowl is identified as a village centre and Punchbowl station is located on the Sydney Metro city and Southwest metro route making it a suitable location for housing growth.</p> <p>The proposed development is consistent with the Canterbury-Bankstown LSPS and aligns with the ten directions that focus on supporting Canterbury-Bankstown LGA’s planned growth of 500,000 people by 2036.</p> <p>Punchbowl is identified as a village centre in its centre hierarchy and identified as a centre that will be investigated for additional housing based on its strategic positioning along the Sydney metro city and southwest corridor.</p> <p>In May 2025, in response to the NSW Governments TOD Program, Council have prepared a draft Precinct Plan for Punchbowl and Wiley Park that focuses on increasing housing, protecting jobs, creating new open space and improved connections and preserving Punchbowl’s character whilst embracing change.</p> <p>The draft Plan proposes the following amendments to the site’s planning controls, which are being considered by DPHI and subject to a draft EPI amendment:</p> <ul style="list-style-type: none"> • Increase the maximum building height from 11.5m to part 33m and part 23m. • Increase the maximum floor space ratio from 0.9:1 to part 2.5:1 and part 1.7:1. • No change is proposed to the sites R4 High Density Residential land use zoning.
<p>Canterbury-Bankstown Housing Strategy</p>	<p>The Canterbury-Bankstown Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown LGA</p> <p>The Canterbury-Bankstown Housing Strategy notes that the greatest potential for infill development is at Punchbowl. It also notes waiting times for social housing across the LGA are over ten years.</p> <p>The proposed development is consistent with the housing vision for how new housing growth would be accommodated and notably aligns with the following strategic directions:</p> <ul style="list-style-type: none"> • Strategic Direction 1: Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support.

Strategic document	Consistency
	<ul style="list-style-type: none"> • Strategic Direction 3: Focus at least 80% of new dwellings within walking distance of centres and places of high amenity. • Strategic Direction 4: Ensure new housing in centres and suburban areas are compatible with the local character. • Strategic Direction 5: Provide a choice of housing types, sizes tenures and prices, to suite each stage of life. • Strategic Direction 6: Design quality housing to maximise liveability and provide positive built form outcomes.

2.2 Cumulative impacts

The site is zoned for high density residential development and is in established urban area within walking distance to Punchbowl local centre and Punchbowl station which is currently being upgraded to metro services.

The site is identified within the Punchbowl TOD Precinct and is therefore suitable for increased residential development, given its well-located and accessible location. Surrounding land within 400m and 800m walking distance to Punchbowl and Wiley Park stations is also subject to similar proposed draft development controls which is likely to result in additional uplift and higher density residential development in the surrounding area overtime.

The cumulative impacts of proposed development within the Punchbowl TOD Precinct are being considered and assessed through the broader strategic planning and State-led rezoning process for the Punchbowl TOD Precinct. The proposed development is consistent with the proposed draft controls, as exhibited as part of Councils alternate approach to TOD and the proposal is expected to result in an overall positive impact through the provision of 114 new affordable dwellings to meet the critical need for more affordable housing in Canterbury-Bankstown LGA.

The mitigation measures provided at Appendix C demonstrates that all potential impacts will be appropriately managed and mitigated. This includes construction management measures to ensure all construction related impacts are appropriately mitigated during the construction phase of the project. A detailed construction management plan will be prepared prior to commencement of construction will which take into consideration any other construction works taking place in the vicinity.

Refer to Section 6 and Mitigation Measures Table at Appendix C.

2.3 Analysis of alternatives

In accordance with Section 192 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) an analysis of feasible alternatives to the proposed development, including the consequences of not carrying out the development, is provided below.

2.3.1 Option 1 – Do Nothing

The ‘Do Nothing’ option is not a realistic or desirable outcome as it will not contribute to the delivery of more housing including affordable housing.

The site is identified in the Punchbowl TOD Precinct, and the proposal aligns with the objective of the TOD Precinct which is to deliver more affordable, well-designed and well-located homes.

The ‘Do Nothing’ option is inconsistent with the strategic objectives of Government and is not considered a feasible or justifiable option for this site.

Doing nothing would result in a missed opportunity to capitalise on the site’s strategic and accessible location to provide increased supply of affordable housing in Punchbowl.

2.3.2 Option 2 – Alternative design

A number of alternative designs were considered through the design phase and were presented at the first SDRP meeting on 20 June 2025.

2.3.3 Option 3 – The proposal

The proposal as outlined in this SSDA is the preferred option as it will maximise affordable housing while minimising impacts to the site and surrounding area.

The proposal has been designed to generally align with the built form outcomes as set out in the draft Punchbowl and Wiley Park Precinct Plan.

The proposal has been reviewed twice by Council and the SDRP, with feedback incorporated. Key refinements include separation of the two buildings, clear distinction between vehicular and pedestrian access, careful manipulation of levels, active street frontages, and the expression of an eight-storey street wall to The Boulevarde.

The proposed development as outlined in this EIS provides the best outcome for the site for the following reasons:

- The proposal aligns with the strategic objective for the Punchbowl TOD Precinct to increase affordable housing in Punchbowl and generally aligns with the built form controls proposed for the site under Council’s Alternate Approach to TOD.
- The proposal will deliver 114 high-quality social and affordable apartments that directly respond to the NSW Government strategic objectives and priorities for increasing affordable housing.
- The proposal responds to the 3m north-south fall, the prominent Dudley Street / Boulevarde corner and the cluster of significant trees.
- The break between the two buildings responds to the fine grain of surrounding streets whilst maximising solar access, cross ventilation and reducing overall bulk and scale.
- The proposed development minimises impacts on neighbouring properties and the public domain and has been carefully designed to minimise overshadowing and amenity impacts to neighbouring apartments.
- The proposal retains the high retention value spotted gum tree in the north-west corner of the site, increases the existing tree canopy cover and provides for generous deep soil and landscaping across the site.

3 Project description

3.1 Project overview

The application seeks approval for construction of an eight-storey residential flat building.

Specifically, approval is being sought for the following:

- Site preparation works including basement excavation, remediation, and tree removal.
- Construction of an eight storey residential flat building with a total of 114 affordable housing apartments including; 56 x 1-bedroom units (49%), 47 x 2-bedroom units (41%) and 11 x 3-bedroom units (10%).
- One level of basement car parking with a total of 58 car parking spaces.
- Communal room and communal open space at ground level.
- Associated works including landscaping, site access, servicing and public domain works.
- Consolidation of two existing lots into one single lot.

3.2 Project details

A summary of the key project details is outlined in Table 6 below.

Table 6: Summary of project details

Project element	Summary of the project
Site Area	3,889 m ²
Land use	Residential flat building
Affordable housing	100% affordable housing
Proposed total GFA	8,948 m ²
Proposed FSR	2.3:1
Proposed maximum building height	29.8 m
Total number of residential apartments	114 affordable dwellings
Apartment mix	56 x 1-bedroom, 47 x 2-bedroom apartments and 11 x 3-bedroom apartments
Total number of parking spaces	58 car parking spaces including 1 visitor space
Landscaped area	38% (1,482 m ²)
Communal open space	39% (1,508 m ²)
Deep soil	21.5% (840 m ²)
Proposed tree canopy	40% (1,550 m ²)
Construction jobs	287 construction jobs

3.3 Site preparation

3.3.1 Earthworks

Excavation works will be required to accommodate one level of basement. The proposed extent of excavation is detailed in the Civil Drawings in the Integrated Water Management Plan at Appendix I.

3.3.2 Remediation

Site remediation is required and will be undertaken in accordance with the Remedial Action Plan (RAP), provided at Appendix T.

3.3.3 Tree removal

A total of 9 trees are proposed to be removed to accommodate the proposed development. Of the 9 trees proposed for removal, 8 trees (equivalent to 89%) have been assessed as having low or very low / remove retention value.

Discussion of tree removal and proposed landscaping is provided at Section 6.5 and detailed in the Arboricultural Impact Assessment at Appendix G and Landscape Plans at Appendix F.

3.4 Built form layout and design

The proposal features two eight storey residential buildings constructed over a shared basement, with a large communal open space in the centre of the site, providing a high level of amenity and solar access for future residents. The proposal provides for 114 affordable dwellings and results in a total GFA of 8,948 m².

The building has been designed to respond to the sites sloping terrain to the north and surrounding residential context with a maximum building height of 29.8 m.

The proposal incorporates a predominant 6m setback to Dudley Street and 4.6 m along The Boulevard to allow for retention of existing trees and for improved landscaping and deep soil planting.

The building massing has been carefully arranged to preserve mature spotted gum in the north-east corner of the site and associated cluster of trees, creating a distinctive corner feature of Dudley Street and The Boulevard.

The proposal incorporates diverse architectural elements with grid-based massing including robust brickwork, filigree screening and landscaping to soften the massing and provide a high quality and consistent interface along both street frontages.

Refer to photomontages at Figures 3 – 5 below.



Figure 3 Photomontage of proposal from corner of Dudley Street and The Boulevard (Source: Collins and Turner)



Figure 4 Photomontage of proposal from Dudley Street (Source: Collins and Turner)



Figure 5 Photomontage of the proposal from The Boulevard (Source: Collins and Turner)

3.5 Landscaping and public domain

The landscape strategy for the site has been designed by Arcadia. The Landscape Plans are detailed at Appendix F and the Design Report at Appendix D.

Key features of the landscape plan include:

- 40% (1,550 m²) of proposed tree canopy cover.
- 43% (1,690 m²) total landscape site coverage.
- 21.5% (840 m²) deep soil provision.

Refer to Landscape Master Plan below at Figure 6.



Figure 6 Landscape Master Plan (Source: Arcadia)

3.6 Stormwater and servicing

Stormwater is proposed to be managed by connecting to the underground Council drainage system at the intersection of Dudley Street and The Boulevard. Refer to the Integrated Water Management Plan provided at Appendix I and discussed at Section 6.16.

A below ground 10,000kL rainwater re-use tank is proposed to be co-located with a 44.5m³ on-site detention (OSD) tank located below ground in the middle of the Dudley Street site frontage.

3.7 Access and car parking

3.7.1 Vehicle access

On-site car parking is proposed within one basement level, accessed via a new driveway from The Boulevard.

For further detail refer to Section 6.7 and the Traffic Impact Assessment (TIA) prepared by The Transport Planning Partnership (TPPP) at Appendix H.

3.7.2 Pedestrian and cyclist access

Pedestrian access to the site is proposed from both The Boulevard and Dudley Street.

Cyclist access is via the driveway off The Boulevard to the resident and visitor bicycle parking spaces located in the basement carpark.

3.7.3 Car parking

The proposal will provide for 58 car spaces including 1 visitor car space in one level of basement.

Car parking is provided in accordance with the Housing SEPP rates. Refer to discussion of car parking rates at Section 6.7.2 of this report and in the TIA at Appendix H.

3.7.4 Loading and servicing

Waste collection will be undertaken on the kerbside of Dudley Street.

For further detail refer to Section 6.7.3 and the TIA at Appendix H.

3.8 Construction hours

The construction hours will be generally limited to:

- 7:00 am to 6:00 pm Monday to Friday.
- 8:00 am to 1:00 pm on Saturdays.
- No work on Sundays or Public Holidays.

3.9 Staging

The proposed development will be undertaken in three stages, with a construction certificate issued for each stage, as outlined below.

- Stage 1 – Site preparation including remediation and tree removal
- Stage 2 – Detailed excavation & building structure
- Stage 3 – Remainder of works

A detailed staging plan will be prepared as part of the Construction Management Plan (CMP) to be submitted prior to the commencement of works.

3.10 Management of affordable housing

Homes NSW (incorporating LAHC) is the NSW Government's social housing delivery authority and is responsible for managing the largest social housing portfolio across the state.

Homes NSW is committed to working in partnership with registered community housing provider (CHP) to increase and renew the supply of the social housing.

For this project, Homes NSW will be partnering with a CHP who will develop and manage the development for a minimum of 25 years.

4 Statutory framework

4.1 Power to grant approval

Development consent is sought under ‘Division 4.7 – Development that is State Significant Development’ of the EP&A Act. Section 4.36(2) of the EP&A Act states that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) sets out general categories of development which is declared State significant development (SSD).

Clause 26 of Schedule 1 states that development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation is SSD if the development has an EDC of more than \$30 million or will result in more than 75 dwellings.

The proposed development will be carried out by NSW Land and Housing Corporation (operating as Homes NSW), with an EDC of more than \$30 million (excluding GST) and will result in a development containing 114 affordable dwellings. Therefore, the proposed development is SSD (refer to Estimated Development Cost Report at Appendix Z).

4.2 Permissibility

The site is zoned R4 High Density Residential under the *Canterbury-Bankstown Local Environmental Plan 2023* (Canterbury-Bankstown LEP). Refer to Figure 7.

The proposed development is for a residential flat building which is permissible with consent in the R4 High Density Residential zone. Accordingly, the proposed development is permissible with consent.

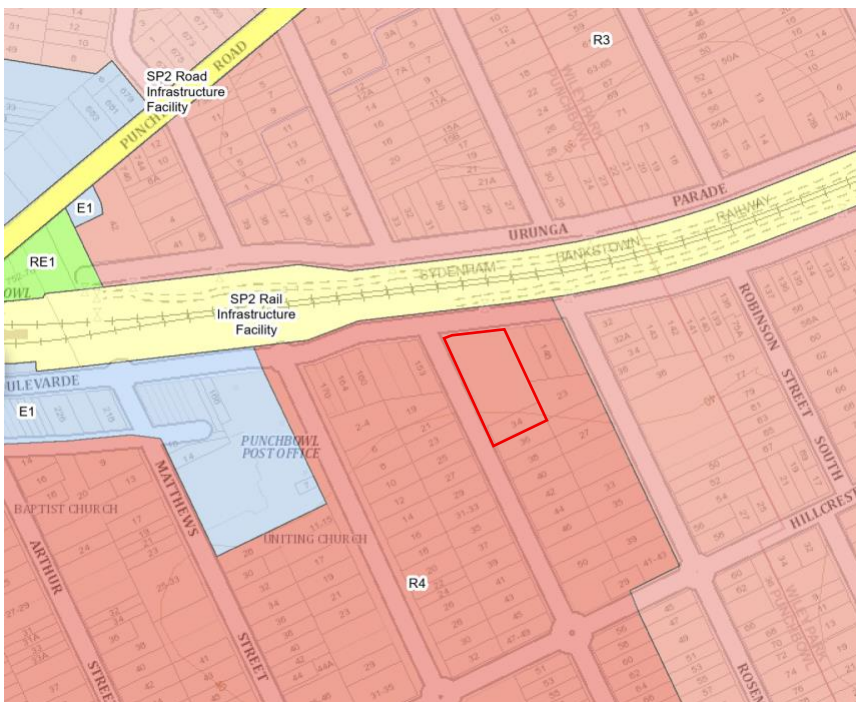


Figure 7 Land use zoning (Source: NSW Planning Portal)

4.3 Other approvals

4.3.1 Consistent approvals

The following approvals or authorisations are required to facilitate the proposed development. In accordance with Clause 4.42 of the EP&A Act, the following authorisations cannot be refused if the project is approved and must be substantially consistent with the approval.

Approval	Approval required
Fisheries Management Act 1994 – aquaculture permit under section 144	No
Coal Mine Subsidence Compensation Act 2017 – approval under Section 22	No
Mining Act 1961 - mining lease	No
Petroleum (onshore) Act 1991 – production lease	No
Protection of Environmental Operations Act 1997 – environmental protection licence	No
Roads Act 1993 – consent under Section 138	Yes
Pipelines Act 1967 – license requirements	No

4.3.2 Approvals not required for State Significant Development

Section 4.41 of the EP&A Act has the effect that several approvals, which would have otherwise been required if the project were not SSD, are not required. These are set out in the table below along with consideration of whether these approvals would have otherwise been required if the development was not SSD.

Table 7: Section 4.41 Approvals not required

Approval	Approval otherwise required
Fisheries Management Act 1994 – permits under section 201, 205 or 219)	No
Heritage Act 1977 – an approval under Part 4, or an excavation permit under section 139	No
National Parks and Wildlife Act 1974 – an Aboriginal heritage impact permit under section 90	No
Rural Fires Act 1997 – a bush fire safety authority under Section 100B	No
Water Management Act 2000 – a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91	No

4.4 Pre-conditions to exercising the Power to Grant Consent

The following section identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

Table 8: Preconditions to exercising power to grant approval

Legislation	Pre-condition	Section in EIS
Biodiversity Conservation Act 2016		
Section 7.9	A development application for SSD is to be accompanied by a Biodiversity Development Assessment Report, 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.	<ul style="list-style-type: none"> • Statutory Compliance Table (Appendix B) • BDAR Waiver (Appendix O)
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Section 2.48	<p>Requires a referral to the energy supply authority prior to approval for development which may impact on an electricity transmission or distribution network including where development would occur within 5m of an overhead electric power line.</p> <p>It requires the consent authority to take into consideration any response to that notice before granting consent to a development.</p>	<ul style="list-style-type: none"> • Statutory Compliance Table (Appendix B)
Section 2.119	<p>Sets out that development consent must not be granted to development with frontage to a classified road:</p> <ul style="list-style-type: none"> • unless the safety, efficiency and operation of the road has been considered and the development minimises any potential traffic impacts on the development • where practicable access is from another road. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (Appendix H) • Statutory Compliance Table (Appendix B)
Section 2.120	Requires development to comply with relevant noise criteria and consideration of the Development near Rail Corridors and Busy Roads Interim Guideline for development on land in or adjacent to a road corridor with an annual average daily traffic volume of more than 20,000 vehicles.	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment (Appendix P) • Statutory Compliance Table (Appendix B)
State Environmental Planning Policy (Housing) 2021		
Section 147	Development consent must not be granted to residential apartment development unless the consent authority has considered the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, the Apartment Design Guide (ADG), and any advice received	<ul style="list-style-type: none"> • Design Report (Appendix D) • Statutory Compliance

Legislation	Pre-condition	Section in EIS
	from a design review panel within 14 days after the consent authority referred the development application to the panel.	Table (Appendix B)
State Environmental Planning Policy (Resilience and Hazards) 2021		
Section 4.6	<p>A consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> it has considered whether the land is contaminated, and if the land is contaminated that that it will be suitable for the purpose for which the development is proposed to be carried out, and if remediation is required, the consent authority is satisfied that the land will be remediated before the land is used for that purpose. 	<ul style="list-style-type: none"> Contamination Reports (Appendices R-V) Statutory Compliance Table (Appendix B)
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 2 and Chapter 3	Sets out development consent must not be granted for certain development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.	<ul style="list-style-type: none"> ESD Report (Appendix J) Statutory Compliance Table (Appendix B)
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Section 6.6	<p>Development consent must not be granted to development in a regulated catchment unless the consent authority is satisfied that the effect on water quality will be neutral or beneficial and the impact of water flow will be minimised.</p> <p>The site is located within the Sydney Harbour Catchment.</p>	<ul style="list-style-type: none"> Integrated Water Management Plan (Appendix I) Statutory Compliance Table (Appendix B)
Canterbury Bankstown Local Environmental Plan 2023		
Section 5.10 - Heritage conservation	Requires consent authority to consider the effect of the proposed development on a heritage item, heritage conservation area or land within the vicinity of a heritage item or heritage conservation area.	<ul style="list-style-type: none"> Statement of Heritage Impact (Appendix M) Statutory Compliance Table (Appendix B)
Section 6.15 – Design excellence	Requires the consent authority to consider certain matters in determine whether development exhibits design excellence.	<ul style="list-style-type: none"> Letters from GANSW to Homes NSW (Appendix AA)

Legislation	Pre-condition	Section in EIS
		<ul style="list-style-type: none"> • Design Report (Appendix D) • Statutory Compliance Table (Appendix B)

4.5 Mandatory matters for consideration

The following section identifies matters that the consent authority is required to consider in deciding whether to grant consent to a development application.

Table 9: Mandatory consideration

Legislation	Matters for consideration	Section in EIS
Environmental Planning and Assessment Act 1979		
Section 1.3	Relevant objects of the Act	<ul style="list-style-type: none"> • Statutory Compliance Table (Appendix B)
Section 4.15	Relevant Environmental Planning Instruments:	<ul style="list-style-type: none"> • Statutory Compliance Table (Appendix B)
	Relevant proposed Environmental Planning Instruments	<ul style="list-style-type: none"> • Statutory Compliance Table (Appendix B)
	Relevant planning agreement	Not applicable
	Development control plans Section 2.10 of the Planning Systems SEPP sets out that DCPs do not apply to SSD.	Not applicable
	The regulation (where they prescribe matter related to Section 4.15)	<ul style="list-style-type: none"> • Statutory Compliance Table at Appendix B.
	The likely impacts of the development (environmental, social and economic)	<ul style="list-style-type: none"> • Section 6
	Suitability of the site for development	<ul style="list-style-type: none"> • Section 7
	Any submissions made in accordance with the EP&A Act.	To be considered as part of the assessment process.

Legislation	Matters for consideration	Section in EIS
	The public interest	<ul style="list-style-type: none"> Section 7
State Environmental Planning Policies (SEPPs)		
State Environmental Planning Policy (Housing) 2021	Sets out non-discretionary development standards and affordable housing requirements for additional floor space ratio and building height.	<ul style="list-style-type: none"> Statutory Compliance Table (Appendix B) Design Report (Appendix D)
State Environmental Planning Policy (Sustainable Buildings) 2022	Sets out BASIX requirements for residential development and sustainability considerations for non-residential development.	<ul style="list-style-type: none"> ESD Report (Appendix J) Statutory Compliance Table (Appendix B)
Local Environmental Plans		
Canterbury-Bankstown LEP 2023	<ul style="list-style-type: none"> Objectives and land uses for R4 zone Clause 4.1 Minimum lot size Clause 4.1B Minimum lot sizes and special provisions for certain dwellings Clause 4.3 Height of buildings Clause 4.4 Floor space ratio Clause 5.10 Heritage conservation Clause 6.1 Acid sulfate soils Clause 6.2 Earthworks Clause 6.3 Stormwater management and water sensitive urban design Clause 6.15 Design excellence 	<ul style="list-style-type: none"> Statutory Compliance Table (Appendix B)
Draft Canterbury-Bankstown LEP 2023	<ul style="list-style-type: none"> Objectives and land uses for R4 zone Clause 4.1 Minimum lot size Clause 4.1B Minimum lot sizes and special provisions for certain dwellings Clause 4.3 Height of buildings Clause 4.4 Floor space ratio Clause 5.10 Heritage conservation Clause 6.1 Acid sulfate soils Clause 6.2 Earthworks Clause 6.3 Stormwater management and water sensitive urban design Clause 6.15 Design excellence 	<ul style="list-style-type: none"> Statutory Compliance Table (Appendix B)

5 Engagement

5.1 Engagement carried out

A Consultation Report prepared by Homes NSW is provided at Appendix N and provides details on the consultation and communication activities that have been undertaken to inform the proposal including feedback provided and how this has been addressed in relation to the proposed development.

5.1.1 Government agency consultation

The applicant and project team have undertaken consultation with key government stakeholder groups including:

- Canterbury-Bankstown Council
- Government Architect NSW
- Sydney Metro
- Department of Planning, Housing and Infrastructure (DPHI)
- Minister for Bankstown (Jihad Dib)

Canterbury-Bankstown Council

The proposal has been informed by ongoing consultation with Canterbury-Bankstown Council with meetings held on 25 March 2025 and 31 July 2025 with representatives from the Homes NSW, Council's strategic planning and urban design team and the project consultant team.

Following the meeting, Council provided written feedback, dated 16 April 2025.

A summary of the comments provided by Council and response is provided in Table 10.

Table 10 Canterbury-Bankstown Council's preliminary comments and response, dated 16 April 2025

Council comment	Response
Built Form	
<ul style="list-style-type: none"> • Council notes the proposal presents a bulky, continuous façade along Dudley Street that is out of character with the surrounding area, while the two stepped setbacks from The Boulevard create an undesirable ziggurat form. • Council requests that the proposed design for the subject site should incorporate the following at a minimum: <ul style="list-style-type: none"> • A full break in the built form at a maximum of 40–45 metres in length; • Improved articulation, massing, and materiality; • Only one step in the building with generous upper levels setback to avoid a ziggurat-like appearance while providing sensitive transition to low-scale residential interfaces; • Height variation to add visual interest and reduce perceived bulk; 	<p>The proposal features two eight storey residential buildings constructed over a shared basement, with a large communal open space in the centre of the site, providing a high level of amenity and solar access for future residents.</p> <p>A clear break in the built form has been provided between the two buildings, consistent with Council's request for separation of approximately 40–45 metres in length. This break responds to the finer grain of the surrounding street pattern, reduces the perceived bulk and scale of the development, and maximises access to daylight and natural ventilation.</p> <p>The design avoids a continuous, bulky street wall by incorporating generous setbacks. A predominant 6m setback is proposed along Dudley Street and 4.6m along The Boulevard, allowing for the retention of existing trees, new landscaping, and deep soil planting.</p>

<ul style="list-style-type: none"> • An active, pedestrian-friendly frontage; and • A more defined corner treatment at The Boulevarde and Dudley Street intersection. 	<p>The building massing has been carefully arranged to preserve mature spotted gum in the north-east corner of the site and associated cluster of trees, creating a distinctive corner feature and visual interest at the corner of Dudley Street and The Boulevarde.</p> <p>Active and pedestrian-friendly frontages are proposed along both The Boulevarde and Dudley Street, with entries, landscaping, and communal spaces contributing to an engaging ground plane and street interface.</p>
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Housing Delivery

<ul style="list-style-type: none"> • Council notes that the proposal includes only 10% of apartments as 3+ bedrooms. • Council requests that the proposed percentage of 3+ bedroom dwellings be increased to a minimum of 20% to better support families and promote housing diversity. • Alternatively, if maintaining the current 10% proposal, the applicant must provide its market research demonstrating that this lower quantum accurately reflects demand in the area. Any such justification should be substantiated by validated market analysis and housing needs assessment data specific to the Belmore catchment area. 	<p>The proposal provides for the following apartment mix which is based on need in the area.</p> <ul style="list-style-type: none"> • 49% of 1bedroom apartments • 41% of 2-bedroom apartments • 10% of 3-bedroom apartments <p>In Canterbury-Bankstown LGA waitlists are increasing, with an expected wait time of at least 5.6 years, with the largest demand being 1 and 2 bedroom apartments.</p> <p>Based on current social housing waiting lists in Canterbury-Bankstown LGA, the demand for dwellings with up to 2-bedrooms is 84% of total housing demand, whereas the current portfolio is 72% of dwellings with 3 or more bedrooms, which demonstrates a critical need for more smaller apartments.</p> <p>The proposal responds to this need, by providing an appropriate mix of apartments, including a larger number of 1 and 2 bedroom apartments to realign the social housing portfolio with the waitlist.</p>
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Communal Open Space

<ul style="list-style-type: none"> • Council requests that Homes NSW considers reducing the building footprint to allow for more space to be allocated for Communal Open Space on the ground level. • Council notes that rooftop Communal Open Space should also be considered to improve solar access, reduce exposure to noise, and enhance residential amenity. 	<p>The proposal provides approximately 39% of the site area as communal open space located on the ground plane, which exceeds the minimum requirements of the ADG.</p> <p>No communal roof space is proposed.</p>
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Ground-level Interface

<ul style="list-style-type: none"> • While site level changes are acknowledged, Council requests that the proposal should clearly demonstrate how these will be resolved. • Council requests that the ground-level interface should avoid blank walls and contribute positively to the public realm. 	<p>The proposal has been designed to respond to the site's topography. No blank walls are proposed. Refer to the Architectural Plans at Appendix E.</p>
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Waste	
<ul style="list-style-type: none"> Council requests that waste areas are designed to accommodate Council's HRV fleet and comply with DCP 2023 guidelines. 	<p>This is addressed in the Operational Waste Management Plan at Appendix W.</p> <p>The waste strategy for the proposal has also been subject to meetings and consultation with Council's waste team which has informed the preferred kerb side waste collection arrangement for the site.</p>
Section 7.11/7.12 Contributions	
<ul style="list-style-type: none"> Council notes that section 7.11/7.12 development contributions will apply to all non-affordable and non-social housing dwellings as per the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022. 	<p>N/A – Social housing falls within the definition of affordable housing under the EP&A Act 1979, as it is housing provided for very low-income households. On this basis, the proposal comprises 100% affordable housing and is therefore exempt from local infrastructure contributions.</p>

Government Architects NSW

The proposal has also undergone two state design reviews with the Government Architects NSW (GANSW) held on Friday 20 June 2025 and Friday 22 August 2025 with representatives from the project design team, Homes NSW, Council and DPHI. Key findings and outcomes from the design reviews are provided in the Design Review Report at Appendix E.

For further information on key consultation activities undertaken with government agencies, refer to the Consultation Report at Appendix N.

Department of Planning, Housing and Industry (DPHI)

The proposal has been informed by ongoing consultation with DPHI, as detailed below:

- A Pre-Scoping Meeting was held on 8 April 2025 with representatives from DPHI's Social and Diverse Housing Assessments Team to brief DPHI on the scope of the proposal including the sites planning framework, the concurrent TOD alternative rezoning, preliminary concept design and confirm the proposals eligibility to be assessed as a SSDA.
- Ongoing monthly meetings with representatives from Homes and DPHI Assessment Team held on 10 April 2025, 5 June 2025, 3 July 2025, 7 August 2025 and 18 September 2025 where the status of the concurrent rezoning was discussed.

5.2 Community views

Homes NSW have also undertaken consultation with key community stakeholder groups including:

- Current tenants
- Local residents
- Local businesses
- Local Aboriginal parties

Key consultation activities included door knocks, notification letters, community drop-in session held on 24 July 2025 and a Walk on Country held on 29 May 2025. Refer to the Consultation Report at Appendix N.

5.3 Engagement to be carried out

Following submission of this application, DPHI will exhibit the EIS and supporting technical reports on the Major Projects NSW Website and invite submissions from government agencies, Council and the community on the proposal.

This will provide the opportunity for further community, Council, and agency feedback on the proposal.

Following exhibition, any issues raised in submissions will need to be addressed. DPHI may request the Proponent prepare a Submissions Report to respond to the issues raised during the exhibition period. The Proponent will continue to liaise with DPHI and key stakeholders during assessment process.

6 Assessment and mitigation of impacts

6.1 Design Quality

The proposal has been designed in accordance with the seven objectives for good design in *Better Placed*. Refer to the Design Report at Appendix E.

In addition to the above, the proposal has been subject to two design reviews with GANSW held on 20 June 2025 and 22 August 2025 (Appendix AA). The letter dated 22 August 2025 confirms that the project is considered capable of achieving design excellence, consistent with the requirements of Canterbury-Bankstown LEP.

A summary of the feedback raised by GANSW and how the design has responded to GANSW feedback is provided in the Design Report at Appendix E.

6.2 Built form and urban design

The proposal has been designed to achieve a high-quality built form which responds to the site and surrounding context.

The scale of development has been derived from the planning controls established in the draft Precinct Plan and other site planning requirements including building separation, solar access, cross ventilation, communal open space and deep soil in accordance with the ADG.

The proposed development has been carefully designed to ensure the proposal maintains a high level of amenity for neighbouring properties and minimise impacts to the public domain.

For further information refer to the Architectural Plans at Appendix F and the Design Report at Appendix E.

6.2.1 Building height

The maximum building height control under the current Canterbury-Bankstown LEP is 11.5m. The proposed maximum building height control under the proposed draft amendment to the Canterbury-Bankstown LEP is part 33m (150 The Boulevard) and part 23m (34 Dudley Street).

With the 30% bonus height applied under the Housing SEPP (+9.9m for 150 The Boulevard and +6.9m for 34 Dudley St), this would result in a maximum height of 42.9m at 150 The Boulevard and 29.9m at 34 Dudley Street.

The proposed maximum building height is 29.8m and is therefore compliant with the proposed draft maximum height control for the site under the draft LEP and Housing SEPP.

6.2.2 Floor space ratio

The maximum floor space ratio (FSR) control under the current Canterbury-Bankstown LEP is 0.9:1. A draft amendment to the Canterbury-Bankstown LEP (which is currently under consideration by DPHI) proposes to increase the FSR to 2.5:1 for land at 150 The Boulevard and from to 1.7:1 for land at 34 Dudley Street.

In addition, the Housing SEPP allows for a 30% bonus FSR for developments that provide affordable housing. With the 30% bonus FSR applied under the Housing SEPP (+0.75:1 for 150 The Boulevard and +0.51:1 for 34 Dudley St), this would result in a maximum FSR of 3.25:1 at 150 The Boulevard and 2.21 at 34 Dudley Street.

Where two different FSR controls apply across the site, the maximum permissible GFA is to be calculated by apportioning the site area to the relevant FSR control. This approach is consistent with Clause 4.5(3) of the Canterbury-Bankstown LEP, which provides for the calculation of GFA where multiple FSR controls apply to a site.

On this basis, based on the applicable FSR controls including the 30% Housing SEPP bonus, the maximum permissible GFA across the site is 11,924.5 m². The proposed development has a total GFA of 8,948 m² which equates to an overall FSR of 2.3:1. The proposal is therefore compliant with the maximum FSR permitted under the draft LEP controls and the Housing SEPP.

A summary of the proposal's FSR against the relevant controls is provided in Table 11 below.

Table 11 Summary of the proposal's height and FSR

	Permissible under existing Canterbury-Bankstown LEP 2023	Proposed TOD amendment as per draft Punchbowl Precinct Plan	30% bonus under Housing SEPP	Proposed
Maximum FSR	0.9:1	<u>150 The Boulevarde</u> 2.5:1 <u>34 Dudley Street</u> 1.7:1	<u>150 The Boulevarde</u> +0.75:1 (3.25:1) <u>34 Dudley Street</u> 2.21:1 (0.51:1)	2.3:1*
Maximum GFA	3,500 m ²	9,173 m ² (based on 3,202 m ² site area for 150 The Boulevarde and 687 m ² site area for 34 Dudley St)	11,924.5 m ² (based on 3,202 m ² site area for 150 The Boulevarde and 687 m ² site area for 34 Dudley St)	8,948 m²*

**Where two different Floor Space Ratio (FSR) controls apply across the site, the maximum permissible Gross Floor Area (GFA) has been calculated by apportioning the site area to the relevant FSR control in accordance with clause 4.5(3) of the Canterbury-Bankstown LEP.*

Consistency with the EP&A Act

The draft LEP amendment is a draft EPI currently being progressed by DPHI.

Under Section 3.39 of the EP&A Act, a DA may be lodged and considered even if the development is only permissible following them making of a draft amendment to a LEP or EPI. Refer to extract below:

3.39 Making and consideration of certain development applications

Nothing in this Act prevents—

(a) the making of a development application to a consent authority for consent to carry out development that may only be carried out if an environmental planning instrument applying to the land on which the development is proposed to be carried out is appropriately amended, or

(b) the consideration by a consent authority of such a development application, subject to this Division.

Further, Section 4.38(5) of the EP&A Act specifically enables a SSDA to be considered concurrently with a draft planning instrument that would permit the development and, in such circumstances, the Planning Secretary may exercise the functions of the planning proposal authority to facilitate assessment. Refer to extract below:

(5) A development application in respect of State significant development that is wholly or partly prohibited may be considered in accordance with Division 3.5 in conjunction with a proposed environmental planning instrument to permit the carrying out of the development. The Planning Secretary may (despite anything to the contrary in section 3.32) undertake the functions of the planning proposal authority under Part 3 for a proposed instrument if it is initiated for the purpose of permitting the carrying out of the development (whether or not it contains other provisions).

The finalisation of the draft LEP amendment is anticipated by end of 2025, prior to determination of this SSDA.

Accordingly, the proposal has been assessed against both the current and draft planning controls and demonstrates compliance with the maximum draft FSR standards including the Housing SEPP bonus applicable to each portion of the site.

6.2.3 Setbacks and separation

Setbacks have been guided by the building separation design criteria in the ADG and the draft Punchbowl Precinct Plan.

The proposal incorporates a 6 m setback to the south with bedroom windows above four storeys incorporating privacy screens.

The Boulevard and Dudley Street to allow for retention of existing trees and accommodate deep soil planting.

The building massing has been carefully arranged to preserve mature spotted gum in the north-east corner of the site and associated cluster of trees, creating a distinctive corner feature of Dudley Street and The Boulevard.

6.3 Environmental amenity

The proposed development has been designed to achieve a high level of amenity for residents and to be generally compliant with relevant standards in the ADG.

The Design Report at Appendix E demonstrates that the proposed development is compliant with the requirements of the ADG including the objectives and design criteria for solar access, cross ventilation, building separation, provision of communal open space and deep soil planting.

A summary of ADG compliance is provided in Table 12 below and a detailed assessment of the proposal and ADG compliance is provided in the Design Report at Appendix D.

Table 12 Summary ADG compliance table

ADG criteria	Requirement	Proposal	Complies
Building separation	<ul style="list-style-type: none"> Up to 4 storeys: 6-12m Up to 8 storeys: 9-18m 	The proposal is generally compliant with the minimum building separation requirements in the ADG.	Compliant with objective – refer to visual privacy below.

	<ul style="list-style-type: none"> • 9 storeys and above: 12-24m 		
Cross ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	66% of apartments (75 units) are naturally cross ventilated	✓
Solar access to apartments	<ul style="list-style-type: none"> • At least 70% of apartments receive 2 hours direct sunlight between 9am and 3pm in mid-winter • A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm during mid-winter. 	<ul style="list-style-type: none"> • 70% of apartments (80 units) received at least 2 hrs of solar access • 0% of apartments receive no direct sunlight. 	✓
Communal open space	Communal open space has a minimum area equal to 25% of the site.	The proposal provides 39% of the site area as communal open space, equating to 1,508 m ² .	✓
Solar access to communal open space	50% direct sunlight to the principle usable part of communal open space for a minimum of 2 hours between 9am and 3pm during mid-winter.	80% of the principal useable part of the communal open spaces receive a minimum of 2 hours.	✓
Deep soil	Minimum 15% deep soil.	<ul style="list-style-type: none"> • The proposal provides 21.5% (840 m²) of deep soil with a dimension greater than 6m. 	✓

6.3.1 Overshadowing

The Design Report at Appendix D has considered overshadowing impacts to the surrounding area and includes overshadowing diagrams illustrating both the existing and proposed shadow cast at hourly intervals between 9am and 3pm during the winter solstice.

Refer to extract of overshadowing diagrams during mid-winter at Figure 8.

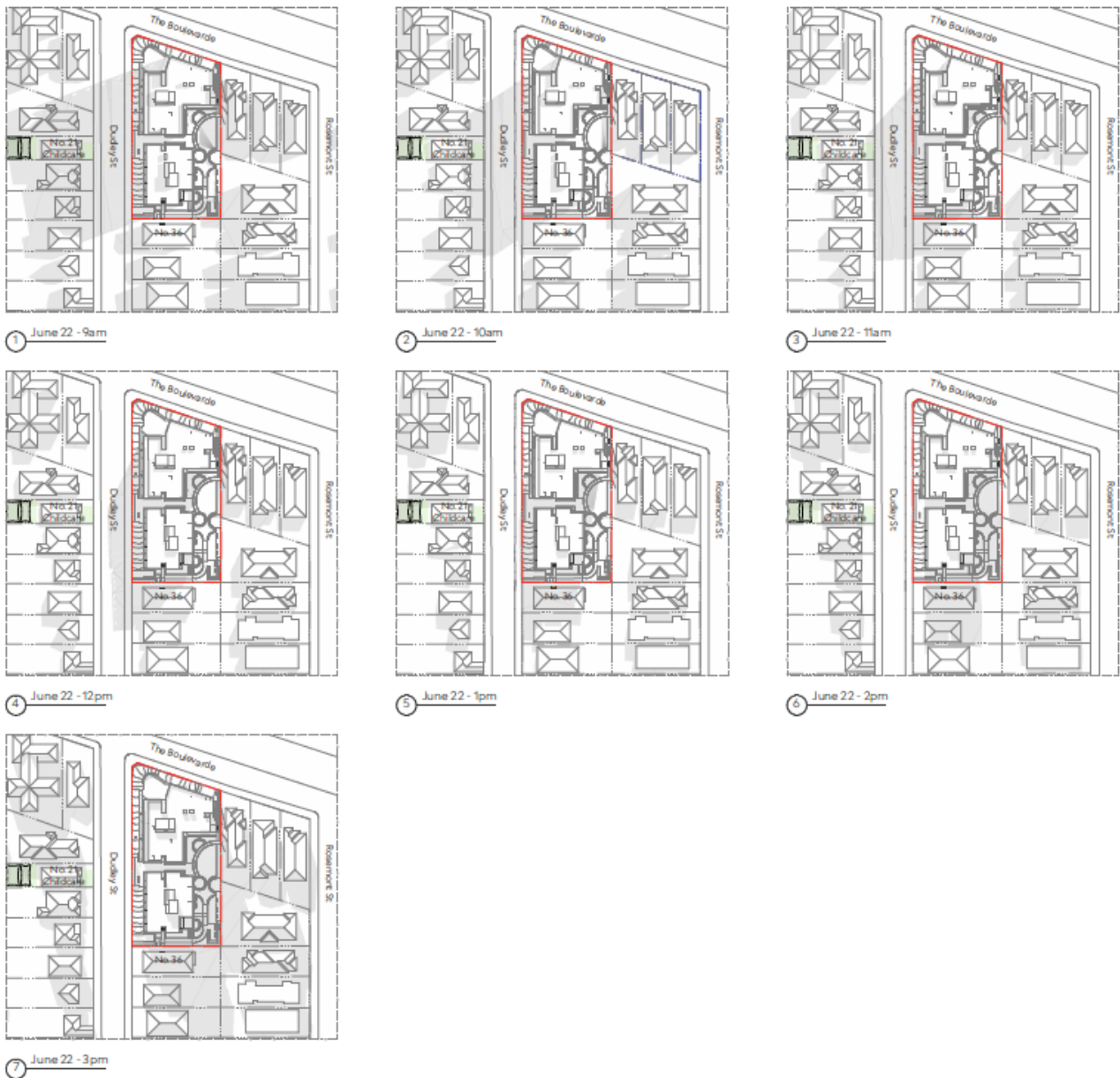


Figure 8 Overshadowing diagrams (Source: Collins and Turner)

6.3.2 Residential amenity

The proposed development has been designed to achieve a high level of amenity for residents and generally complies with the objectives and recommended design criteria in the ADG.

Solar access

The Design Report at Appendix D demonstrates that 70% of apartments (80 units) achieve at least 2 hours of solar access, between 9am and 3pm, on 21 June.

Only 5% of apartments (6 units) will receive no solar access between 9am and 3pm. These apartments are generally west facing apartments and will still receive sun between 3pm and 5pm (sunset in the afternoon). The proposal therefore meets solar access requirements in accordance with the ADG.

For further detail refer to the Design Report at Appendix D and Architectural Plans at Appendix E.

Cross ventilation

The Design Report at Appendix D demonstrates that 66% (75 apartments) achieve natural ventilation requirements, which is compliant with the ADG cross ventilation requirements.

For further detail refer to the Design Report at Appendix D and Architectural Plans at Appendix E.

Visual privacy

Setbacks have been guided by the building separation design criteria in the ADG and the draft Punchbowl Precinct Plan.

The proposal has been designed to minimise overlooking and ensure privacy impacts are mitigated for both future residents of the development and neighbouring properties and achieve the visual privacy requirements in the ADG.

Boundary setbacks are generously landscaped and are generally consistent with the ADG building separation controls, as detailed below.

- North (The Boulevard): Predominant 4.6 m, increasing to 17.3 m on western corner of The Boulevard in order to retain the spotted gum.
- West (Dudley Street): 6 m
- South: 6 m
- East: Varied setback between 3.6 m and 13.975 m. The minor non-compliance at the north-east corner is required to provide elongation to the street wall, which is then offset by a greater setback at the western end of The Boulevard, to retain the spotted gum tree.

Façade articulation, window placement, landscaping and privacy screening treatments are also proposed to further mitigate visual privacy impacts.

For further detail refer to the Design Report at Appendix D and Architectural Plans at Appendix E.

Communal open space

The proposal provides 1,508 m² (39%) of the site area of communal open space which well exceeds the 25% minimum requirement as prescribed in the ADG.

80% of the principal useable part of the communal open spaces receive a minimum of 2 hours of direct sunlight between 9 am and 3 pm on 21 June (midwinter), which exceeds the 50% minimum requirement, as prescribed in the ADG.

For further detail refer to the Design Report at Appendix D and Architectural Plans at Appendix E.

6.4 Visual impact

A visual assessment of the proposal has been prepared by Collins and Turner and is included in the Design Report at Appendix D.

While the development presents a larger scale compared to some existing neighbouring buildings, the visual impacts are considered reasonable given the proposal's consistency with the intended built form outcomes under the draft planning controls.

The surrounding land within 400m and 800m walking distance of Punchbowl and Wiley Park stations is also subject to similar draft controls, and a gradual transition to higher density residential

development in these areas is anticipated over time. As such, the proposal will sit comfortably within the planned future context of Punchbowl.

6.5 Trees and landscaping

An Arboricultural Impact Assessment has been prepared by Arterra Design Pty Ltd at Appendix G for the proposed development and provides an assessment of trees within and immediately adjacent to the site.

A total of 30 trees were assessed within the site and its surrounds. 15 trees are located outside the site on the adjacent properties and along the street. The remaining 15 trees are located within the site boundary.

To accommodate the proposal, a total of 9 trees are proposed for removal. Of the 9 trees proposed for removal, 8 trees (equivalent to 89%) are identified as having low or very low / remove retention value.

The site contains one high value tree (T06 – *Corymvia maculata*, commonly known as a spotted gum), located in the northwest corner of the site and is proposed to be retained.

Refer to Table 13 below for a summary of trees proposed to be retained and removed.

Table 13 Trees proposed to be retained and removed

Retention value	Existing	Retain	Remove
Very low / remove	2	0	2
Low	8	2	6
Moderate	18	17	1
High	1	2	0
Total	29	21	9

Overall, the report concludes that the potential tree impacts can be managed with minimal impact to trees subject to the implementation of the tree protection and measures, which are detailed in the AIA report and summarised into the Mitigation Measures Table at Appendix C.

6.6 Ecologically Sustainable Development

An Ecological Sustainable Development (ESD) Report, prepared by Evolved Engineering (Appendix J) and a BASIX Compliance Report, prepared by E-LAB Consulting (Appendix K) has been prepared to which considers the relevant legislative and policy documents

The BASIX Compliance Report (Appendix K) confirms the proposal achieves the following NSW BASIX scores:

- Water Savings - 40% achieved (40% NSW BASIX Minimum Target).
- Energy Savings - 67% achieved (60% NSW BASIX Minimum Target).
- NATHERs rating of 7.8 (exceeding the NATHERS target rating of 7).

The ESD Report at Appendix J outlines how the proposed development incorporates principles of ESD in accordance with Section 193 of the EP&A Regulation 2021 and demonstrates how the proposal has incorporated ESD initiatives including energy efficiency and emissions, water

efficiency, health environment, landscape and ecology, active transport and climate change considerations.

6.7 Traffic, Transport and Accessibility

A Traffic Impact Assessment (TIA) has been prepared by The Transport Planning Partnership (TTPP) and is provided at Appendix H, which confirms there is no impact to traffic and transport as a result of the proposed development.

6.7.1 Access

Pedestrian and cyclist access

Pedestrian access is provided in the form of stairs and an accessible ramp at the following locations:

- Northern end of The Boulevard frontage
- Middle of the Dudley Street frontage.

Cyclist access is via the driveway off The Boulevard to the resident and visitor bicycle parking spaces located in the basement carpark.

Vehicular access

There are currently two driveways located on the Dudley Street frontage. One of the driveways is located immediately south of a bus zone that services two regular bus routes and three school bus routes.

New vehicular access to the basement is proposed along The Boulevard. To enhance road user safety, TTPP have recommended consideration of a “No Stopping” zone on either side of the proposed driveway to maximise sight distance along The Boulevard and to enable a vehicle decelerating and turning left into the site to minimise potential traffic conflicts with through traffic.

Alternate locations for the new proposed driveway were considered as part of the design process, however discounted for the following reasons:

- Avoiding conflicts with childcare centre traffic and pedestrian activity
- Avoiding conflicts with the Dudley Street bus zone
- Minimising impacts on existing street trees
- Supporting a safer and more legible pedestrian entry experience

For further information refer to the TIA at Appendix H.

6.7.2 Parking

Car parking is provided in accordance with the non-discretionary car parking requirements for affordable housing outlined under Part 2, Clause 19 of the Housing SEPP. A summary of the car parking requirements for the proposed development is outlined in Table 14 below.

Table 14 Proposed car parking in accordance with the Housing SEPP requirements

	No of units	Housing SEPP car parking rates	Car parking requirement	Proposed
1 Bedroom	56	0.4 spaces per unit	22.4	57
2 Bedroom	47	0.5 spaces per unit	23.5	

3 Bedroom	11	1 space per unit	11	
Visitor	0	0 spaces per unit	0	1
Total	114	-	57	58

The Housing SEPP does not specify parking requirements visitor parking, or bicycle and motorcycle parking.

Despite this, provision has been made for the following:

- 1 visitor car parking space
- A bicycle room located at the northern end of the car park which can accommodate 12 bicycles in accordance with Canterbury-Bankstown DCPs requirements for visitor bicycle spaces; and
- 2 motorcycle car spaces, noting that Canterbury-Bankstown DCP does not specify requirements for motorcycle parking.

The TIA confirms that the design of the car park and associated car parking infrastructure is compliant with the design standards in accordance with the relevant Australian Standards.

6.7.3 Loading and servicing

Homes NSW has consulted with Canterbury-Bankstown Council regarding waste collection method and agreed that all waste collection would take place on the kerbside.

Kerbside waste collection will be undertaken by Councils standard waste collection vehicles.

6.7.4 Traffic generation

The proposed development is forecast to generate minimal trips, resulting in the order of 22 and 17 vehicle trips during the weekday AM and PM peak hours, respectively.

Assessment at the following key intersections were undertaken as part of the assessment:

- Punchbowl Road / South Terrace
- Punchbowl Road / The Boulevarde
- Canterbury Road / Dudley Street
- The Boulevarde / King Georges Road

SIDRA modelling results indicate that all key intersections currently operate at an acceptable level of service, and all key intersections can accommodate the additional development traffic.

Additionally, there are no impacts proposed on the current active and public transport network and as such will be retained as per the existing conditions. Future residents' mode choice for working, school, leisure and shopping would involve walking, cycling and buses considering the subject site is conveniently located with easy access to bus services and close to the Punchbowl local centre.

6.7.5 Construction traffic impacts

The TIA report prepared by TTPP at Appendix H provides a Preliminary Construction Traffic Management Plan (CTMP) which addresses the following:

- Indicative construction stages
- Hours of construction
- Vehicle access arrangement

- Construction work zone
- Construction parking
- Construction vehicle routes
- Vehicle types
- Construction traffic generation
- Traffic impact
- Impact on pedestrians and cyclists
- Impact on public transport
- Impact on emergency services
- Community and motorist notification

Construction of each driveway is expected to be undertaken over several days and a range of mitigation measures will be applied to maintain pedestrian access and prioritise safety. These measures are detailed in the TIA at Appendix H and Mitigation Measures Table at Appendix C.

The Preliminary CTMP includes an assessment of preliminary construction traffic generation and construction traffic impacts, however notes that construction traffic generations to be confirmed by the contractor following appointment and addressed as part of the construction certificate stage.

However, based on TTPP's experience it is unlikely for there to be more than 10 trucks per day entering the site. Similarly, peak construction activities may require a peak workforce of approximately 75 workers per day. Given construction workers car trips generally occur outside the network peak hour and the low number of construction heavy vehicles that would occur during the day, traffic impact during construction is expected to be minimal.

The Preliminary CTMP in the TIA (Appendix H) includes a list of construction traffic mitigation measures which have been summarised in the Mitigation Measures Table at Appendix C.

The requirement to prepare a detailed CTMP should be addressed as a condition of consent prior to construction.

6.8 Noise and vibration

A Noise and Vibration Impact Assessment (NVIA) has been prepared by Pulse White Noise Acoustics (Appendix P) to assess the noise and vibration elements of the development including operational noise on surrounding existing developments, noise and vibration intrusion from external sources (road and rail) and noise and vibration impacts associated with the construction of the development.

The NVIA recommends the following acoustic treatments to the future building's façade to ensure internal noise levels are within the permissible limits:

- Windows: Minimum 10.38mm laminate for the northern, eastern and western facades and 6.38mm for the southern façade.
- External walls: Masonry construction with a minimum acoustic performance of Rw 45.
- Roofing: Concrete construction

Potential noise and vibration impacts associated with the construction of the development have also been considered. Based on the proximity of the surrounding receivers and the works area, there is likely to be periods where noise emission is likely to exceed the Noise Affected Level (NAL) and in some cases the Highly Noise Affected Level (HNAL). As such the works will require a site-specific Construction Noise and Vibration Sub Plan (CNVMSP) to be prepared for the site.

The NVIA provides a series of mitigation measures to minimise noise and vibration impacts during operation and construction which are detailed in the NVIA at Appendix P and listed in the Mitigation Measures Table at Appendix C.

6.9 Waste management

An Operational Waste Management Plan (OWMP) has been prepared by Elephants Foot is provided at Appendix W which addresses the strategies for residential waste generated by the proposed development.

The proposed development is expected to generate the following volumes of waste, as outlined in Table 14 and Table 15 below:

Table 15 Estimated operational waste generation

Residential stream	Bin size (L)	Bin No.	Weekly generation	Collections per week
General waste	1100	15	15,960	1
Recycling	1100	13	13,680	1
Organics Waste (FOGO)	240	13	2,850	1

Based on the estimated general waste volumes generated by each building/core, the following equipment is recommended:

Table 16 Proposed general waste storage

Building	Generated waste (litres / week)	Equipment	Recommended chute discharge equipment
1	8,280	3.2 x 1100L bins (general waste) 15 x 240L bins (recycling)	4 bin 1100L carousel
2	5,400	2.1 x 1100L bins (general waste) 10 x 240L bins (recycling)	3 bin 1100L carousel

A single general waste chute will be installed in each building with access provided to all residents on each residential level. Separate 240L recycling bins will be provided in a compartment adjacent to the general waste chute for the storage of recycling. A communal FOGO bin cupboard will also be provided containing 2 x 240L bins. Residents will be responsible walking their FOGO down to the communal FOGO bin cupboard located on the ground floor and placing it into the bins.

Council will undertake collections via kerbside collection from Dudley Street, adjacent to the bin holding area. The Building Manager will be responsible for transporting the bins from the Chute Discharge Rooms and the FOGO Bin Cupboards to the Bin Holding Room, located on the ground level ready for collection.

6.10 Aboriginal cultural heritage

An Aboriginal Due Diligence Report has been prepared by Artefact and is provided at Appendix L.

The Aboriginal Due Diligence Report states that there are no aboriginal objects or potential for Aboriginal objects within the study area and therefore an Aboriginal Cultural Heritage Assessment Report (ACHAR) is not required.

The proposed works can therefore proceed with caution subject to the stop-work procedure mitigation which has been included in the table of mitigation measures at Appendix C.

6.11 Environmental heritage

6.11.1 Historical Heritage

A Statement of Heritage Impact (SoHI) and Heritage Constraints Assessment (HCA) has been prepared by Artefact and is provided at Appendix M.

The SoHI identifies listed heritage items within the vicinity of the study area and assesses the heritage impact of the proposed development on the heritage places and provides recommendations and mitigation measures to minimise any impacts.

The SoHI confirms that the site is not listed on any statutory or non-statutory heritage registers, however, is located within in the vicinity of:

- ‘War memorial and street trees’ (LEP no. I222), located between The Boulevard and Canterbury Road (Broadway), approx. 115 m west of the site.

Overall, the SoHI states that the proposed works would result little to no adverse visual and physical impacts on the heritage significance of the listed ‘War memorial and street trees’ item.

The SoHI states that the proposed development would not obstruct the visibility of the ‘War memorial and street trees’ heritage item in the vicinity of the study area, as the extant developments fronting on Dudley Street and Broadway already obstruct sightlines between the study area and the heritage item. The development when complete would also not exceed the allowable height control in accordance with the proposed draft planning controls for the site as part of the proposed Punchbowl TOD amendments.

Overall, the impacts are considered negligible.

The SoHI includes a number of recommendations and mitigation measures to be considered prior to and during construction. These measures have been incorporated into the Mitigation Measures Table at Appendix C and a further described in the SoHI at Appendix M.

6.11.2 Archaeological Heritage

The HCA prepared by Artefact confirms there is nil-low potential for historic heritage values to be identified at the site and that the study area may contain archaeological remains of post-1909 structures but remains associated with this period have limited research potential and are unlikely to reach the local significance threshold or be considered ‘relics’ as defined by the Heritage Act.

Mitigation measures including an unexpected heritage finds procedure and heritage induction are to be implemented through the works. Refer to Mitigation Measures Table at Appendix C.

6.12 Biodiversity

A Biodiversity Development Assessment Report (BDAR) Waiver has been granted by the Department of Planning, Housing and Infrastructure (DPHI) and the Department of Climate Change, Energy, the Environment and Water (DCCEEW), issued on the 16 September 2025 and is provided at Appendix O.

A BDAR Waiver Request prepared by Cumberland Ecology determined that the proposed development is not likely to have any significant impact on biodiversity values.

The BDAR Waiver Request concluded that although approximately 0.05 ha of Planted Native Vegetation, 0.01 ha of Planted Exotic Vegetation may be removed, this vegetation comprises only a small area of potential, marginal foraging habitat within the broad habitat ranges of highly mobile threatened fauna species such as the Grey-headed Flying Fox and microbats. The remainder of the area to be impacted is limited to Exotic Dominated Grassland and Cleared Land. Due to the lack of suitable habitat, no impacts are expected to occur to threatened fauna species as a result of the project.

As such, a BDAR waiver has been granted by DPHI and DCCEEW as it was determined that the development is not likely to have any significant impact on biodiversity values. Therefore, the SSD application does not require the preparation of a BDAR, as a waiver has been granted under Section 7.9 of the BC Act.

6.13 Contamination

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) have been prepared by Douglas Partners and are provided at Appendix R and Appendix S.

A PSI was undertaken for the subject site which included a desktop review of geological, hydrogeological and historical land use information, a site inspection, and the development of a preliminary conceptual site model.

The key findings of the PSI are listed below:

- 34 Dudley Street was used for residential purposes since at least 1912.
- 150 The Boulevard transitioned from residential to commercial use (potentially a timber yard) between 1925 and 1929, with successive redevelopment and eventual construction of a residential apartment block between 1986 and 1994.
- Key concerns identified in the PSI included the site's historical commercial use, particularly the former timber yard, demolition of previous structures, and observation of fill containing building materials and possible asbestos-containing material (ACM). As such, the PSI concluded that the potential for widespread soil contamination was moderate to high.
- The PSI recommended that an intrusive DSI be undertaken to assess soil and groundwater conditions and to implement the recommendations of the DSI, including, if considered necessary, preparation of a remediation action plan (RAP) and associated remediation.

Following the PSI, a DSI was undertaken including soil sampling of 10 sampling points where results indicated impacted fill across the site including asbestos impacted fill and lead and zinc impact fill. The field investigation for the DSI was constrained by the existing buildings on site, as such the area underneath the buildings was not assessed.

Given the results of the investigation the DSI recommended development and implementation of a Remedial Action Plan (RAP) to render the site suitable for the proposed development (noting that the proposed works include the off-site disposal of all fill outside the tree protection zones).

A RAP has been prepared by Douglas and Partners and is provided at Appendix T. The RAP sets out processes for remediation including a preferred remediation strategy for the site and validation works to support the proposal, noting that the preferred option is excavation and off-site of contaminated fill, with the exception of fill within the tree protection zones.

The RAP includes an unexpected finds protocol and contingency plan for unexpected indicators of contamination, if encountered during remediation work / earthworks.

The RAP concludes that the site can be made suitable for the proposed residential development subject to the implementation of the RAP.

A Preliminary Long Term Environmental Management Plan (LTEMP) has also been prepared by Douglas and Partners for the site and is provided at Appendix U. The PLTEMP sets out the ongoing management requirements should contaminated soils be contained on the site in accordance with the RAP. The areas of the site where on-site containment of contaminated soils are envisaged to potentially be required are the tree protection zones, referred as remediation area (RA3). It is noted that if soils are to be capped on site, due to tree retention, then an LTEMP is to be written which should incorporate the items included in the PLTEMP.

The PSI, DSI, RAP and PLTEMP has been reviewed by a Site Auditor to confirm the appropriateness of the assessment. Refer to Interim Audit Advice Letter at Appendix V.

6.14 Ground and water conditions

A Geotechnical Assessment has been prepared by Douglas Partners and is provided at Appendix Q.

The investigations confirmed residual soil is comprised of fill ranging in depths from 0.2 to 0.8m, then residual clay to depths of 1.8m to 3.0m, underlain by siltstone / sandstone bedrock which transitions to residential clay soils ranging in depth from which transitions to a bedrock.

During auger drilling of the boreholes, no groundwater seepage was observed. Groundwater was encountered at depths between 5.5 and 8.5m, which correspond to groundwater levels within the bedrock and groundwater flow towards the north-east.

The assessment by Douglas Partners confirms that based on the proposed excavation works it is unlikely that the basement excavation will intercept the groundwater table observed beneath the site. Some minor groundwater seepage may occur into the basement however is expected to be minor and can be readily managed during construction by sump and pump management methods and by management within a drained basement in the long-term.

The assessment concludes that from a geotechnical perspective the site conditions are generally considered suitable for the proposed development.

Douglas Partners made a number of recommendations to mitigate any impacts resulting from the proposed development, including excavations, shoring, foundations, groundwater and aggressivity.

6.15 Water management

An Integrated Water Management Plan (IWMP) has been prepared by Mott Macdonald and is provided at Appendix I. The IWMP and supporting civil plans illustrate the design of the proposed stormwater infrastructure to support the development.

6.15.1 On site stormwater detention

On-site stormwater detention has been provided for the site and modelled in accordance with requirements of the Canterbury-Bankstown DCP.

The OSD tank volume has been verified using DRAINS by assessing the pre-development and post-development flows, which confirms the site requires an OSD tank with a volume of 44.5 m³, exceeding the required 29.15 m³ calculated using DRAINS.

For details of the OSD refer to civil drawings set prepared by Mott Macdonald at Appendix I.

6.15.2 Stormwater quality

Council does not prescribe water sensitive urban design performance targets (WSUD). Instead, Clause 6.3 of the LEP 2023 outlines WSUD principles focused on protecting water quality, minimising impacts on natural flow regimes, and integrating stormwater management into the landscape.

Council's Development Engineering Standards require all new developments to implement appropriate water quality management systems and sediment and erosion controls during construction to ensure stormwater runoff is effectively managed and environmental impact are minimised.

Based on the above, a silt arrestor and trash screen is required and is to be located at the last stormwater drainage pit before discharging to Council's drainage system to minimise pollutants in surface runoff.

Council's DCP also encourages sustainable water use through on-site collection and reuse of rainwater in which the proposal satisfies through provision of an OSD and a 15kL rainwater tank.

6.16 Flood Risk

The IWMP prepared by Mott Macdonald at Appendix I provides a desktop flood assessment which confirms that the site is not affected by the 1% Annual Exceedance Probable (AEP) storm event (refer to Figure 9). However, the site is at low risk of flood affectation in the Probable Maximum Flood (PMF) event but limited to low hydraulic hazard (Low Flood Risk Precinct) within the site boundary, which can be characterised as shallow, isolated areas of ponding of up to 0.3m (Refer to Figure 10).

The assessment confirms that the flood risk is low, the proposed development complies with Council's minimum floor planning level requirements and will not significantly alter flood behaviour or increase flood risk to future users or the surrounding community, with impacts assessed as negligible.

Mott MacDonald confirm that the assessment satisfies the SEARs for flood risk and that a separate Flood Impact and Risk Assessment (FIRA) is not required.

For further information refer to Section 5.4 of the Integrated Water Management Plan at Appendix I.



Figure 9 1% AEP Flood Depth

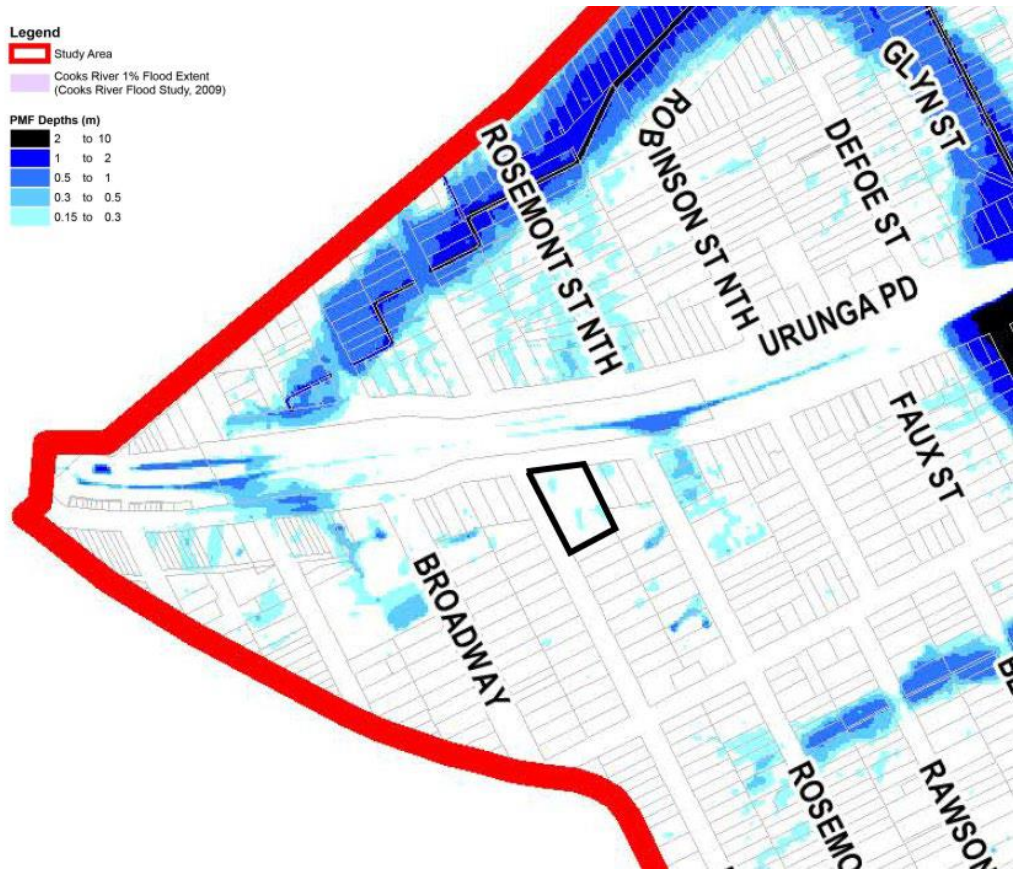


Figure 10 PMF Flood Depth



Figure 11 1% AEP Flood Hazard



Figure 12 PMF Flood Hazard

6.17 Infrastructure and servicing

An Infrastructure and Servicing report has been prepared by Evolved Engineering and is provided at Appendix X.

The report confirms that servicing is available to the site and connections can be made to existing mains adjacent to or in close proximity to the site for potable water, sewer, stormwater, electricity and telecommunications.

Final servicing upgrades and requirements will be determined through further consultation with relevant service providers and utility authorities during the detailed design / construction certificate stage to ensure adequate servicing infrastructure will be provided to the site.

6.18 Social impact

Overall, the proposed development is expected to deliver a positive social impact by providing modern, fit-for-purpose affordable housing that responds to the demand and housing needs of the Canterbury-Bankstown LGA social housing waitlist.

This section outlines the site's strong access to transport, services, and community infrastructure; the demographic profile of the area and the critical need for smaller, affordable dwellings in Canterbury-Bankstown LGA. It also addresses the relocation of existing residents, which will be managed in line with *Homes NSW's Strategic Tenant Relocation Policy* to ensure impacts are appropriately mitigated.

Access to infrastructure and services

The site is well serviced and has good access to a range of social services and infrastructure. The site is located 140m from the start of the Punchbowl village centre, which provides an extensive array of local shops and services, including the Broadway Plaza shopping mall, grocers, a medical centre, pharmacies, specialty stores and services.

The site is within 400m to Punchbowl station, which is currently being upgraded to metro services and once complete will provide high frequency services to Central Station in 26 minutes and Victoria Cross (North Sydney) in 35 minutes. Bus services are also available with a bus stop located immediately in front of the site with providing connections to Bankstown.

The site is accessible to parks and recreational facilities including Mary Barry Park and Rest Park which have been identified for potential upgrades as part of Council's Draft Precinct Plan. The site is also within 700m of the Punchbowl Community Centre. The closest library is in Lakemba, approx.1.5km from the site.

The site is also within walking distance to local schools and education facilities, including various childcare centres and preschools, Punchbowl Public School, St Jerome's Catholic Primary School, and Punchbowl Boys' High School.

There are two hospitals within approx. 4 km of the site including Bankstown-Lidcombe hospital and Canterbury Hospital.

Demographic profile

According to ABS 2021 Census data, the medium age of residents in Punchbowl is around 33 years, with an average of 3.2 people per household.

ABS 2021 Census data also states that in Punchbowl around 36.7% of the population are renting and around 7.5% of the population are in social housing, reflecting the high need for affordable housing in the area.

Social housing demand

The demand for affordable housing including social housing in Canterbury-Bankstown LGA is increasing, and new affordable housing is therefore needed to meet demand. Existing social housing is generally not fit for purpose, is not built to contemporary standards, and the existing stock does not match housing need.

Overall, the proposal will increase affordable housing on the site and provide a positive social impact. The proposal will result in an increase from the existing 26 social housing dwellings to 114 modern and fit for purpose social housing apartments.

In Canterbury-Bankstown LGA waitlists are increasing, with an expected wait time of at least 5.6 years, with the largest demand being one- and two-bedroom apartments. Based on current social housing waiting lists in Canterbury-Bankstown LGA, the demand for dwellings with up to 2-bedrooms is 84% of total housing demand, whereas the current portfolio is 72% of dwellings with 3 or more bedrooms, which demonstrates a critical need for more smaller apartments. The proposal responds to this need, by providing an appropriate mix of apartments, including a larger number of one-bedroom and two-bedroom apartments to meet the required housing needs in the Canterbury-Bankstown LGA.

Social impact

Overall, the proposal will have a positive social impact, delivering increased affordable housing in proximity to various public transport options and services and amenities. The proposal would also provide new social benefits through provision of new high-quality housing and associated communal open space and landscaping, as well as housing that meets current accessibility and amenity standards.

Social impacts arising from the relocation of the existing residents at the site would remain however would be managed in accordance with the *Homes NSW Strategic Tenant Relocation Policy* to ensure that any potential impacts to existing residents are appropriately managed and mitigated. Homes NSW will manage communication with existing residents in an ongoing manner throughout the project as it progresses and tenants would be given at least six months’ notice before needing to move and would be provided with assistance to do so including in incurred costs and providing dedicated Relocation Officers and a Tenants Advice Line to ensure residents have appropriate access to information and support. Existing social housing residents at the site would have the opportunity to return to a property at the site once operational (on the basis of an ‘expression of interest to return’).

6.19 Contributions and Public benefit

6.19.1 Local infrastructure

The site is subject to the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (the Plan). However, Part 1.3 of the Plan states the following:

Affordable housing carried out by or on behalf of a registered social housing provider, provided that:

- the affordable housing is managed by a registered social housing provider.

- the total residential gross floor area exempted is used solely for the purpose of the provision of affordable housing in perpetuity.
- a covenant is registered in the title of the site prior to the issuance of the Occupation Certificate, with wording shown in the box below.

Social housing falls within the definition of affordable housing under the EP&A Act 1979, as it is housing provided for very low-income households. On this basis, the proposal comprises n affordable housing and is therefore affordable housing is exempt from contributions under the Plan.

6.19.2 State infrastructure

Social and affordable housing is exempt from the payment of any state housing and infrastructure contribution including the Housing and Productivity Contribution.

7 Justification of the project

This EIS has been prepared to support the proposed construction of an eight storey residential flat building with 114 affordable housing dwellings at 150 The Boulevard and 34 Dudley Street and considers the environmental, social, and economic impacts of the proposal.

The proposal is consistent with the strategic framework

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

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

Specifically, the proposed development will deliver much needed affordable housing, as set out in the priorities of the South District Plan, Canterbury-Bankstown Local Strategic Planning Statement (LSPS) and Canterbury-Bankstown Local Housing Strategy (LHS), and the draft Punchbowl and Wiley Park Precinct Plan which has informed the proposed planning framework for the site.

The proposal is generally consistent with the statutory planning framework

The proposal is consistent with the statutory planning framework, including the objects of the EP&A Act 1979, relevant SEPP's and the existing and proposed draft Canterbury-Bankstown LEP 2023 as outlined in the Statutory Compliance Table at Appendix B.

The EIS is consistent with the principles of ecologically sustainable development in accordance with Clause 192 of the EP&A Regulation 2021 and is addressed in the ESD Report at Appendix L and BASIX Compliance Report at Appendix K.

The site is suitable for the proposal and all likely impacts can be appropriately mitigated

This EIS and supporting appendices demonstrate the suitability of the site for the proposed development and provide an assessment of the potential impacts of the proposal and proposed measures to ensure all potential impacts can be mitigated.

Environmental impacts

- The proposal aligns with the strategic objective for the Punchbowl TOD Precinct to increase affordable housing in Punchbowl and generally aligns with the built form controls proposed for the site under Council's Alternate Approach to TOD.
- The proposal achieves a quality design outcome that will deliver a high level of internal amenity for future residents by achieving excellent solar access, cross ventilation and privacy for all residents and will not result in any unacceptable impacts to surrounding properties or the public.
- The proposal will not result in any unacceptable traffic or transport impacts.
- The proposal will not result in any unacceptable built heritage and archaeological impacts.
- The proposal will not result in any Aboriginal heritage or archaeological impacts.
- The proposal will deliver ecologically sustainable development and a 7.8 NatHERS rating throughout the building, delivering excellence in sustainability.

- The site does not contain any existing biodiversity values and will retain all high value trees and provide quality landscaping, deep soil and tree canopy outcomes.

Social and economic impacts

The proposal will result in positive social and economic benefits through the provision of new affordable housing which will increase housing diversity in a well-located and accessible area and stimulate the local economy by providing more local construction jobs.

The proposal is in the public interest

The proposal is in the public interest as it will:

- Deliver a new high quality, residential flat building that will achieve a high level of residential amenity and provide for the needs of very low and low-income households, in an area that is well located and serviced by surrounding amenities, services and public transport.
- Increase the supply of affordable housing which directly aligns with the NSW Government's priorities in accordance with the National Housing Accord 2022, as well as local housing targets for Canterbury-Bankstown LGA.
- Respond to the shortage and waitlist for social and affordable housing in Greater Sydney.
- Enhance the streetscape and public domain along The Boulevarde and Dudley Street including high quality architecture, landscaping, deep soil and street trees.
- Deliver a 7.8 NatHERS rating across the building demonstrating excellence in environmental performance and building sustainability for the site.

This EIS demonstrates that proposal is consistent with the strategic planning framework, will not result in any unacceptable environmental, social, or economic impacts, and is in the public interest.

There are no known site conditions that would prevent the proposed development from proceeding and all likely impacts can be appropriately mitigated. It is therefore recommended that the application is approved.