

Notice of decision

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

Application type	State significant development
Application number and project name	SSD-83256463 The Boulevard, Punchbowl, Affordable Housing
Applicant	New South Wales Land and Housing Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**), granted consent to the development application subject to conditions

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

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

Date of decision

22 June 2026

Reasons for decision

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

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

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

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

- the project would provide a range of benefits for the region and the State as a whole, including a total estimated development cost of \$80,483,029.00, and 287 construction jobs
- the project is permissible with development consent, and is consistent with NSW Government policies including the National Housing Accord
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

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

Once the EIS was submitted to the department it was placed on exhibition from 14 October 2025 until 28 October 2025 (14 days). 9 submissions were received, including 6 objections and 1 in support of the project, and 2 comments on the project.

The Department also undertook a site visit on 27 October 2025.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include car parking and traffic generation, height bulk and scale, amenity impacts, tree removal and construction impacts. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
Car parking and traffic generation - insufficient car parking is provided - traffic impacts on the surrounding road network	<i>Assessment</i> The Housing SEPP include a NDDS establishing a minimum car parking rate of 0.4 spaces for 1 bedroom units, 0.5 spaces for 2 bedroom units, and 1 space per 3 bedroom units. Based on the NDDS, a total of 57 car parking spaces are required for the proposal. The proposal includes 58 car parking spaces which meets the NDDS. The terms of the Housing SEPP are that the objective of the NDDS is to prevent the consent authority from requiring more onerous standards or refusing an application if the development complies with the NDDS, which is distinct from the operation of other development standards. Noting this the Department is of the view that the proposal meets the objectives of the Housing SEPP for parking requirements. The proposal is also in a highly accessible area, being approximately 400 m from Punchbowl Station (currently under conversion works to accommodate Sydney Metro trains), and bus stops connecting to various routes. The Traffic Impact Assessment (TIA) submitted with the application which confirms that the additional traffic generated by the development can be accommodated without adversely affecting the surrounding road network or pedestrian safety. <i>Conditions</i> - Car parking and bicycle parking to be provided in accordance with approved plans. - Vehicle access and basement layouts to be constructed to the relevant standards.
Building height and density - Non-compliance with height and FSR development standards at the time of exhibition - Incompatibility with local character	<i>Assessment</i> On 24 April 2026 amendments to the Canterbury-Bankstown LEP were made under the Punchbowl and Wiley Park Precinct Plan to facilitate higher density residential development in proximity to transport and services. These changes amended the maximum permissible heights and FSR which apply to the site to 33 m and 2.5:1. In addition the development benefits from a 30% height and FSR bonus due to it providing more than 30% affordable housing. The development proposes two 8 storey residential flat buildings with a maximum height of 29.6 m and FSR of 2.2:1 which comply with recently adopted height and FSR controls applying to the site. Although the proposal introduces greater height and density compared to surrounding sites, the immediate locality is anticipated to undergo change under the Precinct Plan. The development aligns with the desired future character of the Punchbowl locality, as a high-density precinct close to public transport and services. <i>Conditions:</i> No conditions are recommended by the Department.

Building Design and Aesthetics • Insufficient physical and material articulation is provided between the two buildings • Greater separation should be provided between the two buildings	<i>Assessment</i> The proposed building design has been informed by State Design Review Panel (SDRP) advice, who were generally supportive of the proposal and provided recommendations to achieve design excellence. The Department has considered the Applicant's response regarding the proposal's facade design and is satisfied that the external presentation, with simplified facade articulation, generally aligns with the SDRP advice, and would result in a good design outcome for future residents and the community The Department is satisfied that the building design and aesthetics is acceptable for the locality as: • the site layout appropriately responds to existing characteristics, positively addressing both street frontages, and enabling the retention of significant vegetation on the site • the building design incorporates appropriately articulated facades and predominantly brick materiality that is high quality and sympathetic to the surrounding context • landscaping is incorporated within the site setbacks and between the two buildings to help soften the appearance of the development from the public domain and key circulation areas between the two buildings. <i>Conditions</i> • No conditions are recommended by the Department.
Amenity impacts to neighbouring sites • Overshadowing impacts • Loss of visual privacy	<i>Assessment</i> The Department acknowledges that the proposal would result in some additional overshadowing to 36 Dudley Street, and other properties on Dudley Street, when compared with the existing development. However, the impacts are considered reasonable as neighbouring properties retain adequate solar access, and the proposal complies with the applicable height and FSR controls. The overshadowing impacts are consistent with those anticipated by the controls. The proposal has incorporated mitigation measures to address visual privacy including fixed screens, translucent glazing, and landscaping as a secondary measure. To ensure appropriate privacy is retained to neighbouring sites, the Department has recommended conditions of consent for additional privacy screening to balconies. The Department is satisfied that, subject to the recommended conditions of consent, the proposal would maintain an acceptable level of residential amenity to neighbouring sites in relation to solar access and visual privacy. <i>Conditions</i> • The Department has recommended conditions for further privacy screening to be provided to east facing balconies above 4 storeys.
Landscaping and tree removal • Loss of trees and green space	<i>Assessment</i> The Applicant provided an Aboricultural Impact Assessment (AIA) which advised that the proposal would result in the removal of 9 trees on site, which would be offset by the development providing new 45 trees across the site, achieving a site wide canopy coverage of 29%. The Department notes that trees proposed to be removed are classified as having low to medium retention value. The development has been carefully designed to enable the retention of a significant tree located within northwest corner of the site, addressing both The Boulevard and Dudley Street frontages. The AIA includes tree protection measures to ensure trees to be retained at the site, and on adjoining land, will be protected through the construction process. The Department is satisfied that the proposed development would result in a net improvement in green space and significant landscaping and vegetation across the site.

	<i>Conditions</i> - Recommendations of the arborist report to be implemented to ensure protection of retained trees. - Certification requirements to ensure landscaping will be completed in accordance with approved landscape plans.
Pedestrian access Direct building access should be provided from The Boulevard street frontage	<i>Assessment</i> Council requested that direct building access be provided via The Boulevard to increase activation of this frontage. The Applicant has advised that direct pedestrian access to buildings from The Boulevard is not practical due to the elevated position of the ground level, which would require stepped access, and tree protection zones within the frontage setback. Instead, pedestrian access to the site from The Boulevard is provided adjacent to the eastern site boundary, connecting to the primary communal open space. The Department is satisfied that the main entrance on Dudley Street, combined with the secondary access adjacent to the eastern boundary of The Boulevard frontage, provides adequate pedestrian access to the site. <i>Conditions</i> No conditions are recommended.
Construction and operational noise - Increased operational noise associated with increased density - Increased disturbance from construction	<i>Assessment</i> The Noise and Vibration Impact Assessment (NVIA) submitted with the application has addressed both construction and operational noise generated by the development, with recommended measures to manage and mitigate potential impacts. To manage operational acoustic impacts, the NVIA recommends further acoustic testing of mechanical plant and services, as well as a review of façade treatments at the detailed design stage, to ensure compliance with the EPA's Noise Policy for Industry (2017). The Department has also recommended conditions for a plan of management to be prepared which outlines restrictions on the use of communal areas to reduce amenity impacts to neighbouring sites. To manage construction noise impacts, the NVIA recommends that a final construction noise and vibration management plan be prepared, with recommended measures such as respite periods, equipment silencers and acoustic enclosures, minimising consecutive works in the same area, and ongoing consultation with affected residents. The Department acknowledges that some construction noise impacts are unavoidable; however these impacts will be temporary, limited to approved construction hours, and can be managed and mitigated through conditions of consent. <i>Conditions</i> - Restrictions on hours of construction in accordance with the Interim Construction Noise Guideline. - A detailed construction noise and vibration management plan must be prepared and implemented throughout construction. - Recommendations of the NVIA to be implemented to ensure building and mechanical plant design achieves relevant noise criteria. - An Operational Plan of Management be prepared prior to occupation, and implemented through the life of the development.
Land use suitability Development adjacent to the metro should be for key workers and students	<i>Assessment</i> The Department is satisfied that the proposed land use is appropriate, as it aligns with NSW Government policy to develop affordable housing through Community Housing Provider (CHP) partnerships. It will provide well located affordable housing, in proximity to public transport and services which tenants need, helping to address the housing crisis in the Canterbury Bankstown local

	government area. <i>Conditions</i> • No conditions recommended.
Impact on property values	<i>Assessment</i> The Department has undertaken a detailed assessment of the proposal's amenity impacts, as outlined in the Department's assessment report. Subject to the recommended conditions, the development is considered to have acceptable impacts. The Department is satisfied the proposal is unlikely to result in any significant adverse amenity impacts <i>Conditions</i> • No conditions recommended.