



AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

11 August 2025 - 6.00 pm

**Location:
Council Chambers
corner Chapel Road and the Mall
Bankstown**

Welcome to the City of Canterbury Bankstown

We're committed to creating a liveable and loveable City for all our residents. Here's how we're doing it:



Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.



Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.



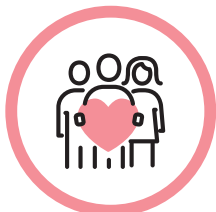
Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.



People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.



Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.



Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.



Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Join us in creating a City that's liveable, loveable, and sustainable for all!

ORDER OF BUSINESS

APOLOGIES AND DECLARATIONS

CONFIRMATION OF PREVIOUS MINUTES

BUNMARRA / ROSELANDS WARD

1 67 Wangee Road, Lakemba

Installation of four (4) loudspeakers to the existing minaret of Lakemba
Mosque

3

Canterbury Bankstown Local Planning Panel - 11 August 2025

ITEM 1	67 Wangee Road, Lakemba
	Installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque
FILE	DA-217/2025 - Bunmarra / Roselands
ZONING	R4 High Density Residential
DATE OF LODGEMENT	7 March 2025
APPLICANT	Ads Associates Pty Ltd
OWNERS	The Lebanese Moslem Association
ESTIMATED VALUE	\$22,629.00
AUTHOR	Planning

REPORT

This matter is referred to Canterbury-Bankstown Council's Local Planning Panel (the Panel) in accordance with Schedule 2, Part 2(b) of the *Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents*, issued by the Minister for Planning and Public Spaces under section 9.1 of the *Environmental Planning and Assessment Act 1979*. Development application DA-217/2025 seeks consent for a “contentious development” that is the subject of ten (10) or more unique submissions by way of objection and therefore must be reported to the Panel for determination.

The development proposed under DA-217/2025 seeks approval for the installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque. The purpose of these loudspeakers is to play the Adhan (the Islamic call to prayer) once a week on Friday for Jummah prayer. The call to prayer plays for 15 minutes prior to the time of prayer which is intended to be either at midday or 1 pm, depending on the moon calendar for Jummah prayer.

Development application DA-217/2025 has been assessed having regard to the matters for consideration contained in section 4.15(1) of the *Environmental Planning and Assessment Act 1979* requiring, amongst other things, an assessment against the provisions contained within:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021,*
- *State Environmental Planning Policy (Resilience and Hazards) 2021,*
- *Canterbury-Bankstown Local Environmental Plan 2023, and*
- *Canterbury-Bankstown Development Control Plan 2023.*

Whilst the application is permissible as an ancillary use to the place of public worship in the subject R4 High Density Residential Zone, the proposed development fails to comply with a number of relevant development objectives and controls. Based on a detailed assessment of the application and a review of the acoustic report by an independent acoustic engineer, Council concludes that the proposed development would create unacceptable amenity impacts within the broader locality.

The application was neighbour notified and advertised for a period of 21 days from 19 March 2025 to 8 April 2025 in accordance with Council's adopted Community Participation Plan. A total of 329 submissions were received. 328 of the submissions objected to the proposed development and one submission was received in support of the application. The objections relating to noise impacts, development above the maximum building height, the lack of a clause 4.6 variation request, setting of a precedent, the extent of notification, reduction in property values and various religious concerns. Each of these matters are addressed in the assessment report.

POLICY IMPACT

The recommendation of this report is that the application be refused. Such a determination would not have any direct policy implications, as it would uphold the relevant planning and development controls.

FINANCIAL IMPACT

The matter being reported has no direct financial implications.

RECOMMENDATION

It is recommended that it is recommended that Development Application DA-217/2025 be **REFUSED** for the reasons set out in Attachment 2.

ATTACHMENTS

1. Section 4.15 Assessment Report
2. Reasons for Refusal

DA-217/2025 ASSESSMENT REPORT

SITE AND LOCALITY DESCRIPTION

The subject site (the Site) is known as 67 Wangee Road, Lakemba NSW 2195, and is comprised of two allotments, legally described as Lot A and B of DP 376741. The land is owned by the Lebanese Moslem Association. The Site is regular in shape, has a total area of 2303m², with frontage to Wangee Road of 30m, and is zoned R4 High Density Residential. The Site is bound to the east, south and west by land also zoned R4 High Density Residential, and to the north by land zoned E4 General Industrial.

The Site is developed with the Lakemba Mosque, also known as the Masjid Ali Bin Abi Talib, which is a Place of Public Worship. The building is two (2) storeys and contains a minaret which has a maximum height of 26.7m. Construction of the Mosque was approved by the former Canterbury City Council on 13 December 1973 under Development Consent DA-72/6582.



Figure 1: Street frontage of Lakemba Mosque **Source:** Case Officer



Figure 2: Excerpt from LEP Land Zoning Map (site outlined in dotted yellow)
Source: Council LEP Zoning Map

SURROUNDING DEVELOPMENT

The Site is adjoined to the north by a car park which services the Mosque. Beyond this is Cox's Creek, a watercourse of the Cooks River Catchment, and a mixed industrial area containing industrial units, offices, fitness facilities, and food and drink premises. To the south, the Site is adjoined by 57-63 Wangee Road, a property which is presently vacant, and has consent under DA-625/2011 for the construction of a school. Further south, development is predominantly comprised of two-storey residential flat buildings. To the east and rear of the Site, development is typified by one to two-storey residential dwellings, which front Boorea Avenue. To the west of the site – on the opposite side of Wangee Road – is a mix of residential development typologies, consisting of single storey residential dwellings and two to three storey residential flat buildings.

Other significant features within the broader area include Hampden Park Public School and Rissalah College to the south, and Parry Park, a Council owned park with sports fields and passive parks to the north.



Figure 3: Aerial view of 67 Wangee Road, Lakemba (red) **Source:** Nearmap

PROPOSED DEVELOPMENT

Development Application DA-217/2025 proposes the installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque. The loudspeakers will be located at a height of 20.5m above natural ground level as shown in Figures 4 and 5. The purpose of these loudspeakers is to play the Adhan (the Islamic call to prayer) once a week on Friday for Jummah prayer. The call to prayer would play for 15 minutes prior to the time of prayer which would be either at midday or 1 pm, depending on the moon calendar for Jummah prayer.

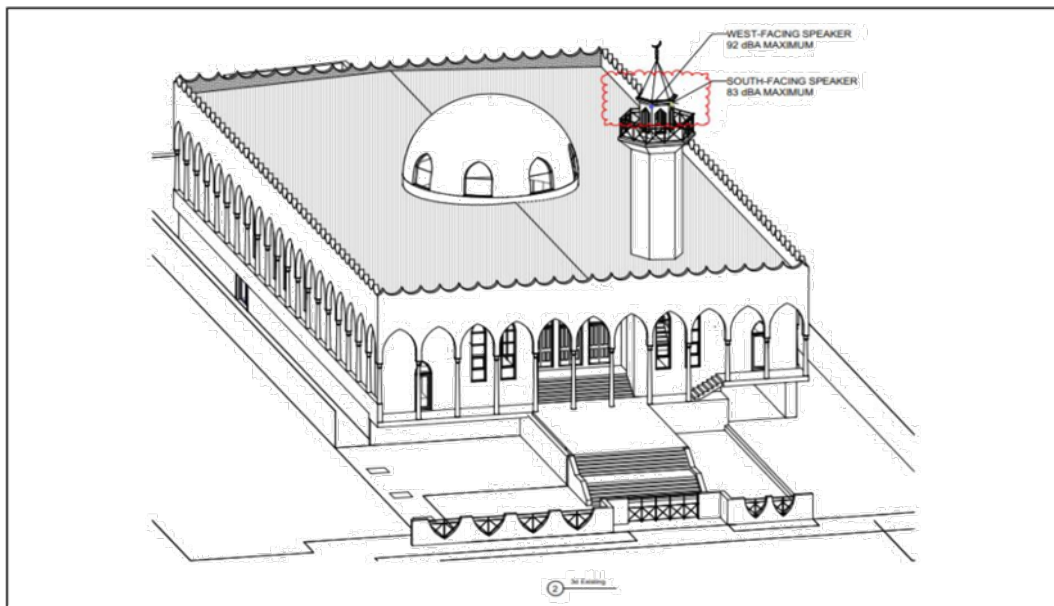


Figure 4: 3D Model Source: Proposed Development Architectural Plans (ADS Architects)

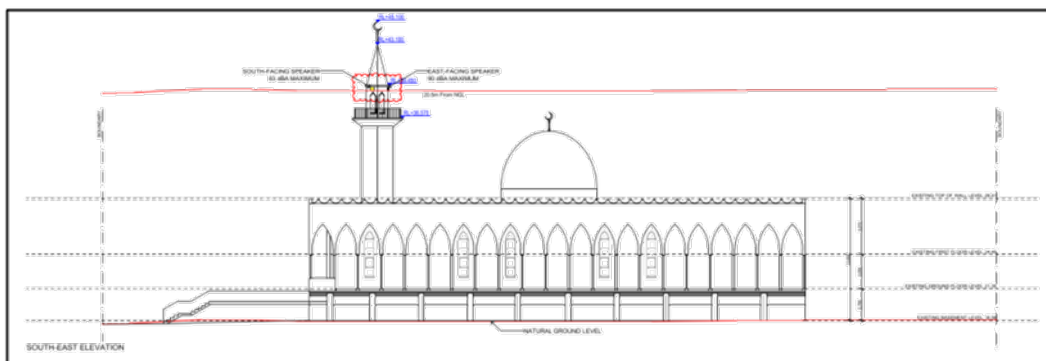


Figure 5: South-East Elevation
Source: Proposed Development Architectural Plans (ADS Architects)

BACKGROUND

Development application DA-217/2025 was lodged on 7 March 2025 and was not preceded by any pre-DA discussions. Following Council's initial assessment of the proposal and the supporting acoustic report, the technical nature of the application led Council to approach an external acoustic engineer to conduct an independent assessment of the application and its acoustic report. The findings of both the independent acoustic engineer and Council's assessment were that the application was unable to be supported.

A letter advising the Applicant was issued on 7 July 2025. It stated that Council was unable to support the proposal due to inconsistencies in the acoustic report and the non-compliance with Council controls which would culminate in significant noise impacts to the amenity of the local area.

An opportunity was afforded to the Applicant to withdraw the application, however, this opportunity was not taken. Instead, the applicant informed Council that they wished the matter to be determined at the Local Planning Panel. As a result, DA-217/2025 has been recommended for refusal based on the inconsistencies and non-compliances detailed within this report.

STATUTORY CONSIDERATIONS

When determining this application, the relevant matters listed in section 4.15 of the *Environmental Planning and Assessment Act 1979* must be considered. In this regard, the following environmental planning instruments and development control plans are relevant:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021,
- State Environmental Planning Policy (Resilience and Hazards) 2021,
- Canterbury-Bankstown Local Environmental Plan 2023, and
- Canterbury-Bankstown Development Control Plan 2023.

The following other acts, policies and guidelines have also been considered in the assessment of the acoustic report:

- Protection of the Environment Operations Act 1997 (POEO Act),
- NSW Environment Protection Authority (EPA) document: Noise Policy for Industry (NPfI), and
- NSW Environment Protection Authority (EPA) document: Noise Guide for Local Government (NGLG).

PERMISSIBILITY

The proposed development for the installation of loudspeakers is considered an ancillary use to the main purpose of the site as a Place of Public Worship. Places of Public Worship are permissible, with consent, in the R4 High Density Residential Zone under the Canterbury-Bankstown Local Environmental Plan 2023. Lakemba Mosque operates under the consent issued by the former Canterbury City Council, DA-72/6582.

SECTION 4.15 ASSESSMENT

The following sections of this report provide for an assessment of the development having regard to the matters for consideration contained within section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

Environmental Planning Instruments [Section 4.15(1)(a)(i)]***State Environmental Planning Policy (Biodiversity and Conservation) 2021*****Chapter 2 – Vegetation in non-rural areas**

Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. Chapter 2 applies to the whole of the Canterbury-Bankstown Council area, including the subject development site.

The application does not seek consent for the removal of any vegetation and accordingly the proposal is consistent with the aims of Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

State Environmental Planning Policy (Resilience and Hazards) 2021**Chapter 4 – Remediation of Land**

Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 aims to promote the remediation of contaminated land for the purposes of reducing risk to human health or any other aspect of the environment. It states that a consent authority must not consent to the carrying out of development unless it has considered whether the land is contaminated. If the land is contaminated, it must ascertain whether it is suitable in its contaminated state for the proposed use or whether remediation of the land is required. Chapter 4 applies to the whole of the Canterbury-Bankstown Council area, including the subject development site.

A review of the history of the site shows that the subject site has only been used for the purposes of a Place of Public Worship since the 1970s. Given the site history and the nature of the proposed development, the proposal is consistent with State Environmental Planning Policy (Resilience and Hazards) 2021.

Canterbury-Bankstown Local Environmental Plan 2023

The proposed development has been considered against the relevant clauses of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), which is presented in table format below. Areas which require further discussion are expanded upon in the notes section which follows.

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
Clause	Name	Proposed	Comply
1.2	Aims of Plan	The Application does not demonstrate compliance with the aims of the Plan, particularly: <i>(d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown.</i>	No (see Note 1)
2.2	Zoning of land to which Plan applies	The site is located on land zoned R4 High Density Residential, as identified in the Land Zoning Map.	Yes
2.3	Zone objectives and Land Use Table	<p><u>Permissibility:</u> Places of Public Worship are permissible in the zone, with consent.</p> <p><u>Objectives:</u> The Application does not demonstrate compliance with the objectives of the zone, particularly:</p> <ul style="list-style-type: none"> - <i>To minimise conflict between land uses within this zone and land uses within adjoining zones, and</i> - <i>To promote a high standard of urban design and local amenity.</i> 	No (see Note 2)
4.3	Height of Buildings	<p><i>Maximum Building Height – 8.5m</i></p> <p>Development proposed at 20.5m above NGL</p>	Yes (see Note 3)
5.21	Flood Planning	The site is located within an identified flood zone. The application for the installation of loudspeakers and does not alter the form of the building within the flood area, nor are any changes proposed to the sites drainage systems. Existing evacuation plans are in place for the building, minimising any risk to life.	Yes

NOTES

Note 1 - Clause 1.2 - Aims of Plan

Clause 1.2(2) of CBLEP 2023 outlines the 'Aims of the Plan' which the consent authority must have regard to determining a development application located within the Canterbury-Bankstown area. The application fails to demonstrate compliance with aim (d) for the following reasons–

- (d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,*

The proposed development is inconsistent with this aim of CBLEP 2023, in that the installation of loudspeakers would, for the reasons set out further in this report, be detrimental and incompatible with the amenity of the local area.

Note 2 - Clause 2.3 - Zone objectives and Land Use Table

Clause 2.3(2) of CBLEP 2023 outlines the zone-specific objectives that the consent authority must have regard to when determining a development application in respect of land within the zone. The application fails to demonstrate compliance with the following objectives of the R4 High Density Residential Zone for the following reasons–

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed development is inconsistent with the objectives of the R4 Zone, as the proposed development will, if approved, have a significant detrimental impact upon the amenity of the local area due to excessive noise. The proposed development would therefore not satisfy the objective of minimising conflict between land uses. The details of this are set out further in this report.

Note 3 - Clause 4.3 - Height of buildings

The application proposes the installation of loudspeakers at a height of 20.5m on the existing Minaret of the Mosque. The maximum height of the existing Mosque is 24.63m, approved under DA-72/6582.

Section 4.3(2) of CBLEP 2023 states:

- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The maximum height of buildings permitted under Section 4.3(2) is 8.5m.

Whilst the proposed development appears to exceed the maximum building height standard, the relevant sections of the CBLEP 2023, refer to “buildings”. The definition of a “building” under the *Environmental Planning and Assessment Act 1979* is:

Building includes part of a building, and also includes any structure or part of a structure (including any temporary structure or part of a temporary structure), but does not include a manufactured home, moveable dwelling or associated structure within the meaning of the *Local Government Act 1993*.

The installation of loudspeakers is not considered a building or a structure in line with the above definition, as such, the proposal does not contravene the development standard.

Draft Environmental Planning Instruments [section 4.15(1)(a)(ii)]

There are no draft environmental planning instruments applicable to the assessment of this application.

Development control plans [section 4.15(1)(a)(iii)]**Canterbury-Bankstown Development Control Plan 2023**

The controls within Council's Development Control Plan (CBDCP 2023) are primarily for the purposes of guiding new physical development and are therefore largely not relevant to the subject proposal of installing four (4) speakers. The following assessment has therefore included only the controls relevant to the proposal, being:

- Chapter 2.2 Flood Risk Management, and
- Chapter 10.5 Places of Public Worship.

Chapter 2.2 - Flood Risk Management

Chapter 2.2 provides controls related to the management of flood risks within flood affected sites throughout the Canterbury-Bankstown area. The site is located within the Probable Maximum Flooding (PMF) level. Sections 3, 9 and 10 of the chapter provide the relevant controls against which the subject application is to be assessed.

Section 3 – Development Controls – provides controls related to all flood risk sites. These controls require consideration of risk to human life, potential for economic or social costs, warning time and systems and access to risk free areas, risk to property and vehicles, evacuation ability and amenity impacts.

Sections 9 and 10 relate specifically to flood risk management in the former Canterbury Local Government Area. The controls seek to ensure that all development appropriately manages flood risk.

Given the proposed development is located on the Minaret of the existing Mosque, the application does not propose any substantial changes to the form of the existing building, nor are there any changes proposed to the sites drainage systems. There is minimal risk to life or property, as a result of the proposed development, with no change in risk level from what exists. The proposed development is consistent with the controls contained in Chapter 2.2 of the Canterbury-Bankstown Development Control Plan 2023.

Chapter 10.5 - Places of Public Worship

Chapter 10.5 sets out the controls to be considered when assessing developments at Places of Public Worship. The objectives of the controls seek to balance the long-term operations of Places of Public Worship whilst protecting and maintaining the amenity of surrounding residential and business areas.

Section 6 of Chapter 10.5 seeks to provide appropriate acoustic privacy measures that are compatible with the prevailing character of residential areas and also ensure development continues to harmoniously co-exist with the surrounding residential amenity.

Control 6.2 requires that–

The location and design of places of public worship must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land.

In order to demonstrate compliance with Control 6.2, the Applicant provided an acoustic report, prepared by Koikas Acoustics (dated 9 October 2024), which sought to address the amenity impacts of the proposed development.

The Applicant's acoustic report noted that the sound pressure levels would be between 83dBA and 92dBA for the various loudspeakers and considered 20 different locations for noise impacts. It found that the proposal would be compliant with the Noise Policy for Industry (NPfI) standards.

As part of the assessment process, Council approached an independent acoustic engineer (Blackett Acoustics) to conduct a detailed assessment of the proposed development and the Applicant's acoustic report.

The assessment by Blackett Acoustics found deficiencies with the methodology, assessment criteria and recommendations within the Applicant's acoustic report.

The Applicant's acoustic report based its findings on the Noise Policy for Industry (NPfI). The Blackett Acoustics assessment determined that the NPfI is designed for large industrial and agricultural areas and not for the type of use proposed in the subject application which is within a residential area.

Furthermore, the Applicant's acoustic report applied a duration correction. A duration correction, as set out in the NPfI, refers to an adjustment made to measured or predicted noise levels based on the length of time a noise event occurs. This correction ensures that short-duration noise events are assessed fairly and consistently, especially when they might be more intrusive or annoying despite being brief. This correction specifically relates to events that are unusual, one-off events, meaning they do not occur regularly or routinely and allows those events to occur at a higher decibel level than the maximum allowable level. The Blackett assessment determined that a weekly scheduled event is considered as a regular and routine event and thus that the Applicant's duration correction had been incorrectly applied and should not be considered for the purpose of this application. The NSW Environmental Protection Authority also confirmed that the duration correction had been incorrectly applied to this application.

The Applicant's acoustic report did not consider Chapter 10.5 Places of Public Worship of the Canterbury-Bankstown Development Control Plan 2023 (DCP) as part of the assessment.

- (c) *whether the development must apply measures to ensure noise does not exceed 5dB(A) above the background noise level;*

The Applicant's acoustic report concluded that the proposed development complies with the noise criteria of the NPfI. However, as that criterion is incorrectly applied, Blackett Acoustics concluded that the proposal does not comply with the specific objectives and development controls of Chapter 10.5 and resulted in a non-compliance of up to 18dBA.

Blackett Acoustics also assessed a two-speaker system to determine if the same conclusions would be reached as for the proposed 4-speaker system. Blackett Acoustics concluded that the same degree of non-compliance with relevant controls existed regardless of the number of speakers installed.

Given the above, the proposed development would create an unacceptable noise and amenity impact to the surrounding community contrary to the controls found within Chapter 10.5 of the Canterbury-Bankstown Development Control Plan 2023.

Planning agreements [section 4.15(1)(a)(iia)]

A planning agreement has not been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979* nor has the Applicant offered to enter into a draft planning agreement.

The regulations [section 4.15(1)(a)(iv)]

The proposed development is consistent with the relevant provisions of the *Environmental Planning and Assessment Regulation 2021*.

The likely impacts of the development [section 4.15(1)(b)]

The likely impacts of the proposed development are considered in this report, which are primarily related to intrusive noise generation. As demonstrated above, the noise impact will exceed the maximum noise level given the context of the site and its surrounds.

Suitability of the site [section 4.15(1)(c)]

Approval of the development application would generate noise nuisance, undermining the ability of the surrounding developments to maintain acoustic privacy and provide a substandard amenity outcome for the current and future residents of the surrounding area.

The assessment of this application, outlined above, demonstrates that the subject site is not suitable for the proposed development.

Submissions [section 4.15(1)(d)]

The application was advertised and notified for a period of 21 from the 19 March 2025 to 8 April 2025 in accordance with Council's adopted Community Participation Plan.

A total of 329 submissions were received with respect to the proposed development. 328 of the submissions objected to the proposed development and one submission

was received in support of the application. The submissions raised the following concerns:

Submission: Noise Impacts

Comment: Concern was raised regarding the intrusive noise that the proposed development would create for the neighbouring residents and surrounding sites. Council has conducted a thorough assessment of the application and has had the proposal peer reviewed by an independent acoustic engineer. Council has concluded that the proposal would have a significant noise impact on the surrounding developments and has recommended the application be refused.

Submission: Development above Maximum Height of Buildings, Section 4.6

Comment: Concern was raised regarding the permissibility of the development as the proposal involved works above the maximum height of buildings set out in the CBLEP 2023 and a Section 4.6 variation request has not been submitted with the application. Council has reviewed the relevant development standards and definition and has found that the proposed development would not contravene a development standard and therefore, a Section 4.6 Variation Request is not required.

Submission: Setting of a Precedent

Comment: Concern was raised that the approval of the subject application would result in a precedent being set for potential future applications. Each application received by Council is assessed on its own merits and as such, neither approval nor refusal would set a precedent.

Submission: Extent of Notification

Comment: Concern was raised regarding the extent to which Council neighbour notified the application to neighbours, believing it was insufficient. The notification process was conducted in line with Council's adopted Community Participation Plan. However, in order to capture the broader community surrounding the subject site, Council notified an area three times larger than that required by the Community Participation Plan.

Submission: Reduction in Property Value

Comment: Concern regarding the reduction of property values of the neighbouring dwellings should the proposed DA be approved was raised. This is not a planning matter which can form part of a development application assessment under s4.15 of the Environmental Planning & Assessment Act 1979.

Submission: Religious Concerns

Comment: Concern was raised with regard to the religious context of the noise generation from the proposed development, namely the content of the call prayer. This is not a planning matter which can form part of a development application assessment under s4.15 of the Environmental Planning & Assessment Act 1979.

Submission: *Matters Not Relating to this Development Application*

Comment: A number of non-material planning considerations such as number of attendees, car parking and general religious comments were raised. These do not relate to the application under assessment.

The public interest [section 4.15(1)(e)]

Approval of this application would not be in the public interest as this development would result in significant amenity impacts for neighbouring properties. The impacts of the proposed development cannot be mitigated. Based on the above detailed assessment of this application under the *Environmental Planning and Assessment Act 1979*, Environmental Planning Instruments, Development Control Plan and policies and the number of objections, the proposed development is inconsistent with the public interest.

CONCLUSION

The Development Application DA-217/2025 has been assessed in accordance with the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

As is demonstrated within this report, the application contains a number of significant departures from development controls. An assessment of the Applicant's acoustic report has found major deficiencies with the report's methodology, assessment, and recommendations. Approval of this development would create long-lasting amenity and acoustic impacts for the adjacent sites, neighbouring dwellings and the broader community.

RECOMMENDATION

It is recommended that the Development Application DA-217/2025 be **REFUSED** for the reasons set out in Attachment 2.

Reasons for Refusal

The Canterbury-Bankstown Council Local Planning Panel, as consent authority, and under Section 4.16 of the *Environmental Planning and Assessment Act 1979*, gives notice under Section 4.18 of the Act, that the Development Application, described above, was refused for the following reasons:

1. Pursuant to the provisions of Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is unsatisfactory, and it will adversely impact on the amenity of adjoining residential development and other surrounding sites.
2. Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is unsatisfactory, as it does not satisfy aims of the plan, as contained in Clause 1.2 of the Canterbury Bankstown Local Environmental Plan 2023.
3. Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is unsatisfactory, as it does not satisfy the objectives of the R4 High Density Residential zone as contained in the Canterbury Bankstown Local Environmental Plan 2023.
4. Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development is unsatisfactory, as it does not satisfy the objectives of Sub-Chapter 10.5 Canterbury Bankstown Development Control Plan 2023 as the proposed development imposes an unacceptable noise impact on the amenity of the surrounding area.
5. The proposed development is unsatisfactory, as it fails to comply with Sub-Chapter 10.5 Section 6 Control 6.2 of the Canterbury Bankstown Development Control Plan 2023 due to the development failing to meet the maximum noise level above background noise levels. [Pursuant to the provisions of Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*].
6. The site is not considered suitable for the proposed development. [Pursuant to the provisions of Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*].
7. Having regard to the previous reasons noted above and the number of submissions received by Council against the proposal, approval of the development application is not in the public interest. [Pursuant to the provisions of Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*].

- END -