



AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

13 October 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.



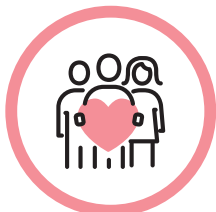
Design Excellence

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

DARANI / BANKSTOWN WARD

1 459 Chapel Rd, Bankstown

Demolition of all existing structures on the site

3

Canterbury Bankstown Local Planning Panel - 13 October 2025

ITEM 1	459 Chapel Rd, Bankstown
	Demolition of all existing structures on the site
FILE	Darani / Bankstown
ZONING	MU1 Mixed Use
DATE OF LODGEMENT	30 April 2025
APPLICANT	Richard Huynh
OWNERS	Anglican Church Property Trust Diocese Of Sydney
ESTIMATED VALUE	\$207,159.85
AUTHOR	Corporate

REPORT

The application is referred to Canterbury-Bankstown Local Planning Panel (the Panel) in accordance with Schedule 2 of the *Local Planning Panels Direction – Development Applications*, issued by the Minister for Planning under section 91 of the EP&A Act 1979 on 23 February 2018, as Council is in receipt of “10 or more” unique submissions in relation to the exhibition of this development application.

Development Application DA-438/2025 is an application for the demolition of all existing structures on the site. Specifically, the proposed works include the demolition of the following:

- 1.5m high metal fence surrounding the site;
- single storey brick building;
- existing church;
- existing single storey weatherboard building that served as a multi-functional hall;
- overhead powerlines on the site;
- storage room;
- existing single storey weatherboard building;
- water tank;
- additional building; and
- 1.3m high brick wall on the eastern boundary of the site.

The applicant intends to redevelop the site for social and affordable housing as well as deliver new community facilities incorporating a place of public worship, which is being sought under a concurrent State Significant Development Application SSD-79709963 (SSDA).

Development Application DA-438/2025 has been assessed against, amongst other things, the relevant provisions contained in *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*.

Despite the site not being identified as having a heritage affectation, given the history of the site and its use as an Anglican Church (as detailed in this report), the following reports were prepared and submitted with the development application:

- Demolition Report, Issue B, dated November 2024 prepared by Graham Leslie Brooks of GBA Heritage (effectively serving as a Heritage Impact Statement)
- Peer review report provided by James Phillips, Principal of Weir Phillips Heritage and Planning (Ref: J6372_01, dated 15 August 2024) as a part of a review of the heritage assessments undertaken by GML Heritage and Extent Heritage in relation to the subject site on behalf of the Department of Planning, Housing and Infrastructure.

Both reports conclude that the site does not meet the threshold for listing as a local heritage item. As such, there is no impediment to its demolition, with GBA Heritage providing a number of recommendations for the demolition works.

In response to a request from Council's Heritage Officer, a detailed Salvage Plan/Schedule has been prepared (Salvage Plan, Issue C dated July 2025, prepared by GBA Heritage). The proposed works are to be carried out in accordance with the Salvage Plan provided by the applicant. The Plan has been required to identify evidence of congregational and community involvement with the site, including signs, plaques, furniture, memorials, burial ashes, stained glass windows etc, and to demonstrate how these elements will be catalogued, labelled, salvaged and indicated in a future Heritage Interpretation Plan. Council's Heritage Officer has advised that the Salvage Plan meets these requirements, and it is recommended that specific conditions be imposed to ensure the Salvage Plan is followed and that appropriate works are completed prior to any demolition works commencing.

In accordance with the Community Participation Plan, Council was not obligated to notify the development application. However, due to the history of the site, and the anticipated interest that the demolition works would likely generate, Council determined that the application should be notified. The application was notified and advertised for a period of 21 days, from 14 May 2025 until 3 June 2025. Thirty-six (36) submissions in objection to the proposed development were received as a result of the notification. Of these submissions, 36 were identified as "unique submissions".

The contents of the report address the concerns raised in the submissions and, notwithstanding the matters raised, it is considered that the proposal is worthy of being supported.

POLICY IMPACT

The proposed development will not have any direct policy impacts.

FINANCIAL IMPACT

The proposed development will not have any financial impacts.

RECOMMENDATION

It is recommended that Development Application DA-438/2025 be **APPROVED** subject to Conditions of Consent in Attachment 2.

ATTACHMENTS

1. Section 4.15 Assessment Report
2. Conditions of Consent

DA-438/2025 ASSESSMENT REPORT

SITE AND LOCALITY DESCRIPTION

The subject site is known as 459 Chapel Road, Bankstown and is legally described as Lots 26, 27, and 28 in Section A of DP7058. It has a total area of 2,168.9m². The site is a regular shaped allotment that is currently zoned MU1 Mixed Use under the Canterbury Bankstown Local Environmental Plan 2023. It has a 42.99m frontage to Chapel Road and a 51.18m frontage to French Avenue.

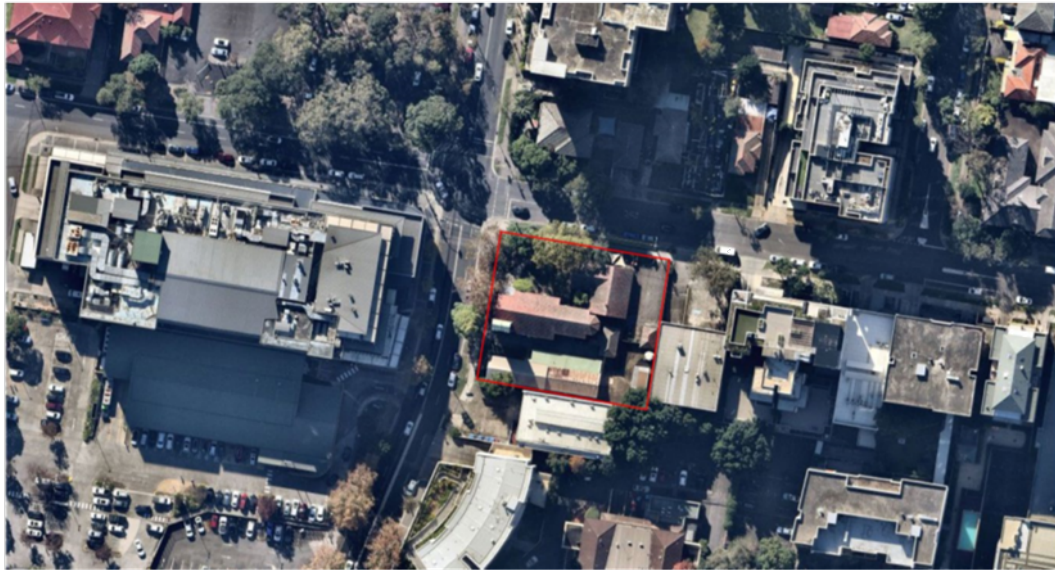


Figure 1: Aerial of subject site in red **Source:** NearMaps 2025

The site is occupied by multiple buildings including St Paul's Anglican Church and associated ministry building, a community hall and associated hardstand area in the north eastern corner of the site which accommodates a number of on-site car parking spaces. It has been used historically as a church, since circa 1914-1920.

The site has a high point in the north western corner of the site, of RL 30.45 and generally falls to the south eastern corner by 1.67m (to RL 28.78). Vegetation and landscaping on the site are largely limited to the north western portion of the site.

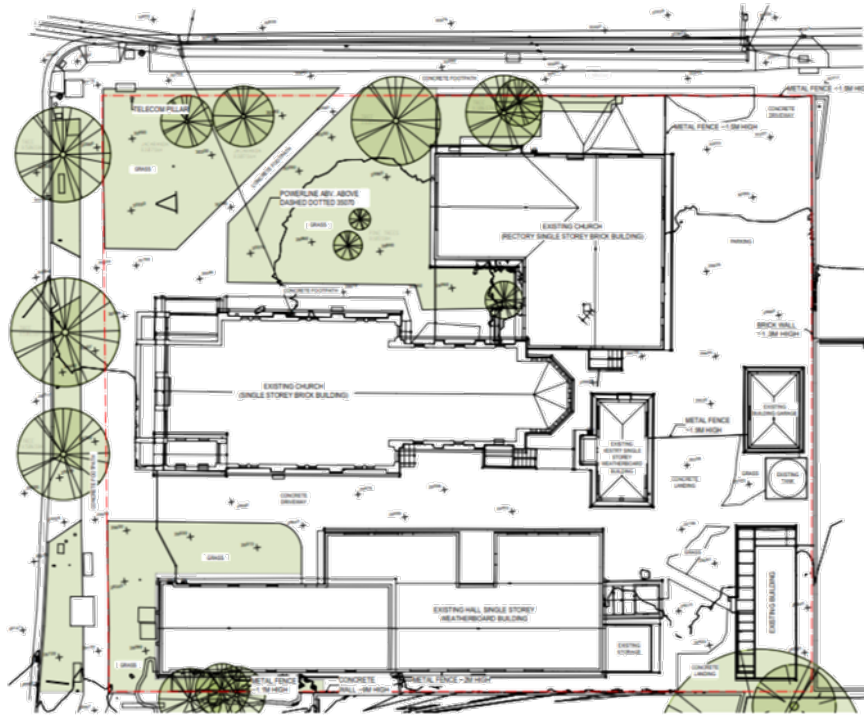


Figure 2: Existing site structures Source: Architectural Plans DA-438/2025



Figure 3: Chapel Road frontage Source: Site inspection 2025



Figure 4: French Avenue frontage **Source:** Site inspection 2025

The immediate surrounding built character comprises a mix of land uses. To the north of the site, on the opposite side of French Avenue, there is Quran College Bankstown and a number of high-density residential developments.

To the south of the site there is a café, Bankstown Community College, Bankstown Medical and Dental Centre and a nine-storey mixed use development. Further south again is the Bankstown City Centre.

To the east of the site there are several high-density residential and mixed-use developments.

To the west of the site, on the opposite side of Chapel Road, there is Little Saigon Plaza, a five-storey shopping mall that offers a range of commercial, retail and entertainment spaces.

HISTORY OF THE SITE

St Paul's Anglican Church Bankstown is not listed as a heritage item in the Canterbury Bankstown Local Environmental Plan 2023, nor is it located within a Heritage Conservation Area.

Council's Heritage Officer reviewed the development application and has identified that the site has a long history of development and provided a table of key dates:

Key Dates	
1914	Site acquired by Anglican Church.
c1914 - 1920	Original timber church constructed (now part of hall).
1926	Timber church extended.
1938	Foundation stone of new brick church laid. Church designed by N W McPherson
1945	Rectory completed. Designed by N W McPherson.
1961	Extensions to brick church completed. Designed by N W McPherson and D A W Harrison. Alterations to hall including new brick front, lowering of roof pitch, and removal of bell tower.
1970	Rectory extended to accommodate meetings and Sunday School classes.
April 2010	DA approved to demolish toilet, hall, and vestry, and build new amenities block and hall.
September 2012	New amenities block completed, and occupation certificate issued. The approved demolition of hall and vestry, and construction of a new hall were carried out.
September 2015	Former Bankstown City Council resolved to make an Interim Heritage Order on this site.
April 2016	Former Bankstown City Council considered heritage reports prepared while the Interim Heritage Order was in force and resolved not to proceed with a planning proposal to heritage list the site.
March 2021	Bankstown City Centre Master Plan exhibited. Did not include the St Paul's site as potential heritage.
April 2023	Notice of Motion raised at the 18 April 2023 Council meeting to make an Interim Heritage Order on this site.
June 2023	Heritage issues for the site were considered at Council meeting of 27 June 2023 in response to the previous Notice of Motion. Council resolved to investigate the significance of the church as part of a heritage study and requested the Department of Planning and Environment to exhibit the heritage study together with the Bankstown City Centre planning proposal.
December 2023	NSW Government announced that it would coordinate the future planning of Bankstown as part of its Transport Oriented Development (TOD) program.
July 2024	The Explanation of Intended Effects for the Bankstown TOD included St Paul's as a heritage item. The site was recommended for heritage listing by GML in their draft heritage report.
November 2024	SEPP amendment for Bankstown TOD Precinct made. Did not include St Paul's as a heritage item but included the other proposed seven Bankstown items. The Finalisation Report noted that submissions were received in support of and objecting to the listing of the church. The Department considered Council (as the local authority) was most appropriately placed to consider any future local listing on the land.
April 2025	Notice of Motion put forward on 29 April 2025 to adopt the recommendations and findings outlined in the letter sent to the Council supporting the heritage listing of St Paul's Church and writing urgently to the Heritage Council and Dept of Planning urging immediate heritage listing. Council resolved not to proceed with the motion.
May 2025	DA received for the demolition of all buildings on site.

PROPOSED DEVELOPMENT

- 1.5m high metal fence surrounding the site;
- single storey brick building;
- existing church;
- existing single storey weatherboard building that served as a multi-functional hall;
- overhead powerlines on the site;
- storage room;
- existing single storey weatherboard building;
- water tank;
- additional building; and
- 1.3m high brick wall on the eastern boundary of the site.

[illegible]

Canterbury Bankstown Local Planning Panel Meeting held on 13 October 2025

STATUTORY CONSIDERATIONS

When determining this application, the relevant matters listed in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* must be considered. In this regard, the following environmental planning instruments, development control plans, codes and policies are relevant:

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

SECTION 4.15 ASSESSMENT

The proposed development has been assessed pursuant to 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

The proposal has been assessed against the relevant aims and objectives of the policy which seeks to protect remaining native vegetation within urban areas. It is considered that the site does not contain remnant native vegetation. Further, no trees are proposed to be removed as a part of this development application.

The applicant proposes suitable tree protection measures for the trees on both the site and the street which are consistent with the aims and objectives of the SEPP.

Chapter 6 Water catchments

The subject development site is situated in the Salt Plan Creek sub-catchment, which falls within the Georges River Catchment. As such, Chapter 6 of the SEPP applies to the site as outlined by Section 6.1(c).

Chapter 6 requires Council to be satisfied that the proposal will satisfy the relevant requirements of the chapter that apply to the application, and these have been considered as part of the assessment process.

Based on the assessment conducted by Council, the proposal is considered to satisfy the requirements of Chapter 6 of the SEPP. The proposal will not result in any adverse impact on the catchment as a result of the approval of the application, subject to compliance with the recommended conditions of consent.

State Environmental Planning Policy (Resilience and Hazards) 2021

This SEPP aims to promote the remediation of contaminated land for the purposes of reducing risk to human health or any other aspect of the environment. The SEPP 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.

A review of the history of the site shows that the subject site has only been used for the purposes of a church. It is therefore considered that the consent authority can be satisfied that the development site is suitable for the development, in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021.

Canterbury Bankstown Local Environmental Plan 2023

The following clauses of the Canterbury Bankstown Local Environmental Plan 2023 have been taken into consideration:

Clause	Standard/ Requirement	Comments	Comply
Clause 2.3 Zone objectives and land use table	<p>The "Land Zoning Map" identifies the site as being zoned "MU1 Mixed Use".</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p> <p>The objectives of the "MU1 Mixed Use" zone are as follows:</p> <ul style="list-style-type: none"> • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. 	<p>The objectives of the zone relate more to the desirable built form and land use outcomes for the zone.</p> <p>The demolition of the existing structures on the site will not prevent the achievement of, in the future, a development that satisfies the objectives of the zone.</p>	Y
Clause 2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	The proposal seeks the demolition of all existing site structures that occupy the site.	Y

Clause	Standard/ Requirement	Comments	Comply
Clause 5.10 Heritage Conservation	<p>The objectives of this clause are as follows—</p> <p>(a) to conserve the environmental heritage of Canterbury-Bankstown,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The subject site and structures are not a heritage item nor are they located within a heritage conservation area, located on an archaeological site or have Aboriginal Heritage significance. As such, the requirements of this clause are not applicable.</p> <p>Despite this, a heritage report has been prepared and reviewed, given the history of the site as a church, and was found to make appropriate provision for the recording of the site's history.</p>	Y

An assessment of Development Application DA-438/2025 has revealed that the proposal complies with the matters raised in each of the above clauses of Canterbury Bankstown Local Environmental Plan 2023.

Draft environmental planning instruments [section 4.15(1)(a)(ii)]

There are no draft environmental planning instruments relevant to the proposed development.

Development control plans [section 4.15(1)(a)(iii)]

The development application is for demolition works only.

In accordance with Section 5 of Council's Development and Construction Guide, the applicant has provided the following:

- Demolition Statement, prepared by Binah;
- Waste Management Plan, prepared by Binah; and
- Erosion and Sediment Control Plan.

These documents have been reviewed, and relevant conditions of consent will be applied to any consent with regard to demolition.

As the site has not been identified as containing a heritage item, nor is it located in a heritage conservation area, there are no relevant planning controls contained within Canterbury Bankstown Development Control Plan 2023 applicable to the proposed

works. Despite this, Council's Heritage Officer has reviewed the development application, due to the history of the site and its significance to the community.

Despite the site not being identified as having a heritage affectation, the following reports have been prepared and submitted with the development application:

- Demolition Report, Issue B, dated November 2024 prepared by Graham Leslie Brooks of GBA Heritage (effectively serving as a Heritage Impact Statement).
- Peer review report provided by James Phillips, Principal of Weir Phillips Heritage and Planning (Ref: J6372_01, dated 15 August 2024) as a part of a review of the heritage assessments undertaken by GML Heritage and Extent Heritage in relation to the subject site on behalf of the Department of Planning, Housing and Infrastructure.

Both reports conclude that the site does not meet the threshold for listing as a local heritage item.

The Demolition Report makes a number of recommendations, such as the need to undertake archival recording prior to demolition in order to preserve a record of the building on the site and its history.

As such, demolition results in no heritage impact, with GBA Heritage providing several recommendations for the demolition works in the Demolition Report.

As part of the assessment of the development application, Council's Heritage Officer has made a request for a detailed Salvage Plan/Schedule to be prepared and submitted. The Plan has been required to identify evidence of congregational and community involvement with the site, including signs, plaques, furniture, memorials, burial ashes, stained glass windows etc. The Plan has also been required to demonstrate how these elements will be catalogued, labelled, salvaged and indicated in a future Heritage Interpretation Plan.

The applicant has provided such (Salvage Plan, Issue C dated July 2025, prepared by GBA Heritage) and Council has assessed this as part of the development application. The proposed works are required to be carried out in accordance with the Salvage Plan provided by the Applicant. Council's Heritage Officer has advised that the Salvage Plan is acceptable, and it is recommended that specific conditions be imposed to ensure the Salvage Plan is followed and that appropriate works are completed prior to any demolition works commencing.

Following a detailed assessment, Council's Heritage Officer has raised no objection to the proposed works, subject to conditions of consent which require an archival recording of buildings that are to be demolished, compliance with the Demolition Report recommendations, the Peer Review of Heritage Assessment and the Salvage Plan, in order to ensure the identified items are to be carefully salvaged, safely stored during any on site works and reinstated as part of any future Interpretation Plan. This includes details identifying any items, including the Able Seaman Allan Richard Maunsell Memorial Chair, are tagged and catalogued with reference to their original location, dimensions, new storage location, and details and evidence of the location/storage facility for the salvaged items, including those identified in the Salvage Plan, such as evidence of congregational and community involvement with

the site, including signs, plaques, furniture, war memorials, burial ashes, stained glass windows etc.

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

There are no planning agreements applicable to the proposal.

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

The proposed development is not inconsistent with the provisions of the Environmental Planning and Assessment Regulation, 2021.

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

The assessment of this application concludes that the proposed demolition works will not result in any unacceptable environmental impacts on both the natural and built environments. However, based on the number of submissions received, it is acknowledged that there may be a perceived social impact for members of the community. The perceived social impact stems from the loss of local heritage and a place of social and spiritual significance to the community.

As already mentioned throughout this report, the site has not been identified as a heritage item. A detailed history of the site, as provided by Council's Heritage Officer (and reproduced in this report), has identified a long history of development and approvals on the site. It also highlights that the matter of placing a Heritage Order on the site has been considered by Council numerous times and ultimately the listing did not proceed. In this regard, whilst the community concerns have been taken into consideration, the specific matter of the site being identified as an item of heritage significance is not applicable to the site. Despite this, heritage reports have been submitted with the application and considered by Council's Heritage Officer and have been found to make appropriate provision for recording of the historical significance of the site, and therefore the development application can be supported.

Further, it is also noted that an SSDA (SSD-79709963) is currently under assessment for the redevelopment of St Paul's Anglican Church site (the subject site) to provide a 23-storey mixed-used building including a place of public worship. It is recommended by GBA Heritage in the Demolition Report, that any approval of the SSDA would require a heritage interpretation strategy to be implemented in any new development. The Demolition Report, Review of Heritage Assessment and Salvage Plan are required to be complied with in this current DA-438/2025 and will inform that future interpretation strategy.

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

The proposal is permissible with development consent. The proposal seeks to demolish the existing structures on the site to make the site suitable for a future development. The application has been assessed under Section 4.15 of the Act, and as demonstrated throughout the body of this report, the proposal complies with the relevant matters for consideration. Subsequently, the site is suitable for the proposal.

Submissions [section 4.15(1)(d)]

The application was advertised and notified for a period of 21 days from 14 May 2025 until 3 June 2025. Thirty-six (36) submissions (comprising of 36 unique submissions) in objection to the proposed development were received during this period, which raised concerns relating to the following summarised issues:

1. Loss of local heritage

Submission: *The proposed development will add to the loss of local heritage and a place of social and spiritual significance to the community.*

Response: As already mentioned throughout this report, refer to both the Development Control Plans and “The likely impacts of development” sections, the site is not identified as a heritage item nor an item of heritage significance.

2. Loss of memorial elements

Submission: *The proposed development will result in the loss of people’s contributions to St Paul’s Church, the stained-glass windows and memorials to WWI and WWII veterans and members of the congregation/clergy.*

Response: Council’s Heritage Officer reviewed the development application and requested that a detailed Salvage Plan/Schedule be prepared by a suitably qualified heritage consultant and be submitted for assessment.

The purpose of the Salvage Plan (see attachment E) was to identify evidence of congregational and community involvement with the site, including signs, plaques, furniture, war memorials, burial ashes, stained glass windows etc. The Plan was to demonstrate how these elements would be catalogued, labelled, salvaged, stored and indicated in any possible future Heritage Interpretation Plan.

The Salvage Plan was reviewed by Council’s Heritage Officer. The Plan was found to be acceptable, and conditions of consent were provided, requiring the Plan to be implemented in full prior to any demolition occurring.

3. Loss of open space/vegetation

Submission: *The proposed development will result in the loss of vegetation and open space.*

Response: The proposed works are for the demolition of built structures on the site only. No vegetation is proposed to be removed.

4. *Religious concerns*

Submission: *Concern relating to the loss of churches within the locality.*

Response: Planning legislation does not concern itself with the demand for Places of Public Worship within a specified area. The need or demand for a place of public worship and its location is essentially determined by “market forces” and therefore this concern cannot be relied upon as a reason to not support this development application.

5. *Future development*

Submission: *Impact of future development on the locality.*

Response: The proposed works are for the demolition of built structures on the site only. No development works are proposed as part of this application. The impact of any future development on the locality would be a matter for assessment if and when a development application is considered for the site's redevelopment.

6. *Impacts on Property values*

Submission: *The future development will negatively impact property values.*

Response: The future development of this site is not a matter that is before Council and cannot be considered as part of the assessment of this development application.

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

The proposal would not contravene the public interest. It is considered that the development application makes appropriate provision for the cataloging and preservation of any relevant historical elements of the existing structure, and that the matters raised in public submissions have been satisfactorily addressed.

CONCLUSION

Development Application DA-438/2025 has been assessed in accordance with the matters for consideration contained in Section 4.15 of the *Environmental Planning and Assessment Act 1979* requiring, amongst other things, an assessment against the relevant provisions contained in 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 proposal is permissible with consent and appropriately considers the impacts of the demolition works on the site. Demolition Report, Review of Heritage Assessment and Salvage Plan proposed will preserve and maintain the special characteristics and items of the site and will ensure the site is suitable for future new development.

RECOMMENDATION

It is recommended that Development Application DA-438/2025 be **APPROVED** subject to Conditions of Consent in Attachment 2.

GENERAL CONDITIONS

Number	Condition																																								
1.	<p>Approved Plans and Supporting Documentation</p> <p>Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table><tr><th colspan="5">Approved plans</th></tr><tr><th>Plan Number</th><th>Revision Number</th><th>Plan title</th><th>Drawn by</th><th>Date of plan</th></tr><tr><td>PLA-DA-001</td><td>01</td><td>Existing Site Plan</td><td>Plus Architecture</td><td>4/11/2024</td></tr><tr><td>PLA-DA-002</td><td>01</td><td>Demolition Plan</td><td>Plus Architecture</td><td>4/11/2024</td></tr></table> <table><tr><th colspan="4">Approved documents</th></tr><tr><th>Document title</th><th>Version number</th><th>Prepared by</th><th>Date of document</th></tr><tr><td>Demolition Report</td><td>Issue B</td><td>GBA Heritage</td><td>November 2024</td></tr><tr><td>Review of Heritage Assessment</td><td>J6372_01</td><td>Weir Phillips</td><td>15 August 2024</td></tr><tr><td>Salvage Plan</td><td>Issue C</td><td>GBA Heritage</td><td>July 2025</td></tr></table> <p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>	Approved plans					Plan Number	Revision Number	Plan title	Drawn by	Date of plan	PLA-DA-001	01	Existing Site Plan	Plus Architecture	4/11/2024	PLA-DA-002	01	Demolition Plan	Plus Architecture	4/11/2024	Approved documents				Document title	Version number	Prepared by	Date of document	Demolition Report	Issue B	GBA Heritage	November 2024	Review of Heritage Assessment	J6372_01	Weir Phillips	15 August 2024	Salvage Plan	Issue C	GBA Heritage	July 2025
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2.	<p>Comply with Development Consent</p> <p>The proposal shall comply with the conditions of this Development Consent.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>																																								

DEMOLITION WORK BEFORE DEMOLITION WORK COMMENCES

3.	<p>Temporary fence or hoarding</p> <p>A fence must be erected around the area of the development site, except where an existing 1.8 metres high boundary fence is in good condition and can secure the area. Any new fencing must be temporary and at least 1.8 metres high. All fencing must be maintained throughout the construction period to ensure that the work area is secured.</p> <p>Where the work is located within 3.6m of a public place, then a Type A or Type B hoarding must be constructed appropriate to the work proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval before the commencement of building work/s.</p>
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	3.204 Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.
4.	WC temporary toilet facilities on site Before the commencement of work, the consent holder must provide a temporary on-site toilet if access to existing toilets on site is not adequate/available. Temporary on-site toilet facilities must be installed and be adequately maintained throughout the construction period. 3.206 Condition reason: To ensure compliance with the relevant New South Wales legislation.
5.	Install Erosion control Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site). 3.207 Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
6.	Soil and water management warning sign Council's warning sign for Soil and Water Management must be displayed throughout the construction period at the most prominent point of the site, visible to both the street and site. 3.208 Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
7.	Sign with principal certifier details A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out: <ol style="list-style-type: none"> showing the name, address and telephone number of the principal certifier for the work, and showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and stating that unauthorised entry to the work site is prohibited. Any such sign is to be maintained while the building work or demolition work is being carried out and must be removed when the work has been completed. Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building. 3.209.P Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
8.	Tree protection measures Before the commencement of any site or demolition work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place. 3.801.S

	Condition reason: To protect the natural environment of the development site and adjoining lands.
9.	<p>Archival Recording of Buildings that are to be Demolished</p> <p>Prior to demolition commencing, Council and the Certifying Authority must be provided with evidence that Council has received and approved a full archival record of the buildings and landscape elements to be demolished.</p> <p>The photographic archival recording is to be submitted in a digital format only and is to include the following:</p> <ol style="list-style-type: none"> Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties and directional details of photographs taken. Coloured photographs of: <ol style="list-style-type: none"> Each elevation (including interiors); Each structure, built features and landscape features (including interiors); Views to the subject property from each street and laneway or public space; Loose furniture, fixtures and fittings as well as all salvaged elements of the church that form part of the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025. <p>Photographic archival records must be taken in accordance with the 2025 guidelines authored by the Department of Climate Change, Energy, the Environment and Water.</p> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
10.	<p>Salvage Plan</p> <p>Prior to demolition commencing, Council and the Certifying Authority must be provided with a methodology on how the items in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 are to be carefully salvaged, safely stored during any on site works and reinstated as part of a future Interpretation Plan.</p> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
11.	<p>Salvage Plan</p> <p>Prior to the commencement of demolition work Council and the Certifying Authority must be provided with details indicating the items identified in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 as well as the Able Seaman Allan Richard Maunsell Memorial Chair have been tagged and catalogued with reference to their original location, dimensions, and new storage location.</p> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
12.	<p>Salvage Plan</p> <p>Prior to demolition commencing Council and the Certifying Authority must be provided with details and evidence of the location/storage facility for the salvaged items as well as all the items identified in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 including the Able Seaman Allan Richard Maunsell Memorial Chair.</p> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>

DURING DEMOLITION WORK

13.	<p>Demolition Conditions</p> <p>The demolition of all structures currently existing on the property must be undertaken, subject to strict compliance with the following: -</p> <ol style="list-style-type: none"> a. The developer is to notify adjoining residents seven (7) working days before demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site. b. Written notice is to be given to Canterbury-Bankstown Council for inspection before demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections shall be undertaken by Canterbury-Bankstown Council: <ol style="list-style-type: none"> i. A <i>precommencement</i> inspection shall be carried out by Council when all the site works required as part of this consent are installed on the site and before demolition commencing. ii. A final inspection shall be carried out by Council when the demolition works have been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this consent. <p>NOTE: Payment of an inspection fee at Council's current rate will be required before each inspection. Council requires 24 hours notice to carry out inspections. Arrangements for inspections can be made by phoning 9707 9410 or 9707 9635.</p> <ol style="list-style-type: none"> c. Before demolition, the consent holder must erect a sign at the front of the property with the demolisher's name, license number, contact phone number and site address. d. Before demolition, the consent holder must erect a 2.4m high temporary fence or hoarding between the work site and any public place. Access to the site shall be restricted to Authorised Persons Only and the site shall be secured against unauthorised entry when the building work is not in progress or the site is otherwise unoccupied. Where demolition is to occur within 3m of a public place a Work Permit application for the construction of a Class A or Class B hoarding shall be submitted to Council for approval. e. The demolition plans must be submitted to the appropriate Sydney Water Office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the demolition plans will be stamped indicating that no further requirements are necessary. f. Demolition is to be carried out in accordance with the appropriate provisions of Australian Standard AS2601-2001. g. Demolition work may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. h. Where materials containing asbestos cement are to be removed, demolition is to be carried out by licensed contractors who have current Workcover Accreditation in asbestos removal. i. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of WorkCover NSW and the NSW EPA "Environmental Guidelines:
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	<p>Assessment, Classification and Management of Liquid and Non-Liquid Wastes 2004'.</p> <p>j. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.</p> <p>k. During demolition, the public footway and public road shall be clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (NOT hosed) clean of any material, including clay, soil and sand. (NOTE: If required, Council will clean the public road/footway at the consent holder's expense). On the spot fines may be levied by Council against the demolisher and or owner for failure to comply with this condition.</p> <p>l. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.</p> <p>m. The burning of any demolished material on site is not permitted and offenders will be prosecuted.</p> <p>n. Care shall be taken during demolition to ensure that existing services on the site (i.e.. sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services shall be repaired by the relevant authority at the consent holder's expense.</p> <p>o. Suitable erosion and sediment control measures shall be erected before the commencement of demolition works and shall be maintained at all times.</p> <p>p. Before the demolition of any building constructed before 1970, a Work Plan shall be prepared and submitted to Council in accordance with Australian Standard AS2601-2001 by a person with suitable expertise and experience. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.</p> <p style="text-align: right;">3.201</p>
	<p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
14.	<p>Hours of Work</p> <p>Site work must only be carried out between the following times –</p> <p>a. 7.00 am and 5.00 pm on Monday to Saturday.</p> <p>b. No construction is to be carried out at any time on a Sunday or a public holiday.</p> <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p style="text-align: right;">4.204.S</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
15.	<p>Noise and Vibration</p> <p>While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved documentation.</p>

	<p>Where no noise and vibration management plan is approved under this consent, the certifier is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the site work is being carried out.</p> <p style="text-align: right;">4.205.S</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
16.	<p>Excavated safety</p> <p>Any excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the consent holder must, at their own expense:</p> <ol style="list-style-type: none"> Protect and support the building, structure or work from possible damage from the excavation, and Where necessary, underpin the building, structure or work to prevent any such damage. <p>This consent condition does not apply if the consent holder owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>The owner of any affected buildings is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.</p> <p style="text-align: right;">4.308</p>
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
17.	<p>Hazardous finds</p> <p>Any new information revealed during demolition work/s that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the principal certifier. Works are to cease until the new information is evaluated by an appropriately qualified and experienced environmental consultant and an appropriate response determined by the consent holder and/or owner which is agreed to by Council. Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the new contamination information.</p> <p style="text-align: right;">4.601</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
18.	<p>No Stockpiling</p> <p>There must not be any stockpiling of building spoil, materials, or storage of equipment on the public road during the demolition period. The footway and the road reserve must always be maintained in a safe condition. No work can be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.</p> <p style="text-align: right;">4.605</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>

19.	<p>Implementation of the site management plans</p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> the measures required by any of the plans approved as part of this determination notice (see Conditions 1 and 9-12) must be implemented at all times, and a copy of these plans must be kept on site at all times and made available to council officers upon request. <p style="text-align: right;">4.701.S</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
20.	<p>Tree protection during work</p> <p>While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:</p> <ol style="list-style-type: none"> the construction site management plan (where approved) under this consent, the relevant requirements of AS 4970 Protection of trees on development sites, Council's relevant development control plan (in force as at the date of determination of this consent) and any arborist's report approved under this consent. <p>This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</p> <p style="text-align: right;">4.807.S</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
21.	<p>Tree protection</p> <p>All work carried out on or around protected trees during demolition, clearing and construction shall comply with Australian Standard AS 4373 – "Pruning of amenity trees" and Australian Standard AS 4970 – "Protection of trees on development sites". Site specific conditions relating to tree protection shall take precedence over this requirement.</p> <p style="text-align: right;">4.806</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
22.	<p>Threatening of trees</p> <p>If any trees to be retained and protected are threatened by demolition, building or other site works through accidental omission or unforeseen circumstances, the approving authority is to be notified immediately in writing before such work is continued so that this issue can be resolved.</p> <p style="text-align: right;">4.810</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
23.	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered:</p> <ol style="list-style-type: none"> the work in the area of the discovery must cease immediately; the following must be notified <ol style="list-style-type: none"> for a relic – the Heritage Council; or for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>Site work may recommence at a time confirmed in writing by:</p>

	<p>a. for a relic – the Heritage Council; or</p> <p>b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.</p> <p>In this condition:</p> <p>“relic” means any deposit, artefact, object or material evidence that:</p> <ul style="list-style-type: none"> • relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and • is of State or local heritage significance; and <p>“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</p> <p style="text-align: right;">4.901.S</p> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
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