

REVIEW OF ENVIRONMENTAL FACTORS

Proposed demolition of 2 x residential flat buildings and ancillary structures, and removal of trees

at

150-152 The Boulevarde & 34 Dudley Street, Punchbowl NSW 2196

September 2025





Acknowledgement of Country

Homes NSW acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by Homes NSW

nsw.gov.au/homes-nsw

REVIEW OF ENVIRONMENTAL FACTORS

First published: September 2025

Department reference number: D25/2308618

On February 1, 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.

Homes NSW

Postal address: Locked Bag 5022, Parramatta, NSW 2124

<http://www.nsw.gov.au/homes-nsw>

ABN 24 960 729 253

This document may only be used for the purposes associated with the subject activity to which this Part 5 Review of Environmental Factors relates and to the extent authorised under the provisions of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021, for the express purposes set out under that legislation, and may not otherwise be copied, reproduced, distributed or used without the written permission of the authors.

DOCUMENT CONTROL REGISTER

The following register documents the preparation and issue of this Part 5 Review of Environmental Factors (REF), prepared by NSW Department of Communities and Justice – Homes NSW – for the Minister administering the Housing Act 2001.

No	Date	Version	Change since last version	Pages
1	18 August 2025	v1	Not applicable – initial version	All
2	11.09.2025	v2	LAHC Minor edits	Various
3	17.09.2025	V3	Final edits	Various
4	30.09.2025	V4	Response to independent Assessor comments	12, 49 & 50

DOCUMENT SIGN-OFF

REF prepared and peer reviewed by:	
Having prepared the Review of Environmental Factors: - I have declared any possible conflict of interests (real, potential or perceived) to the Executive Director, Portfolio Development, Housing Portfolio, Homes NSW. - I do not consider I have any personal interests that would affect my professional judgement. - I will inform the Executive Director, Portfolio Development, Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.	
Name:	Janelle Batiller
Designation:	Planner, Planning & Assessment, Homes NSW
Signature:	 Date: 12 September 2025
REF peer reviewed by:	
Name:	Rajlaxmi Kshirsagar
Designation:	Senior Planner, Planning and Assessment, Homes NSW
Signature:	 Date: 30 September 2025
REF peer reviewed by:	
Name:	Lara Huckstepp
Designation:	Team leader, Assessment, Homes NSW

Signature:



Date: 12 September 2025

REF endorsed by:

I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Name: Carolyn Howell

Designation: Manager, Assessment, Homes NSW

Signature:



Date: 17 September 2025

REF authorised for issue by:

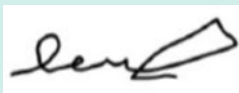
Having authorised the issuing of this Review of Environmental Factors:

- I have declared any possible conflict of interest (real, potential or perceived) to the Executive Director, Portfolio Development, Housing Portfolio, Homes NSW.
- I do not consider I have any personal interests that would affect my professional judgement.
- I will inform the Executive Director, Portfolio Development, Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

Name: Ambrose Marquart

Designation: Acting Director, Planning and Assessment, Homes NSW

Signature:



Date: 30 September 2025

Contents

1	Executive Summary	8
2	Introduction	10
2.1	Purpose of this Review of Environmental Factors (REF)	10
2.2	Assessment Methodology	11
3	Existing Site & Locality	12
3.1	Existing Site and Immediately Adjoining Development	12
3.2	Site Description	18
3.3	Neighbouring Development and Locality	19
4	Project Description	20
4.1	Demolition	20
4.2	Removal of Trees	20
4.3	Demolition activities and timeframes	21
4.4	Supporting information	23
5	Zoning and Permissibility	25
6	Planning and Design Framework	26
6.1	Environmental Planning and Assessment Act 1979	26
6.2	Biodiversity Conservation Act 2016 (BC Act)	26
6.3	Other Acts	26
6.4	Environmental Planning and Assessment Regulation 2021	27
6.5	State Environmental Planning Policy (Housing) 2021	29
6.6	Other State Environmental Planning Policies	33
6.7	Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)	36
6.8	Canterbury-Bankstown Development Control Plan 2023	37
7	Notification, Consultation and Consideration of Responses	40
7.1	Council Notification	40
7.2	Notification of Occupiers of Adjoining Land and Other Persons	41
7.3	Notification of Specified Public Authorities	42
8	Review of Environmental Factors	43
8.1	Neighbourhood Character	43
8.2	Visual Impact	43
8.3	Traffic & Parking	43
8.4	Flora and Fauna	44
8.5	Heritage (European / Indigenous)	45
8.6	Soils / Contamination / Acid Sulfate Soils / Salinity	46
8.7	Drainage / Flood Prone Land / Hydrology/ Water Quality	46
8.8	Bushfire Prone Land	47
8.9	Noise and Vibration	47
8.10	Air Quality	47
8.11	Waste Minimisation	47
8.12	Resource Use & Availability	Error! Bookmark not defined.
8.13	Community / Social Effects	49
8.14	Cumulative Impact Assessment	50
9	Conclusion	52

9.1	Summary of Key Issues Raised in Assessment.....	52
9.2	Recommendation.....	52
10	Appendices.....	53

List of Figures

Figure 1	Location Plan (Source: Nearmaps obtained on 28 January 2025).....	13
Figure 2	Development site view from the corner of Dudley Street and The Boulevard – 150-152 The Boulevard Street, Punchbowl (Source – Homes NSW, 20 May 2025).	13
Figure 3	Development site view from Dudley Street – 150-152 The Boulevard Street, Punchbowl (Source – Homes NSW, 20 May 2025).	14
Figure 4	Development site – 34 Dudley Street, Punchbowl (Source – Homes NSW, 20 May 2025)....	14
Figure 5	Adjoining property to northeast of the site at 149 The Boulevard Street (Source – Google Streetview obtained on 26 May 2025).	15
Figure 6	Adjoining development - 27 Rosemont Street S (Source - Google Streetview obtained on 26 May 2025)	15
Figure 7	Adjoining development – 36 Dudley Street (Source – Google Streetview obtained on 26 May 2025).	16
Figure 8	Existing rail infrastructure located opposite the site to the north along The Boulevard, Punchbowl (Source – Homes NSW, 20 May 2025).....	16
Figure 9	Adjacent property at 153 The Boulevard (northwest of the site) (Source – Google Streetview obtained on 26 May 2025).	17
Figure 10	Adjacent property at 19 Dudley Street (southwest of the site) (Source – Google Streetview obtained on 26 May 2025).....	17
Figure 11	Adjacent property at 21 Dudley Street southwest of the site (Source – Homes NSW, 20 May 2025).	18
Figure 12	Detailed demolition plan (Source – Collins and Turner)	20
Figure 13	Land zoning map, site outlined in Red (Source: NSW Planning Portal Spatial Viewer, accessed 27 June 2025)	25
Figure 15	Map of Properties Notified of the Proposed Development (Source: Homes NSW).....	41

List of Tables

Table 1	Construction activities and anticipated project timeframes.....	21
Table 2	Supporting information.....	23
Table 3	Compliance with subsection 3 of Section 5.5 of the EPA&Act 1979.....	26
Table 4	Environmental Planning and Assessment Regulation 2021 [Section 171].....	27
Table 5	Factors to be taken into account concerning the impact of an activity on the environment.	27

Table 6 Compliance with relevant provisions under Chapter 2, Part 2, Division 6 of the HSEPP for ‘residential development without consent’ carried out by the Minister29

Table 7 Compliance with other applicable State and Environmental Planning Policies33

Table 8 Brief checklist for guiding an initial evaluation.....35

Table 9 Canterbury-Bankstown Local Environmental Plan 2023.....36

Table 10 Canterbury-Bankstown Development Control Plan 2023.....37

Table 11 Issues raised in Council submission.....40

1 Executive Summary

Part of the land the subject of this Review of Environmental Factors (REF) (Lot 1 in DP 735045) was transferred to the Minister administering the *Housing Act 2001* (Minister) pursuant to an order made by the Minister on 12 May 2025 under section 35G of the *Housing Act 2001* with an effective transfer date of 9 June 2025. In addition, any act, matter or thing done or omitted to be done in relation to assets (including land) owned by NSW Land and Housing Corporation (NSW LAHC) is taken to have been done or omitted by, to or in relation to, the Minister (section 2(e) of Schedule 2A of the *Housing Act 2001*).

Under section 35F of the *Housing Act 2001*, the Minister has the same functions as the NSW LAHC under relevant legislation, which includes the *Environmental Planning and Assessment Act 1979* (EP&A Act), and any regulations or subordinate instruments made under that Act.

The remainder of the site, being Lot 34, Section 4 in DP 5701, will be transferred to the Minister and a Deed of Transfer of Land has been signed by the Head of Housing Portfolio, as a delegate of the NSW LAHC, and the Executive Director of Portfolio Development, as a delegate of the Minister on 17 September 2025 to give effect to this.

The subject site is located at 150-152 The Boulevarde & 34 Dudley Street, Punchbowl, and is legally described as Lot 34 Section 4 in Deposited Plan 5701 & Lot 1 in Deposited Plan 735045. The proposed development is described as follows:

Proposed demolition of 2 x residential flat buildings and ancillary structures, and removal of trees.

Demolition is permitted with consent under the provisions of the applicable local environmental planning instrument being the *Canterbury-Bankstown Local Environmental Plan 2023* and is therefore permitted without consent under the provisions of Chapter 2, Part 2, Division 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) as the site is non-heritage land and is not within a heritage conservation area.

The removal of trees on the site is covered by the definition of consent under Section 6 of the Housing SEPP. It has therefore been incorporated in this review of environmental factors under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

The REF demonstrates the following:

- From an analysis of the potential environmental impacts associated with the proposed activity, it has been concluded that the preparation of an Environmental Impact Statement is not required.
- Based on a review of the potential environmental impacts resulting from the proposed activity it has been determined that, subject to implementation of mitigation measures to be incorporated as identified requirements, the activity will not have any significant adverse impact on the environment.
- The proposed activity will not have any effect on matters of national significance and its approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required.
- The proposed demolition adequately satisfies the requirements of the *Canterbury-Bankstown Local Environmental Plan 2023* (CBLEP2023) and *Canterbury-Bankstown Development Control Plan 2023* (CBDPC2023).
- There are no separate approvals, authorisations or notifications required in relation to the proposed activity prior to determination under Part 5 of the EP&A Act or under any other Acts.
- Canterbury-Bankstown Council and occupiers of adjoining land were notified of the proposed activity under the provisions of Housing SEPP. A response was received from Council dated 3 July 2025. Comments on the response are provided in Section Error! Reference source not found. of this REF. A

response from Sydney Metro was received dated 25 August 2025 advising no concerns are raised with the activity. No submissions were received from occupiers/owners of adjoining lands.

- The proposal has considered the Good Design for Social Housing (September 2020), and the NSW Land and Housing Corporation Design Requirements (February 2023) as relevant.

The proposed activity, when carried out in accordance with the environmental mitigation measures outlined in the REF, will not result in any significant and long-term negative impacts on the environment and can proceed subject to the implementation of the identified requirements of determination contained in the **Activity Determination**.

2 Introduction

This Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is for an activity involving the demolition of 2 x residential flat buildings and ancillary structures, and removal of trees at 150 The Boulevard & 34 Dudley Street, Punchbowl.

The activity¹ will be carried out by, or on behalf of, the Minister administering the *Housing Act 2001* and is 'development without consent' under the Housing SEPP.

This REF has been prepared by Homes NSW in satisfaction of the provisions of Part 5 of the EP&A Act and Part 8 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulations).

A Statement of Compliance accompanying this REF certifies that in accordance with the requirements of the EP&A Act, all matters affecting or likely to affect the environment by reason of the proposed activity have been taken into account to the fullest extent possible and the activity will not have a significant impact on the environment.

Part of the land the subject of this REF (Lot 1 in DP 735045) was transferred to the Minister pursuant to an order made by the Minister on 12 May 2025 under section 35G of the *Housing Act 2001* with an effective transfer date of 9 June 2025. The Minister became the legal owner of this land on 9 June 2025 even though the NSW Land Registry Services title register had not been updated (Schedule 2A, section 2(a) of the *Housing Act 2001*). In addition, any act, matter or thing done or omitted to be done in relation to assets (including land) owned by NSW LAHC is taken to have been done or omitted by, to or in relation to, the Minister (section 2(e) of Schedule 2A of the *Housing Act 2001*).

The remainder of the site, being Lot 34, Section 4 in DP 5701, will be transferred to the Minister and a Deed of Transfer of Land has been signed by the Head of Housing Portfolio, as a delegate of the NSW LAHC, and the Executive Director of Portfolio Development, as a delegate of the Minister on 17 September 2025 to give effect to this.

Under section 35F of the *Housing Act 2001*, the Minister has the same functions as the NSW LAHC under relevant legislation, which includes the EP&A Act, and any regulations or subordinate instruments made under that Act.

2.1 Purpose of this Review of Environmental Factors (REF)

The purpose of this REF is to assist the Minister to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP&A Act and Section 171 of the EP&A Regulation by:

- Describing the existing environment
- Describing the proposed activity
- Analysing the potential impacts of the activity on the environment
- Identifying measures to mitigate those impacts
- Analysing whether the activity, with the mitigating measures in place, will have a significant impact on the environment; and
- Recommending identified requirements to ensure the mitigating measures are implemented if the activity were to proceed.

¹ Note: The proposed development is permitted without consent and is therefore subject to environmental impact assessment as an 'activity' under Part 5 of the Environmental Planning and Assessment Act 1979.

2.2 Assessment Methodology

The following methodology was applied in undertaking this REF for the proposed development activity under Part 5 of the EP&A Act:

- A section 10.7 Planning Certificate was obtained for the site. The zoning was confirmed against the current applicable environmental planning instrument, which is the *Canterbury-Bankstown Local Environmental Plan 2023* (CBLEP2023).
- It was determined that the demolition of buildings and structures is 'permitted with consent' under the provisions the CBLEP 2023 and can be carried out 'without consent' under the provisions of the Housing SEPP.
- A site inspection was undertaken on 20 May 2025.
- A desktop analysis and investigation of the site and surrounds was undertaken based on site clearance information to determine the suitability of the site for the proposed development activity, particularly taking into account the existing site conditions, constraints and local context. Relevant local planning controls and State and Commonwealth Government legislation were considered in the environmental assessment of the proposed development activity.
- An environmental impact analysis was undertaken to determine if an Environmental Impact Statement was required.
- Potential environmental impacts identified in the analysis and measures to mitigate these impacts were subsequently discussed in the Review of Environmental Factors; and
- Identified requirements incorporating the mitigation measures for undertaking the proposed development activity were identified for inclusion in the recommendation for approval of the activity.

3 Existing Site & Locality

3.1 Existing Site and Immediately Adjoining Development

The site is located within the Canterbury-Bankstown Local Government Area (LGA) and comprises of 2 allotments: Lot 34, Section 4 in Deposited Plan 5701 (34 Dudley Street), and Lot 1 in Deposited Plan 735045 (150-152 The Boulevarde). A location plan is provided in **Figure 1**.

The subject site at 150-152 The Boulevarde is situated on a corner lot. The site is currently occupied by a red brick residential flat building that comprises of 3 storeys, within the ground floor being an on-grade car parking level with 2 residential floors above. The existing development contains 26 units, and 5 of 26 units are currently in process of being relocated of 25 September 2025. The remaining tenants will be relocated to suitable properties as per approved relocation plan prior to commencement of demolition works. The existing building has a tiled roofs (refer to **Figures 2 and 3**). The subject site at 34 Dudley Street is situated to the south-east of 150-152 The Boulevarde and is a 2-storey residential flat building of white rendered finish (refer to **Figure 4**).

Immediately adjoining the site to the northeast is the property at 149 The Boulevarde (see **Figure 5**), which contains a 3 storey residential flat building of red brick construction with tiled roof. To the east of the site at 23 Rosemont Street South (see **Figure 6**) is a 4 storey residential flat building with brick construction and a red tiled roof. To the south of the site at 36 Dudley Street is a 2 storey residential flat building with a tiled roof and a red brick construction (**Figure 7**).

To the west of the site on the opposite side of Dudley Street is 153 The Boulevarde, which contains a single-storey red brick dwelling with a red tiled roof (**Figure 9**) and 19 Dudley Street which contains a 2 storey residential flat building of similar red brick and red tile construction (**Figure 10**). Also to the west of the site at 21 Dudley Street is a single-storey childcare facility known as *Kidsversity Early Learning Centre* (**Figure 11**).

To the north of the site on the opposite side of the Boulevarde is a railway line zoned SP2 – Rail Infrastructure Facility (**Figure 8**).



Figure 1 Location Plan (Source: Nearmaps obtained on 28 January 2025)



Figure 2 Development site view from the corner of Dudley Street and The Boulevard – 150-152 The Boulevard , Punchbowl (Source – Homes NSW, 20 May 2025).



Figure 3 Development site view from Dudley Street – 150-152 The Boulevard, Punchbowl (Source – Homes NSW, 20 May 2025).



Figure 4 Development site – 34 Dudley Street, Punchbowl (Source – Homes NSW, 20 May 2025).



Figure 5 Adjoining property to northeast of the site at 149 The Boulevard (Source – Google Streetview obtained on 26 May 2025).



Figure 6 Adjoining development - 27 Rosemont Street (Source - Google Streetview obtained on 26 May 2025)



Figure 7 Adjoining development – 36 Dudley Street (Source – Google Streetview obtained on 26 May 2025).



Figure 8 Existing rail infrastructure located opposite the site to the north along The Boulevard, Punchbowl (Source – Homes NSW, 20 May 2025).



Figure 9 Adjacent property at 153 The Boulevard (northwest of the site) (Source – Google Streetview obtained on 26 May 2025).



Figure 10 Adjacent property at 19 Dudley Street (southwest of the site) (Source – Google Streetview obtained on 26 May 2025).



Figure 11 Adjacent property at 21 Dudley Street southwest of the site (Source – Homes NSW, 20 May 2025).

3.2 Site Description

Copies of the Section 10.7(2) & (5) Planning Certificates (Nos 20253027 and 20253028 dated 2 May 2025 are provided in **Appendix C**.

The site has a total area of approximately 3,884.6m², a northwest frontage to The Boulevard of 44.5m, secondary frontage southwest to Dudley Street of 90.76m, side (eastern) boundary of 78.93m and a rear (southeast) boundary of 45.11m (refer to the submitted Detail and Level Survey Plan in **Appendix B**).

The site is not within a flood planning area and is not subject to flood related development controls based on the information provided in the Section 10.7 Certificate.

Water, sewer, electricity, gas, and telephone services are available to the site (refer to **Appendix K**). Water and telephone infrastructure are located along Dudley Street, with overhead power lines running along The Boulevard.

An Arboricultural Impact Assessment (AIA) has been prepared and is provided in **Appendix L**. The Arboriculture assessment identified 15 trees located within the site, 7 trees located on adjoining properties to the northeast boundary of the site, 2 trees on The Boulevard and 6 trees on the Dudley Street reserve. Of the 30 trees identified, 22 trees are to be retained and protected.

There are no encumbrances on title, section 10.7 certificates or indicated on the Detail and Level Survey Plan that are likely to impact on the proposed demolition works.

3.3 Neighbouring Development and Locality

3.3.1 Neighbouring development and locality

The surrounding neighbourhood comprises a well-established residential area, characterised by a mix of low to medium-density housing, including detached dwellings and multi-dwelling developments. The built form features a combination of traditional residences and more recent residential flat buildings (RFBs), typically ranging from 2 to 5 storeys in height (refer to **Figures 5 and 11**). The site is located near The Boulevard, a local road which runs parallel to the railway line, and Dudley Street, also a local road, both of which provide on-street parking along their lengths. The area maintains a suburban character, with newer developments gradually emerging within the traditional streetscape.

In close proximity to the site is the Punchbowl Station Precinct, which includes the Punchbowl town centre, the public open space of Warren Reserve, and Punchbowl Boys High School, all contributing to the amenity and accessibility of the area. The Punchbowl Train Precinct itself is a focal point for urban renewal and transport integration within the Canterbury-Bankstown Local Government Area. The existing Punchbowl Railway Station is undergoing significant upgrades as part of the Sydney Metro Southwest project. These improvements aim to modernise the station and surrounding public domain to better support increased housing density, improved transport connectivity, and enhanced public infrastructure.

3.3.2 Public transport

The site is well-serviced by public transport, with Punchbowl Station and several nearby bus stops located in close proximity. Punchbowl Station is approximately 450m northwest of the site, providing convenient access to the Sydney rail network. Additionally, a bus stop is located directly adjacent to the site along Dudley Street (Stop ID 219225). This stop is serviced by Route 941 (Bankstown to Hurstville via Greenacre), Route 944 (Bankstown to Mortdale via Peakhurst Heights), and Route S14 (Mount Lewis to Lakemba via Roselands). These routes offer direct connections to surrounding suburbs including Bankstown, Roselands, Beverly Hills, Penshurst, Peakhurst Heights, Mortdale, and Hurstville. They also provide convenient access to nearby train stations, shopping centres, and local commercial hubs.

While the area is predominantly residential, it is located near the Punchbowl town centre, a commercial precinct that offers a variety of day-to-day services and amenities for local residents. The site also benefits from proximity to public open space, including Warren Reserve. Additionally, the surrounding area features a range of community facilities, such as childcare centres, medical clinics, and places of worship.

4 Project Description

4.1 Demolition

The proposed activity involves the demolition of 1x2 storey and 1x3 storey residential flat buildings within the site, along with the removal of several trees. In addition to the main buildings, various ancillary structures - such as pathways, walkways, staircases, and other related features - are also proposed for removal. The demolition works are outlined in the demolition plan (refer to Error! Reference source not found.) provided under **Appendix A**.



Figure 12 Detailed demolition plan (Source – Collins and Turner)

4.2 Removal of Trees

The site contains 15 trees, of these 15 trees 7 trees will be retained and protected. There are 7 trees located on adjoining properties and 8 street trees including 2 trees on The Boulevard reserve, and 6 trees on the Dudley Street reserve.

A total of 8 trees are proposed for removal as part of the demolition works which are all located within the site. These trees are identified as tree No.s 1-5, 12, 14, and 15 and have been assessed in the Arboricultural Impact Assessment (**Appendix K**) as having low or nil retention value.

The removal of these trees is necessary to facilitate the proposed activity. Many of the trees are located in close proximity to the existing buildings and structures to be demolished and their removal is required to

facilitate demolition. In some cases, tree removal is recommended due to the individual trees not being considered suitable for retention.

Street trees and trees on adjacent properties will be retained and protected during demolition.

4.3 Demolition activities and timeframes

The anticipated demolition activities and associated timeframes are outlined in **Table 1**. Prior to work commencing at the site, Homes NSW will notify the council, neighbours and those who lodged a submission during the notification period of the outcome of the Part 5 activity process. A builder/demolition contractor will then be appointed through a tender process.

Table 1 Construction activities and anticipated project timeframes

Construction activity	Commentary	Recommended Mitigation Measure
Commencement date	Demolition is currently expected to commence at the beginning of June 2026 and be completed within 15 weeks of commencement.	Not applicable
Work duration/methodology	A Demolition Work Plan has been prepared by Moits which identifies the proposed work duration and methodology (refer to Appendix H) The work is expected to take approximately 15 weeks. The general works methodology would involve: • Site establishment and preparation • Services disconnection and hazardous materials management. • Internal strip out • Structural demolition and loadout; and • Site clean-up, earthworks and reinstatement.	Identified Requirement No. 1 is recommended to ensure demolition is carried out substantially in accordance with the Demolition Work Plan.
Work hours and duration/demolition	Works will be undertaken during the hours of 7.00am to 5.00pm Monday to Saturday, consistent with the requirements for complying development across NSW. No works will occur on a Sunday or public holiday.	Identified Requirement No. 33 is recommended to ensure compliance with the permitted hours of construction to mitigate adverse noise impacts.

Construction activity	Commentary	Recommended Mitigation Measure
Ancillary facilities	A temporary site compound and material stockpile areas would be established within the site. Site containment fencing will be erected to restrict public access to the site. Erosion and sediment control measures would be designed and implemented prior to undertaking the Activity. The controls would be maintained during the project and would not be removed until the site has been suitably stabilised.	Identified Requirement No. 15, 16 & 17 is recommended to ensure the construction site is appropriately managed throughout the demolition process. Identified Requirement No. 4 is recommended to ensure sediment control measures are implemented and maintained for the duration of works until the site has been stabilised.
Plant equipment	The main plant likely to be used for the works would include, but are not limited to: • Trucks, including truck trailer combinations • Excavator (22 and 50 tonne) • Handheld power and battery-operated tools • Dump trucks/skips; and • Other small equipment.	Identified Requirement No. 33 is recommended to ensure compliance with the permitted hours of construction to mitigate adverse noise impacts generated by the use of plant equipment on the site.
Earthworks	Once the superstructure is demolished, slabs, footings and underground services are removed, the site will be backfilled with site-won material. The site will be raked, levelled and made safe for the next phase.	Identified Requirement No. 1 is recommended to ensure the works are undertaken in accordance with the Demolition Works Plan.
Traffic management and access	Traffic management and access will be undertaken in accordance with the Demolition Traffic and Pedestrian Management Plan prepared by The Transport Planning Partnership (Appendix J). Vehicular access to the site for the demolition works will be via the two existing vehicular access crossings on Dudley Street. No impacts on street parking are expected from the proposed works.	Identified Requirement No. 1 is recommended to ensure the works are undertaken in accordance with the Demolition Traffic and Pedestrian Management Plan.

4.4 Supporting information

The proposal is detailed in the following plans, drawings and specialist reports and supporting information.

Table 2 Supporting information

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Demolition Plan – Appendix A				
Title Sheet	368_A_140	02	13 June 2025	Collins and Turner
Location Plan	368_A_141	01	13 June 2025	Collins and Turner
Site Photos	368_A_142	02	13 June 2025	Collins and Turner
Demolition Plan	368_A_143	03	13 June 2025	Collins and Turner
Demolition Works - Site layout	-	-	-	MOITS Down to Earth
Contour and Detail Survey – Appendix B				
Detail and Level Survey	52075 - Sheets 1 – 5	S	09 April 2025	Norton Survey Partners
Soil Erosion and Sediment Control Plan – Appendix F				
Erosion and sediment control Plan	103419-MMD-PUN-XX-DR-C-0011	02	10 June 2025	Mott Macdonald
Erosion and sediment control Details	103419-MMD-PUN-XX-DR-C-0015	02	10 June 2025	Mott Macdonald
Notification Plan – Appendix G				
Notification Plan	368A 141	01	13/06/25	Collins and Turner
Site Photos	368A 142	02	13/06/25	Collins and Turner
Demolition Plan	368 143	03	13/06/25	Collins and Turner
Demolition Work Plan – Appendix H				
Demolition Work Plan	-	-	-	MOITS
Demolition Works – site layout	-	-	-	MOITS
Demolition Waste Management Plan (WMP) - Appendix I				
Demolition Waste management Plan	-	C	12 June 2025	Elephants Foot Consulting
Demolition Traffic and Pedestrian Management Plan – Appendix J				
Demolition Traffic and Pedestrian Management Plan	25087	V02	04 June 2025	The Transport Planning Partnership
Arboricultural Impact Assessment Report – Appendix K				
Arborist's Impact Assessment Report - Demolition	AIA-01	A	23 May 2025	Arterra Design

Section 10.7 Planning Certificates – Appendix C

Lot 1 DP 735045, Cert no. 20253027 dated 02.05.2025 – Canterbury-Bankstown City Council

Lot 34 Section 4 DP 5701, Cert no. 20253028 dated 02.05.2025 – Canterbury-Bankstown City Council

Historical Titles and Deposited Plans – Appendix D

Title Search, Folio: 1/735045, Search date 12.09.2025, First Schedule: Minister Administering the Housing Act, 2001.

Title Search, Folio 34/4/5701, Search date 14.4.2025, First Schedule New South Wales Land and Housing Corporation

Deposited Plan 5701, Vol. 2577 Fol. 144. Search Date 06.10.2021.

Cadastral Records Enquiry: Lot 1 DP 735045 dated 14 April 2025. Land Registry services.

Cadastral Records Enquiry: Lot 34 of section 4 DP 5701, dated 14 April 2025. Land Registry services.

Covenant 689634H burdening the Lot 34 of Section 4 I DP 5701, dated 10 May 1911

Covenant A610684L burdening the lot 33 Section 4 in DP 5701, dated 29 October 1912

Note: Lot 34, Section 4, DP5701 will be transferred to the Minister and a Deed of Transfer of Land has been signed by the Head of Housing Portfolio, as a delegate of the NSW LAHC, and the Executive Director of Portfolio Development, as a delegate of the Minister, on 17 September 2025 to give effect to this.

Notification letters & submissions – Appendix L

Aboriginal Heritage Information Management System (AHIMS) – Appendix E

AHIMS Search Result, date 02 April 2025.

5 Zoning and Permissibility

The site is zoned R4 – High Density Residential under the *Canterbury-Bankstown Local Environmental Plan 2023* (CBLEP 2023). In accordance with Section 2.7 of the CBLEP 2023, demolition is identified as development permissible with consent. As such, demolition is permitted without consent under Section 43 of the *State Environmental Planning Policy (Housing)* (HSEPP). An extract of the land zoning map is included in **Figure 13**.

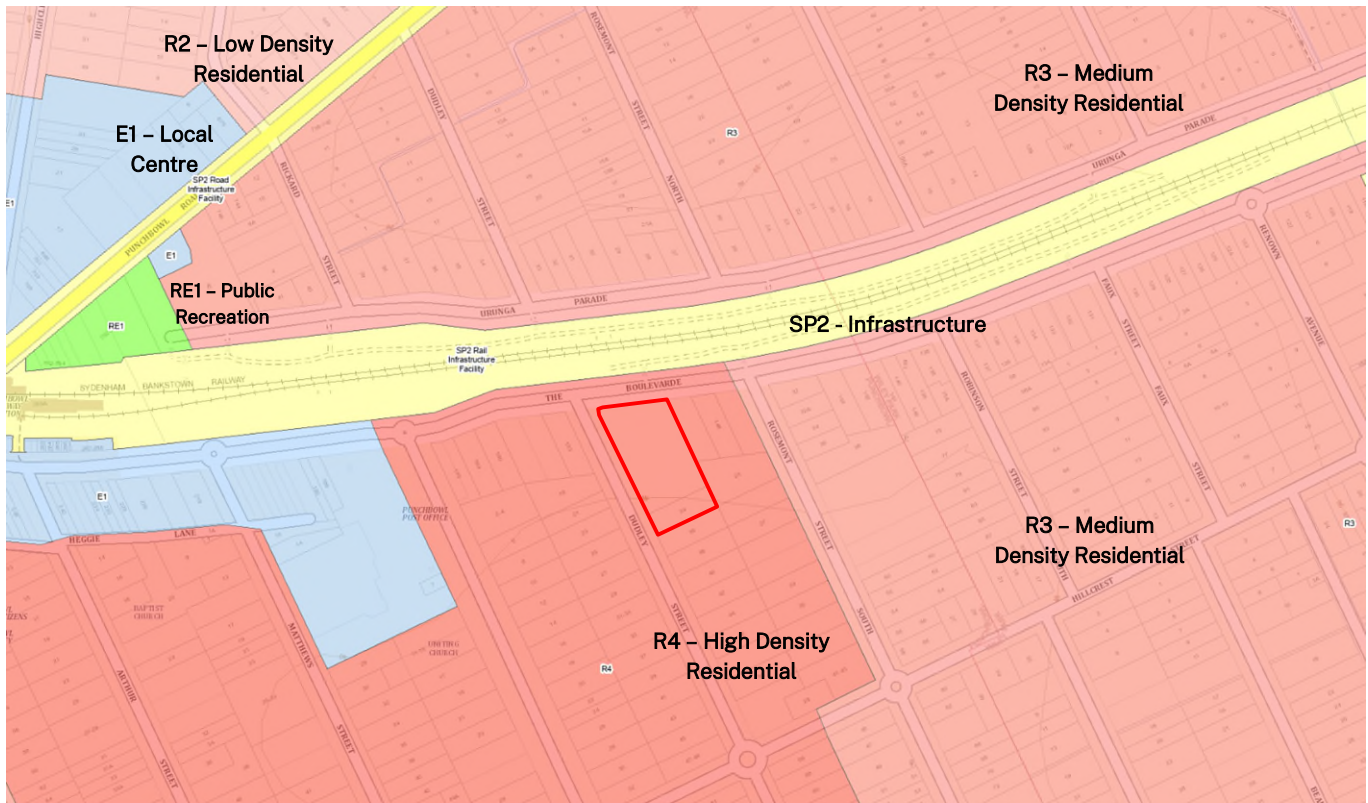


Figure 13 Land zoning map, site outlined in Red (Source: NSW Planning Portal Spatial Viewer, accessed 27 June 2025)

The relevant objective of the R4 zone, as set out in CBLEP2023 is:

- To provide for the housing needs of the community within a high density residential environment
- To provide a variety of housing types within a high density residential environment
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

The proposed demolition will make way for future higher density housing development that will meet the identified needs of the community in an accessible location that will maximise public transport usage and encourage active transport use. It will therefore be consistent with the objectives of the zone.

Part 2, Division 6 of the Housing SEPP permits residential development that may be carried out ‘with consent’ to be carried out by the Minister as ‘development without consent’ subject to the provisions set out under that Division. **Table 6** in subsection 6.5.1 of this REF demonstrates compliance with the relevant provisions of the SEPP.

6 Planning and Design Framework

6.1 Environmental Planning and Assessment Act 1979

6.1.1 Duty to consider environmental impact [Section 5.5]

Section 5.5(1) states that, for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Table 3 below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 3 Compliance with subsection 3 of Section 5.5 of the EPA&A Act 1979

Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
Sub-section 3 Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>).

6.2 Biodiversity Conservation Act 2016 (BC Act)

Part 7 of the BC Act sets out the test for determining whether a proposed development or activity is likely to significantly affect threatened species, ecological communities or their habitats. For the purposes of Part 5 of the EP&A Act, an activity is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species.

Based on the criteria set out in Section 7.3 of the BC Act, the proposed activity is unlikely to affect threatened species, ecological communities or their habitats and therefore no further assessment is necessary. This is because the land does not contain threatened species, endangered ecological communities or constitute habitat of threatened species or ecological communities. The proposed activity will neither be a key threatening process and the land is not part of or in the vicinity of any declared area of outstanding biodiversity value.

6.3 Other Acts

No other State and Commonwealth Acts are applicable to the proposed activity. The provisions of the *Contaminated Land Management Act 1997* are addressed in Section 6.6 with *State Environmental Planning Policy Resilience and Hazards* 2021.

6.4 Environmental Planning and Assessment Regulation 2021

6.4.1 Factors that must be taken into account concerning the impact of activity on the environment [Section 171]

For the purposes of Part 5 of the EP&A Act, the factors in **Table 4** and **Table 5** below have been taken into account in considering the likely impact of the proposed activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 4 Environmental Planning and Assessment Regulation 2021 [Section 171]

Factors to be taken into account concerning the impact of an activity on the environment.	Comment
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines.	No specific guidelines
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines.	Yes - Department of Planning and Environment issued "Guidelines for Division 5.1 assessments" made under Section 170 of the EPA regulation 2021

Table 5 Factors to be taken into account concerning the impact of an activity on the environment

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(a) environmental impact on the community	Yes	x	x	
(b) transformation of a locality;	Yes		x	
(c) environmental impact on the ecosystems of the locality;	NA			
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	Yes	x	x	
(e) effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	NA			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	NA			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	NA			
(h) long-term effects on the environment;	NA			
(i) degradation of the quality of the environment;	Yes	x	x	
(j) risk to the safety of the environment;	Yes	x	x	
(k) reduction in the range of beneficial uses of the environment;	NA			
(l) pollution of the environment;	Yes	x	x	
(m) environmental problems associated with the disposal of waste;	Yes	x	x	

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	NA			
(o) cumulative environmental effect with other existing or likely future activities.	Yes		x	
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 2]	NA			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Yes – discussed below in Section 6.4.2		x	
(r) other relevant environmental factors.	Yes – discussed in Section 8.		x	

Note 1: A 'significant' impact will trigger the need for an Environmental Impact Statement.

Note 2: The *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* provides guidance on considering projected climate change conditions such as sea level rise.

The proposed demolition is not expected to generate any significant or long-term impacts on the environment. The short-term impacts of the proposed demolition will be appropriately and efficiently managed through environmental protection measures for noise, dust, soil erosion and sediment control, traffic management and site safety, and the protection of retained trees. Impacts will be adequately addressed through identified mitigation measures.

6.4.2 Strategic Planning Framework

Connective City Local Strategic Planning Statement

The Canterbury-Bankstown *Connective City 2036* (CC 2036) strategy was endorsed by the City of Canterbury-Bankstown in 2022. It is a 14-year plan that documents future land use intensions for the City of Canterbury-Bankstown and provides clarity in the types of development that are likely to be supported by Council in certain areas.

The proposed demolition works will facilitate future higher density including affordable housing which will align with several objectives of the CC2036 strategy. By enabling the redevelopment of the site, the demolition directly contributes to one of the key priorities of *Evolution 6: providing affordable housing typologies for very low, low, and moderate-income households*.

Canterbury-Bankstown 2036 Community Strategic Plan

The Canterbury-Bankstown 2036 Community Strategic Plan, adopted by the Council in 2022, outlines a 14-year vision for the future of the region. It encompasses seven broad, interrelated themes that were shaped through extensive community consultation. These themes reflect the aspirations and priorities of the local community and are underpinned by a clear vision and seven strategic goals. These goals aim to foster collaboration among residents, government agencies, and local businesses to ensure sustainable growth and development.

The proposed demolition will enable more efficient use of land and will support the ongoing urban renewal of the area by facilitating the future re-development of the site for affordable housing. The proposal is therefore compatible with the objectives of the Community Strategic Plan.

Draft Punchbowl and Wiley Precinct Plan

In 2019, the City of Canterbury Bankstown Council (CBC) identified Punchbowl and Wiley Park as 'Village Centres' within a hierarchy of centres, in CBC's Local Strategic Planning Statement, Connective City 2036. This draft Punchbowl and Wiley Park Precinct Plan was prepared in May 2025 as an alternative approach to state government led approach for the Punchbowl and Wiley Park Transport Oriented Development (TOD) Precincts.

The precinct plan can deliver:

- housing capacity in line with State Government TOD+LMRH targets.
- Revitalised and Vibrant villages that support street life and cultural expression
- New and enhanced parks and plazas in the heart of the centres
- Green connection and through site links that support walking and cycling
- High-quality built form outcomes based on robust design and testing that can be translated into clear LEP and DCP controls.

The proposed demolition on the subject site will make way for affordable housing and will assist Council in delivering above mentioned objectives.

6.4.3 Activities in catchments [Section 171A]

The site is not located within a regulated catchment.

6.5 State Environmental Planning Policy (Housing) 2021

6.5.1 Development without Consent

Chapter 2, Part 2, Division 6 of the HSEPP permits the Minister to carry out certain development as 'development without consent' subject to the provisions set out under that section. **Table 6** below demonstrates compliance with the relevant provisions of Chapter 2, Part 2, Division 6 of the HSEPP.

Table 6 Compliance with relevant provisions under Chapter 2, Part 2, Division 6 of the HSEPP for 'residential development without consent' carried out by the Minister

Provision	Compliance
42 Development to which division applies	
(1) – This Division applies to residential development if -	
(a) the development is permitted with consent on the land under another environmental planning instrument, and	The proposed activity relates solely to the demolition of existing structures and tree removal and does not involve the construction or use of new residential development. As such, the applicability of this division is established under Section 42(2)(a). In any event demolition is permissible by virtue of clause 2.7 of CBLEP2023
(b) all buildings will have a height not exceeding the greater of –	Not applicable.

Provision	Compliance
(i) 11m, or (ii) the maximum permissible building height for the land, and	
(c) all buildings will have a floor space ratio not exceeding the greater of – (i) 0.65:1, or (ii) the maximum permissible floor space ratio for the land, and	Not applicable.
(d) the development will not result in more than 75 dwellings on a single site, and	Not applicable.
(e) for development on land in an accessible area – the development will result in the following parking spaces – (i) for each dwelling containing 1 bedroom – at least 0.4 parking spaces (ii) for each dwelling containing 2 bedrooms – at least 0.5 parking spaces (iii) for each dwelling containing at least 3 bedrooms – at least 1 parking space, and	Not applicable.
(f) for development on land that is not in an accessible area – the development will result in the following parking spaces – (i) for each dwelling containing 1 bedroom – at least 0.5 parking spaces (ii) for each dwelling containing 2 bedrooms – at least 1 parking space (iii) for each dwelling containing at least 3 bedrooms – at least 1.5 parking space, and	Not applicable.
(2) This division also applies to the following development if the development is permitted on the land under another environmental planning instrument –	Demolition is permitted with consent under Clause 2.7 of the CBLEP 2023.
(a) the demolition of buildings and associated structures if the building or structure is on land that – (i) is non-heritage land, and (ii) is not identified in an environmental planning instrument as being within a heritage conservation area,	The proposed demolition works comply with Clause 42(2)(a), as the buildings and associated structures are located on land that is not identified as heritage land and is not situated within a heritage conservation area. The subject site is not listed as a heritage item, nor is it located within an area designated as a heritage conservation area under any relevant environmental planning instrument. Accordingly, the demolition works meet the requirements of this section.
(b) the subdivision of land and subdivision works. Note – Section 32 prohibits the subdivision of a boarding house.	(b) Not applicable.
(3) This Division does not apply to – (a) development to which Chapter 2, Part 2, Division 5 applies, or	The proposed demolition works are not related to any development to which Chapter 2, Part 2, Division 5 of the SEPP applies.

Provision	Compliance
(b) development that is part of a project, or part of a stage of a project, that the Minister determined under the Act, former section 75P to be subject to the Act, Part 4.	Additionally, the proposed works are not part of a project, nor a stage of a project, that has been determined by the Minister under the Environmental Planning and Assessment Act (former section 75P) to be subject to Part 4 of the Act. Accordingly, the provisions of Clause 42(3) do not apply to this proposal.
(4) <i>State environmental planning policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the sections – (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Noted.
(5) In this section- Former section 75P means the Act, section 75P, as in force immediately before its repeal by the Environmental Planning and Assessment Amendment (Part 3A Repeal) Act 2011. non-heritage land means land that – (a) does not contain a heritage item, and (b) is not the subject of an interim heritage order under the Heritage Act 1977, and (c) is not listed on the State Heritage Register under the Heritage Act 1977.	Noted.
43 Development permitted without consent	
(1) Development specified in section 42(1) may be carried out without consent if the development is carried out by or on behalf of – (a) Landcom, if all dwellings resulting from the residential development are used for affordable housing, or (b) another relevant authority. (2) Development specified in section 42(2) may be carried out without consent if the development is carried out by or on behalf of a relevant authority other than Landcom.	(1) (a) Not Applicable (b) The Minister is a relevant authority (2) The proposed demolition is being carried out by or on behalf of the Minister, who is a relevant authority.
43A Notification before carrying out development	
(1) Before carrying out development to which this division applies, the relevant authority must do the following – (a) request that the council nominate persons who must, in the council’s opinion, be notified of the development,	Advice was sought from Canterbury and Bankstown Council regarding additional persons or properties that should be notified of the development via an email sent to Council on 16 June 2025. The Council responded on 27 June 2025, requesting the inclusion of additional properties. The revised scope of notification was subsequently confirmed by Council on 30 June 2025.

Provision	Compliance
(b) give written notice of the intention to carry out the development to – (i) the council, and (ii) any persons nominated by the council under paragraph (a), and (iii) the occupiers of adjoining land,	The City of Canterbury-Bankstown Council was notified of the proposed development activity via the Planning Portal on 13 June 2025. Letters notifying owners and occupiers of adjoining land of the proposed development activity were sent by the Minister on 18 July 2025, with the notification period being from 25 July 2025 to 15 August 2025. One adjoining landowner, Sydney Metro was missed from the initial notification process and were subsequently notified of the proposal via email on 25 August 2025.
(c) take into account the responses to the notice that are received within 21 days after the notice is given.	Council responded to the Minister’s notification by letter dated 3 July 2025. Following this, Council sent an email on 15 July 2025 outlining a list of conditions to be included in the determination. No submissions were received from adjoining occupiers. Comments on the submissions are provided in Section Error! Reference source not found. of this REF.
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be carried out.	Noted.
43B Landcom must notify Secretary of Department of Communities and Justice	
	Not applicable to the Minister.
43C Consideration of design of residential apartment development	
Before carrying out residential apartment development to which this division applies, the relevant authority must consider the following – (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, (b) the Apartment Design Guide.	This provision is not applicable to the proposed demolition activity. Any future development on the site will be subject to a separate development application and assessment process and will be evaluated in accordance with the design principles set out in the Apartment Design Guide (ADG) and the relevant provisions of Schedule 9, where relevant.
44 Considerations before carrying out development	
(1) Before carrying out development to which this division applies, the Aboriginal Housing Office must consider the <i>AHO Design Guidelines NSW</i> , published by the Aboriginal Housing Office in January 2020.	Not Applicable to the Minister.
(2) Before carrying out development to which this division applies, the Land and Housing Corporation must consider – (a) <i>Good Design for Social Housing</i> , published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and (b) the <i>NSW Land and Housing Corporation Design Requirements</i> , published by the Land and Housing Corporation in February 2023.	(a) Refer to subsection 6.5.2 which demonstrates that the <i>Good Design for Social Housing</i> has been considered. (b) Refer to subsection 6.5.3 which demonstrates that the <i>NSW Land and Housing Corporation Design Requirements</i> have been considered.

Provision	Compliance
(3) Before carrying out development to which this division applies, Landcom must consider the <i>Landcom Affordable Housing Design Guideline</i> , published by Landcom, in partnership with the Government Architect NSW, in November 2023.	Not Applicable to the Minister.

6.5.2 Good Design for Social Housing

Good Design for Social Housing establishes the four key goals and their underpinning principles to delivering better social housing outcomes for NSW.

Clause 44(2)(a) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the *Good Design for Social Housing policy* (September 2020) when assessing a proposed residential development under Chapter 2, Part 2, Division 6 of the Housing SEPP. Given that the current activity is limited to demolition works and the removal of trees, the goals and principles outlined in the guideline are generally not applicable. The proposed early demolition works will contribute to maximising economic and environmental values, to facilitate the efficient future redevelopment of the site.

In terms of collaboration, the project involved working with technical specialists to ensure that the proposed demolition aligns with current best practices. The assessment process involved consultation with a number of stakeholders, including input from the City of Canterbury-Bankstown Council and adjoining landowners/occupies.

6.5.3 Land and Housing Corporation Design Requirements

The *Land and Housing Corporation Design Requirements* (LAHC Design Requirements) (February 2023) are used to inform the design and development of the Minister's social housing portfolio. These requirements apply to all new developments undertaken by the Minister and are driven by tenant wellbeing, design quality, environmental performance and operational effectiveness within cost parameters.

Clause 44(2)(b) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the *Land and Housing Corporation Design Requirements* when assessing a proposed residential development under Chapter 2, Part 2, Division 6 of the Housing SEPP.

The current proposed activity is solely for demolition and tree removal and as such, does not directly engage with the design and development criteria outlined in this document.

6.6 Other State Environmental Planning Policies

Table 7 below outlines applicability of, and compliance with, other State and Environmental Planning Policies (SEPPs).

Table 7 Compliance with other applicable State and Environmental Planning Policies

SEPP (Sustainable Buildings) 2022
A BASIX Certificate is not required for the demolition activity.
SEPP (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and childcare facilities and major infrastructure corridors.

2.98 Development adjacent to rail corridors – The proposed demolition activity is not expected to adversely affect rail safety and does not involve the use of cranes within the airspace above the rail corridor. Nonetheless, Sydney Metro was consulted, and have advised that, in the absence of any borehole works, the demolition activities are anticipated to have a negligible impact on the metro corridor.

2.99 Excavation in, above, below or adjacent to rail corridors – The proposed demolition activity does not involve any excavation and is therefore not expected to result in any impacts.

2.118 Impact of rail noise or vibration on non-rail development – Not applicable, the proposed activity is for demolition. Noise and Vibration impact on future residential development will be subject to section 2.11 in a separate assessment.

2.119 Development with a frontage to a classified road – Dudley Street and The Boulevard are local roads and not designated as State Classified Roads. Consequently, the site is not located in proximity to a State Classified Road.

2.120 Impact of road noise or vibration on non-road development – Not applicable. The site is not located in proximity to a State Classified Road

2.122 Traffic-generating development – Not applicable. As the development is not of a type specified in Column 1 of Schedule 3.

SEPP (Biodiversity and Conservation) 2021

This Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment.

Chapter 2 – Vegetation in non-rural areas

Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy. The current proposal involves the removal of several trees to facilitate demolition works, as outlined in the Arboricultural Impact Assessment Report at **Appendix L**.

Section 6 of Housing SEPP specifies that development permitted without consent, may be carried out without any other consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.

An assessment of the proposed tree removals has been undertaken within section Error! Reference source not found. of this REF.

Chapter 3 & 4 – Koala habitat protection 2020 & 2021

These chapters are not applicable as the land is not within a local government area specified in Schedule 2 of the SEPP.

Chapter 5 – River Murray lands

This chapter is not applicable as the land is not shown on the map and is not located in the riverine land of the River Murray, pursuant to section 5.3.

Chapter 6 – Water catchments

Part 6.2 Development in Regulated Catchments

This chapter is not applicable as the site is not located within a regulated catchment.

SEPP (Resilience and Hazards) 2021

The Resilience and Hazard SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land.

Section 4.6 of this SEPP requires the consent authority to consider whether land is contaminated prior to granting development consent.

The Minister's records indicate that the land has been used for a residential site is located within a developed residential area of Punchbowl. The s10.7 Planning Certificate has not identified the site as potentially contaminated (refer to **Appendix C**).

Notwithstanding, the draft Contaminated Land Planning Guidelines (draft Guidelines) prepared by the Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination. These matters are considered in the table below:

Table 8 Brief checklist for guiding an initial evaluation

Previous evidence of contamination	Yes/ No	Response
a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?	No	Historical Viewer records indicate that the land has been used for residential purposes since the early 1950's.
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)	No	The Minister's records indicate that the land has not been used for a potentially contaminating activity listed in Table 1, Appendix 1 of the draft Guidelines.
(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?	No	The site contains residential buildings and is currently used for residential purposes only.
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?	No	The Minister's records indicate that the land has not been regulated through licensing or other mechanisms.
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?	No	As noted in the section 10.7 certificates, there are no land use restrictions relating to contamination under the CLM Act.
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?	No	A site inspection has been undertaken on 20 May 2025 There was no obvious evidence that the site had been or was being used for any of the potentially contaminating activities listed in Table 1.
g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?	Yes	Adjoining development is railway land which may warrant further investigation given proximity to the land.
(h) Are there any human or environmental receptors that could be affected by contamination?	No	A standard identified requirement (No. 5) has been recommended to cover the possibility of discovering site contamination during demolition works.

i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?	No	A review of the EPA's register of notified sites indicates that the land is not adjacent to a notified site under s60 of the CLM act or a site regulated by the EPA under the CLM Act.
---	----	--

The proposed activity involves only demolition and tree removal, and as such, consideration of the suitability of the site for future redevelopment is not warranted at this stage. No change of use is proposed. Recommended Identified Requirement (No. 5) requires implementation of management measures in the unlikely event of contamination prior or during demolition works.

As part of the future site redevelopment, contamination should be considered against the relevant considerations contained within the SEPP, to ensure the land is suitable for any proposed future activity.

6.7 Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)

Compliance with the relevant provisions / development standards set out in the CBLEP 2023 is demonstrated in **Table 9** below.

Table 9 Canterbury-Bankstown Local Environmental Plan 2023

Relevant Provisions / Development Standards			
Clause	Provision / Development Standard	Required	Provided
6.3	Stormwater management and water sensitive urban design	(1) The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland, waterways and ground water systems. (2) This clause applies to land in Zones R2, R3, R4, E1, E3, E4, MU1, SP1, SP2, SP4, RE1 and RE2. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development – (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and (c) avoids significant adverse impacts of stormwater runoff on the land on which the development is carried out, adjoining properties and infrastructure, native bushland and receiving waters, or if the impact cannot be	The proposed demolition activity will not result in significant changes to existing ground levels. To ensure there is no adverse impact on current stormwater runoff patterns, the project incorporates appropriate stormwater management measures. These include the installation of sediment traps designed to prevent sediment runoff, as well as the use of a temporary sediment fence along the site perimeter. Refer to Appendix F. As the scope of work is limited to the removal of existing structures, with no excavation or alteration of

Relevant Provisions / Development Standards			
		reasonably avoided, minimises and mitigates the impact, and (d) includes riparian, stormwater and flooding measures, and (e) is designed to incorporate the following water sensitive urban design principles – (i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments, (ii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes, (iii) integration of stormwater management systems into the landscape in a way that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity.	the site's topography, the demolition activities will not affect existing stormwater flows.

6.8 Canterbury-Bankstown Development Control Plan 2023

The relevant provisions of the *Canterbury-Bankstown Development Control Plan 2023* (CBDCP 2023) are considered in **Table 10** below.

Table 10 Canterbury-Bankstown Development Control Plan 2023

Compliance with relevant CBDCP 2023 controls		
Chapter 3 General Requirements		
Clause	Requirement	Proposed
3.3 Waste Management	A Waste Management Plan is required for demolition works and must detail the types and estimated quantities of waste and recyclable materials to be generated. It should also outline how these materials will be stored and managed on-site, as well as the proposed methods for their disposal or recycling.	A Demolition Waste Management Plan (refer to Appendix I) has been prepared. The WMP stipulates the key safety measures and operational procedures for managing demolition waste. The plan details the types of skip bins designated for various demolition materials, their specific locations on-site, and the processes for handling, storing, and disposing of waste. It also includes estimates of waste volumes and outlines strategies to ensure efficient, safe, and environmentally responsible waste management throughout the demolition process.

Compliance with relevant CBDP 2023 controls

		Standard Identified Requirement 1 is included to ensure the works are carried out with the Demolition Waste Management Plan.
Demolition and Construction Guide		
The Demolition and Construction Guide for CBDP2023	The <i>Demolition and Construction Guide</i> outlines mandatory provisions to ensure that demolition works are conducted safely, efficiently, and with minimal impact on the surrounding environment and community. Key requirements include: • Development Consent: Demolition requires development consent unless exempt or complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Canterbury-Bankstown Local Environmental Plan 2023. • Demolition Plan: Applications must include a detailed demolition plan. • Pre-Commencement Inspection: An inspection by Council or an accredited certifier must be undertaken prior to demolition to ensure compliance with pre-commencement conditions. • Post-Demolition Inspection: A final inspection by Council or an accredited certifier is required to ensure the site is left in a satisfactory condition. • Heritage Considerations: Approval to demolish may not be granted if the building is a heritage item as identified in the Canterbury-Bankstown Local Environmental Plan 2023. • Tree Preservation: Existing trees must be protected with fencing to prevent damage during demolition and retained in accordance with Council's Tree Preservation Order. • Compliance with Standards: All demolition work must be carried out in accordance with Australian Standard AS 2601-2001, "The Demolition of Structures". • Work Health and Safety: Demolition work must comply with the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017. • Contaminated Land: Demolition and removal of contaminated materials require specialized techniques and must be in accordance with Council's Contaminated Land Policy. • Asbestos Management: Demolition applications must include details of materials to be demolished,	The proposal is supported by several key documents to ensure any potential impacts from the proposed activity are appropriately mitigated. These documents include: 1. Demolition Traffic and Pedestrian Management Plan 2. Demolition Checklist 3. Demolition Work Plan 4. Demolition Waste Management Plan The requirements of the Demolition and Construction Guide (DCG) are generally satisfied within the above referenced documents. It is considered the intent of the measures outlined in the DCG will be achieved subject to the implementation of mitigation measures. The Standard Identified requirements no.1, 5, 11, 17, 20, 21-27, 32, 47 are included to ensure compliance with the Demolition and Construction Guide.

Compliance with relevant CBDP 2023 controls

including the extent of asbestos. Asbestos removal must be undertaken in accordance with SafeWork NSW requirements.

- Erosion and Dust Control: Measures must be implemented to control erosion and sedimentation, and to minimize dust emissions from the site
- Waste Management: Demolition procedures must maximize the reuse and recycling of demolished materials to reduce environmental
- Public Safety: Footpath and roadway protection must be provided, and the site must be kept clear of demolition material and
- Working Hours: Demolition work must be limited to specified hours to minimize disruption.

7 Notification, Consultation and Consideration of Responses

7.1 Council Notification

In accordance with section 43A of the Housing SEPP, Canterbury-Bankstown Council was notified of the development via Planning Portal on 13 June 2025 (refer to **Appendix L**). The notification response period formally closed on 4 July 2025 and Council responded to the notification by letter dated 3 July 2025 which has been extracted in **Table 11** below. A response is provided in relation to the matters raised in Council's letter and where appropriate, these matters have been addressed in the identified requirements in the **Activity Determination**.

Additional recommended conditions were provided by council via email on 15 July 2025. A response to the recommended conditions is provided in **Appendix L**.

Table 11 Issues raised in Council submission

Issues raised	Response
Planning team Homes NSW should satisfy itself that any future development is consistent with the requirements of SEPP (Resilience and Hazards) 2021, prior to any approvals being issued for the site. Any future development should generally be consistent with the relevant provisions of the Canterbury Bankstown LEP 2023, Canterbury Bankstown DCP 2023 and the draft Punchbowl and Wiley Park Precinct Plan, where relevant.	Noted. The proposed development is considered to be generally consistent with the relevant provision of Canterbury Bankstown LEP 2023, Canterbury Bankstown DCP 2023 as described in the Section 6.7 and 6.8 of this REF. The Draft Punchbowl and Wiley Park Precinct Plan will be considered as part of SSDA process for proposed development in the separate assessment. The proposed demolition activity will make way for future affordable housing development which will be generally in line with the Draft Precinct plan.
Environmental health All building demolition waste, including asbestos waste must be disposed of with the requirements of the Protection of the Environment Operations (waste) regulation 2014. Any pollution incidents associated with the demolition should be referred to NSW the Environment Protection Authority, as they are the appropriate regulatory authority.	Noted. A Standard Identified requirement no. 21 will ensure the demolition waste is disposed of appropriately and as recommended in the Demolition Waste management Plan.
Demolition requirements The demolition must be in accordance with the relevant matters in the Canterbury-Bankstown Development Control Plan 2023 - Demolition and Construction Guide. Any comments or recommended conditions will be provided under separate cover by Friday 11 July 2025	Noted. A response to conditions provided by CB Council in their email dated 15 July 2025 is provided in Appendix L.
Tree management Council's tree management team is currently reviewing the proposal. Any comments or recommended conditions will be provided under separate cover by Friday 11 July 2025	Council in their email dated 15 July 2025 did not provide any comments and/or conditions in relation to Tree Management.

Issues raised	Response
Subsequent to above comments, Council by their letter dated 15 July 2025 recommended set of conditions to be included in the determination.	Responses to the Council’s conditions are provided in a table within Appendix L. Where relevant, the proposed conditions are included in addition to standard identified requirements in the Activity Determination.

7.2 Notification of Occupiers of Adjoining Land and Other Persons

Under section 43A(1)(a) of the Housing SEPP, City of Canterbury Bankstown Council was requested to nominate any other persons who should, in the Council’s opinion, be notified of the development.

Advice was sought from Council regarding additional persons or property that should be notified of the development via an email dated 16 June 2025. The Council responded on 27 June 2025, requesting the inclusion of additional properties. The revised scope of notification was subsequently confirmed by Council on 30 June 2025. **Figure 15** illustrates the properties in which the occupiers and landowners were notified of the development.



Figure 14 Map of Properties Notified of the Proposed Development (Source: Homes NSW)

Under section 43A(1)(b) of Housing SEPP, occupiers and owners of adjoining land, as identified in the above map, were notified of the proposed development activity by letter dated 25 July 2025. A sample of the notification letters are provided at **Appendix L**.

The notification response period formally closed on 15 August 2025 and no submissions from landowners and occupiers were received.

Due to an administrative error, Sydney Metro, as the landowner of the adjacent rail corridor, was separately notified by letter dated 25 August 2025. In response, Sydney Metro provided comments via letter dated 27 August 2025, advising that the proposed demolition works are considered minor and the potential impact on the rail corridor is negligible.

7.3 Notification of Specified Public Authorities

The development is “residential development” under section 42 of the Housing SEPP. As required by section 42(4) of the Housing SEPP, consideration has been given to the need to notify the “specified public authorities” identified in *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17.

Proposed development is not ‘Specified development’ as mentioned in the sections 2.15 and 2.17 of the Transport and Infrastructure SEPP and hence do not require notification to public authorities. However, due to the site's proximity to the rail corridor, a preliminary consultation was undertaken with Sydney Metro. In correspondence dated 26 June 2025, Sydney Metro confirmed that the proposed development is located more than 25 metres from the second reserve of the rail corridor. In the absence of any borehole works, the proposed demolition activities are expected to have a negligible impact on the metro corridor.

8 Review of Environmental Factors

A review of environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts on the environment, are provided below.

8.1 Neighbourhood Character

The site is located within an established residential area, with the northern boundary located adjacent to a railway line. The mixed use and commercial area of the Punchbowl Town Centre is located further west approximately 100m from the site. The proposed activity involves the demolition of existing residential buildings, which is expected to take place over a 15-week period, in accordance with the Demolition Traffic and Pedestrian Management Plan (refer to **Appendix J**). While the proposed demolition will temporarily result in the site being vacant, it is anticipated the land will be redeveloped for future residential use. The proposed demolition works will not impact on the long-term character of the area.

Mitigation measures

No mitigation measures are required due to the nature of the activity.

8.2 Visual Impact

The proposed visual activity will generate some short-term visual impacts on the surrounding area during the demolition process, however the removal of the existing buildings will not result in any long term adverse visual impacts upon the locality. A number of mature trees will be retained on site, helping to soften the visual effect of demolition and providing some continuity within the streetscape. The perimeter of the site will be secured with a temporary fence to ensure public safety and deter unauthorised access to the site. Maintaining security will help deter illegal dumping, vandalism, and other potential anti-social behaviour. While the site remains vacant, it will be kept tidy and monitored regularly. As such, the proposed demolition will not have any unacceptable visual impacts.

Mitigation Measures

No mitigation measures are required.

8.3 Traffic & Parking

The proposed demolition will not generate any long-term traffic or parking impacts, as no new land use or development is proposed at this stage. However, demolition-related traffic will be appropriately managed to minimise disruption to adjoining properties and ensure the safe and efficient operation of surrounding roads and public transport services throughout the demolition process.

The site has a frontage to The Boulevard, being a local/collector road, which connects to a classified state road Punchbowl Road to the west and King Georges Road to the east. The site has a secondary frontage to Dudley Street, being a local road, which connects to The Boulevard and then to a classified state road - Canterbury Road. While the demolition works will have some temporary impacts on traffic, pedestrian, and public transport movements, these have been addressed through a comprehensive Demolition Traffic and Pedestrian Management Plan (DTPMP) (refer to **Appendix J**), which outlines mitigation measures to minimise disruptions and maintain safety for all road users.

Demolition works will take place within approved hours. An average of 40 inbound and outbound truck movements per day (approximately 4–6 per hour) are anticipated. This volume is considered minor and is not expected to adversely affect the surrounding road network. A peak on-site workforce of up to 15 is anticipated, with no on-site parking provided. Workers will be encouraged to use public transport, given the site's proximity to Punchbowl Rail Station and several frequent bus services.

All demolition activities will be contained entirely within the site boundary, with no work zones established on adjacent frontage roads. A swept path analysis has confirmed that truck access and egress can be safely accommodated via the existing site driveway, and as such, no impacts on on-street parking are anticipated as a result of the proposed demolition. Pedestrian, cyclist, and public transport access will be maintained at all times. During the short-term construction of the access driveways, pedestrian movement will be temporarily managed by traffic controllers and concertina gates when trucks are entering or exiting the site. The existing bus stop along the Dudley Street frontage will remain fully operational throughout the demolition works. Concertina gates will be used to safely separate waiting bus passengers from vehicle movements, ensuring a safe buffer between demolition traffic and public transport users. This arrangement is not expected to result in any adverse safety impacts. Furthermore, all truck drivers will undergo a comprehensive site induction, which includes strict driver protocols to ensure compliance with designated haulage routes and the safe interaction with local traffic, pedestrians, and cyclists.

Importantly, the childcare centre located at 21 Dudley Street will not be impacted by the temporary traffic changes associated with demolition activities. Demolition drivers will be made aware of the childcare centre's location and will be instructed to exercise heightened caution when accessing or exiting the site. Additionally, the number of demolition vehicles on the road network will be minimised during peak drop-off and pick-up times, where possible, to reduce potential conflicts and ensure the safety of children, parents, and staff. Traffic control measures and signage will be in place to further support safe vehicle and pedestrian movements in the area.

In summary, the Demolition Traffic and Pedestrian Management Plan provides a robust framework for managing demolition-related impacts and ensuring the safety and functionality of the surrounding transport network during the demolition phase.

Mitigation measures

Identified Requirement No. 47 is recommended to ensure the effective implementation of the Demolition Traffic Management Plan.

8.4 Flora and Fauna

An Arboricultural Impact Assessment has been prepared for the site by Arterra Consulting Arboriculture which considered a total of 30 trees. Of these, 15 trees are located within the subject site, 7 trees are on adjoining properties to the northeast, 6 trees located within the Dudley Street road reserve and 2 trees are located within The Boulevard road reserve.

The assessment recommends the retention and protection of 22 trees, including those identified as T06-T11, T13 and T16 within the site, as well as tree T17 to T23 on the Council nature strip and trees T24 to T30 located on adjoining northeast properties.

Tree removal within the site is primarily proposed to accommodate the demolition works. A total of 8 trees (identified as Trees T01, T02, T03, T04, T05, T12, T14, and T15) are proposed to be removed and have been assessed as having low or very low/remove retention value, with many of these trees being the Narrow-leaved Black Peppermint (*Eucalyptus nicholii*) located at the northeast corner of the site along The Boulevard street

frontage. These trees are generally of limited significance or poor suitability for retention. Further details can be found in the submitted Arboricultural Impact Assessment (**Appendix L**).

Appropriate replacement planting will be addressed as part of a future Landscape Plan to accompany any subsequent development proposed on the site.

Mitigation measures

Works within the Tree Protection Zones of the retained trees are to be undertaken using tree sensitive techniques and retained trees are to be protected in accordance with the Tree Protection recommendations contained within the Arboricultural Impact Assessment. The retained trees will be surrounded by designated Tree Protection Zones (TPZs), which will be clearly marked with weatherproof signage spaced at no more than 50m. Access to TPZs will be restricted, and existing ground levels will generally be maintained, apart from the application of a 75mm mulch layer where required. Access points, stockpile zones, and storage areas will be identified in advance and appropriately fenced to avoid root disturbance and compaction.

Uncontrolled access and vehicle parking outside of designated areas will be strictly prohibited. If temporary access through a TPZ is unavoidable, ground protection measures will be implemented to minimise soil and root damage. Any excavations or demolition of paths and other structures required within the TPZs shall be done by small tracked equipment or by hand, with care to limit surface damage and disturbance of the root zone. All such work within TPZs must be supervised and certified by the Project Arborist in accordance with AS4970 (2009) (refer to Identified Requirement No. 20).

8.5 Heritage (European / Indigenous)

No heritage items are identified as being located on or in vicinity of the site in the Section 10.7(2) & (5) Planning Certificate issued by Canterbury-Bankstown Council.

Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 2 April 2025 (**Appendix E**) did not find any record of Aboriginal Sites or Places on the site or in the surrounding locality and the site is considered to be disturbed land.

Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, determined that no additional investigation was warranted. The area wherein the demolition Activity is proposed is disturbed land.

Discovery of cultural material during development activities cannot be ruled out, however, an identified requirement has been recommended should any Aboriginal relics be discovered on the site during demolition/site disturbance work.

Other Cultural Heritage

No cultural heritage items have been identified in the Section 10.7(2) & (5) Planning Certificate and the likelihood of any heritage relics being discovered during excavation / demolition is considered to be minimal.

Mitigation Measures

Standard identified requirements (No. 23 & 24) have been applied should any cultural heritage relics be discovered on the site during excavation / demolition.

8.6 Soils / Contamination / Acid Sulfate Soils / Salinity

Contamination

The Section 10.7 Planning Certificate did not reference any land use restriction to contamination under the *Contaminated Land Management Act 1997*. As detailed above in section 6.6 of this REF the site has been used for residential purposes, however is in close proximity to the railway line. Further investigation should be undertaken as part of any future redevelopment of the site, to ensure the site is suitable for its future purpose. In this regard, an advisory note has been included in the Activity Determination.

Mitigation Measures

A standard identified requirement (No. 5) has been recommended to cover the possibility of discovering site contamination during demolition works.

Acid Sulfate Soils

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not identified as being affected by Acid sulfate soils.

Mitigation Measures

No mitigation measures are required.

Salinity

Council's Section 10.7(2) & (5) Planning Certificates indicate that the site is not affected by salinity.

Mitigation Measures

No mitigation measures are required.

8.7 Drainage / Flood Prone Land / Hydrology/ Water Quality

Drainage

The demolition activity will remove impervious surfaces, increasing water infiltration on the site, and no new or modified stormwater connections are proposed. In addition, the Soil Erosion and Sediment control Plan proposes the following items to be installed during the demolition of the site:

- Install temporary sediment fence around the perimeter of the site,
- sediment basins,
- sandbags to prevent sediment entering the stormwater assets,
- shaker grid/washdown facilities to be located in temporary construction entry/exits.

The Erosion and Sediment Control Plan outlines strategies to minimize soil erosion and prevent sediment runoff into waterways during the proposed activity, as well as while the site remains vacant until construction of the proposed development begins.

Mitigation Measures

An identified requirement (No. 4) recommends that sediment control measures be implemented during demolition in accordance with Council requirements and/or the guidelines contained in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

Flooding

The site is not identified to be in flood-prone land in accordance with Section 10.7(2) and (5) Planning Certificates issued by Council.

Mitigation Measures

No mitigation measures are required.

8.8 Bushfire Prone Land

The Section 10.7(2) & (5) Planning Certificates issued by City of Canterbury-Bankstown Council for the subject site advise that the land is not bushfire prone.

Mitigation Measures

No mitigation measures are required.

8.9 Noise and Vibration

During Demolition

During demolition typical noise levels associated with demolition will be generated within the hours of 7am to 5pm Monday to Saturday, and no works on Sunday (refer to the Demolition Works Plan in **Appendix H**). These hours are consistent with the requirements for complying development across NSW.

Mitigation Measures

Demolition noise will be controlled to within acceptable limits by sound attenuation measures and undertaking construction activities within EPA/local council requirements.

Appropriate standard identified requirements (Nos. 33 & 35) have been applied to ensure compliance with the above mitigation measures.

8.10 Air Quality

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes might be generated during the clearing and demolition of existing buildings and structures on the site.

Mitigation Measures

Appropriate standard identified requirements (Nos. 39 & 40) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

8.11 Waste Minimisation

The Demolition Waste Management Plan (refer to **Appendix I**) outlines the following waste minimisation and management measures, which should be considered alongside the specific details and estimated waste quantities provided in the final waste management plan to be prepared by the demolition contractor. The table below provides estimates of expected waste tonnage and how waste materials are anticipated to be managed, to reduce landfill.

Table 4: Demolition Waste Management

			How Waste will be Managed			
Type of Material	Less than 10m³	Estimated Tonnage	Reuse On-Site	Recycle	Landfill	Estimated Tonnage of Material Diverted from Landfill
Bricks	☐	19154.4	☒	☒	☐	19154.4
Tiles	☐	792	☐	☒	☐	792
Concrete	☐	35106	☒	☒	☐	35106
Timber	☐	60.2	☐	☒	☒	19.9
Plasterboard	☐	95	☐	☒	☒	47.5
Metals	☐	221.5	☐	☒	☐	221.5
Other Waste	☐	246.9	☒	☒	☒	123.5
Total		55676	Total			55464.7
Total Diversion of Waste from Landfill (Minimum 80%)						99.6%

Further, the Demolition Waste Management Plan recommends that any identified hazardous waste materials that may pose a risk to human health or the environment, particularly asbestos and asbestos-containing materials, be managed with the following key mitigation measures:

- Minimising and safely storing contaminated material on HDPE liners in bunded, weather-protected areas.
- Installing sediment fences around stockpiles, covering them, and conducting NATA laboratory testing on excavated material as required.
- Ensuring that trucks carrying contaminated materials are fully covered and licensed by the NSW EPA.
- Decontaminating equipment prior to site demobilisation to prevent the spread of contamination.

These measures will ensure that hazardous materials are safely handled and disposed of, in compliance with the project's waste management protocols.

Excavated material that is not natural (virgin) will be transported to an approved landfill or recycling depot. A waste classification assessment will be conducted on the fill material prior to disposal to ensure compliance with relevant regulations. Designated transportation routes will be established for the removal of excavation material from the site.

Specific intentions for recycling / re-use / disposal of demolition waste will be determined by the demolition contractor prior to commencement of demolition.

Mitigation Measures

Standard identified requirements (Nos. 18b, 21, 29,30,31,41) are recommended to ensure demolition waste is appropriately managed and disposed of.

A standard identified requirement (No. 21) is recommended to require the preparation of a final waste management plan for demolition.

The Demolition Waste Management Plan (refer to **Appendix I**) outlines the management of demolition materials and provides general recommendations for onsite waste management facilities, including waste and recycling receptacles. Additionally, the plan mandates that all staff involved in the demolition phase complete site-specific induction training. The Waste Management Plan (WMP) outlines site procedures to ensure the proper disposal of waste and recycling materials.

- Excavated materials will be used onsite where practical
- Green waste will be mulched and reused in landscaping either onsite or offsite.
- Concrete, tiles and bricks will be reused or recycled offsite
- Steel and other metals will be recycled offsite where economically viable.
- Windows, doors, and fittings will be reused in new or existing buildings or sent to second-hand supplier.
- Plasterboard will be crushed for reuse in manufacture of new plasterboard, returned to supplier or used in landscaping.
- Asbestos, hazardous, and intractable wastes will be disposed of in accordance with WorkCover and EPA requirements.
- Provisions will be made for the collection of batteries, fluorescent tubes, smoke detectors, and other recyclable resources onsite.
- Beverage container recycling will be provided for employee use onsite.
- All waste and recycling will be managed through council-approved systems.

The waste management strategy, whether source separation or commingled, has not yet been finalised. Requirement No. 21 will ensure that the final waste management report establishes the appropriate strategy. Nonetheless, the recycling and reuse of materials during demolition will reduce the consumption of natural resources.

Mitigation Measures

Standard Identified Requirement (No.30) is recommended to ensure that demolition procedures maximise the reuse and recycling of demolished materials, to reduce waste disposal.

Standard Identified Requirement (No. 21) is recommended to require the preparation of a waste management plan for the demolition phase of development, which will address the recycling and reuse of materials wherever possible.

8.12 Community / Social Effects

The proposed activity involves demolition only, with no construction or redevelopment at this stage. Any future use of the site will be subject to separate approvals.

There are 26 residential units on site, all of which are occupied. 5 of 26 units are currently in process to be relocated. The relocation of these 26 households is being managed with a strong focus on community wellbeing and minimising disruption.

Homes NSW recognises that relocation and change can be unsettling. Each household is supported by a dedicated relocation officer who works closely with them to assess housing requirements, identify a suitable property, and assist through the move. This includes linking tenants to additional supports and services where needed. To maintain community connections, tenants relocated as part of the redevelopment will have the

opportunity to express interest in returning to the completed site once construction is finished. This return pathway will be subject to housing policy and the suitability of household composition to the new dwelling configurations.

In the long term, the redevelopment will deliver modern, energy-efficient homes that better meet the needs of residents and improve overall liveability. The project aims to strengthen social connections by creating safer, more inclusive spaces and enhancing access to local services and amenities. These improvements are expected to contribute to greater housing stability, improved wellbeing, and a stronger sense of community for returning and new residents alike.

As outlined in the Demolition Traffic and Pedestrian Management Plan (see **Appendix J**), demolition works are expected to have minimal impact on the surrounding community. There will be no disruption to emergency vehicle access, and all demolition activities will be fully contained within the site boundaries. As such, there will be no adverse impacts on pedestrian movement along adjacent footpaths, cyclist routes, general traffic flow, or public transport services.

During the demolition of the site access driveways, pedestrians may be temporarily held along the footpath (rather than diverted), when trucks are entering or exiting the site. Importantly, demolition activities and associated access will not impact the existing bus zone along the Dudley Street frontage, and bus services will remain fully operational throughout the demolition period. Concertina gates will be used to temporarily manage pedestrian movements, ensuring the safety of both pedestrians and bus passengers during vehicle access operations.

Access to neighbouring properties will remain unaffected throughout the works. Additionally, the childcare centre located opposite the site on Dudley Street will not be impacted by the demolition activities. Demolition drivers will be made aware of the centre's location and instructed to exercise heightened caution when accessing or exiting the site.

Ultimately, the proposed demolition is not considered to result in any long-term adverse community or social impacts.

Mitigation Measures

An Identified Requirement (No. 45) is recommended to ensure that the site is made safe following the demolitions works, and until any future redevelopment occurs on the site.

8.13 Cumulative Impact Assessment

The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects for the following reasons:

- The proposed demolition activity will not result in any adverse cumulative impacts when considered alongside other existing or proposed developments in the surrounding area.
- There will be no synergistic or compounded environmental effects arising from the demolition when assessed in combination with nearby activities.
- The demolition works are temporary, and are estimated to take approximately 15 weeks, and therefore, will not contribute to long-term environmental stress in the area.
- The removal of impervious surfaces may contribute positively to site permeability, without exacerbating drainage issues.
- Proper erosion and sediment control measures will prevent off-site sediment movement, avoiding cumulative impacts on water quality.

- No impacts to heritage items, significant vegetation, or environmentally sensitive areas are anticipated, thereby avoiding cumulative ecological disturbance.

Mitigation Measures

No mitigation measures are required.

9 Conclusion

9.1 Summary of Key Issues Raised in Assessment

The proposed activity involving the demolition of existing buildings and ancillary structures and the removal of trees, will result in minimal environmental impacts. Following a review of the site constraints, it has been determined that the subject land does not contain any significant environmental hazards that should prevent the demolition of existing buildings and structures and the removal of trees. The site is not currently affected by known constraints such as acid sulfate soils or flooding. However, other matters such as potential contamination, will be further assessed as part of any future development proposal.

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Section 171 of the EP&A Regulation. Following an analysis of the potential impacts associated with the proposed activity it was determined that an environmental impact statement is not required.

As demonstrated in this REF, the proposed activity is consistent with the relevant objectives and standards set out in the Housing SEPP, and CBLEP 2023.

In addition, and as demonstrated by the environmental impact analysis and assessment undertaken in this REF, the proposed demolition will have environmental impacts that can be mitigated to an acceptable level in accordance with current applicable standards.

Undertaking the demolition works now will facilitate the efficient and cost-effective development of the land by removing existing structures that may hinder site preparation, enabling early access for geotechnical testing and design planning. It reduces ongoing holding costs such as maintenance and security, mitigates risks associated with unsafe or deteriorating buildings, and helps avoid future cost escalations due to inflation or regulatory changes. Completing demolition at this stage also aligns with broader project timelines, ensuring construction can commence without unnecessary delays once approvals are in place. Therefore, the proposed demolition is clearly in the public interest.

9.2 Recommendation

Given the above review of environmental factors, it is recommended that the Minister proceed with the proposed activity subject to the implementation of the Identified Requirements listed in the **Activity Determination** accompanying this REF.

10 Appendices

10.1.1 APPENDIX A – DEMOLITION PLAN

10.1.2 APPENDIX B – CONTOUR AND DETAIL SURVEY

10.1.3 APPENDIX C – SECTION 10.7 CERTIFICATES

10.1.4 APPENDIX D – CERTIFICATE OF TITLES

10.1.5 APPENDIX E – AHIMS SEARCH

10.1.6 APPENDIX F – SOIL EROSION AND SEDIMENT CONTROL PLAN

10.1.7 APPENDIX G – NOTIFICATION PLANS

10.1.8 APPENDIX H – DEMOLITION WORK PLAN

10.1.9 APPENDIX I – DEMOLITION WASTE MANAGEMENT PLAN

10.1.10 APPENDIX J – DEMOLITION TRAFFIC AND PEDESTRIAN
MANAGEMENT PLAN

10.1.11 APPENDIX L – ARBORICULTURAL IMPACT ASSESSMENT REPORT

10.1.12 APPENDIX M – NOTIFICATION LETTERS AND SUBMISSIONS