

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Bankstown City Council Chambers** on  
**Thursday 10 December 2015 at 11.00 am**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Ian Stromborg and Cr Michael Tadros

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

2015SYW119 – Bankstown City Council – D466/2015 – East Ward, Construction of a six storey (6) residential flat building containing fifty three (53) residential apartments and basement car parking under State Environmental Planning Policy (Affordable Rental Housing) 2009, 18-22 Stanley Street, Bankstown.

**Date of determination:** 10 December 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 and the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The proposed development will add to the supply and choice of housing, including affordable rental housing within the West Central Metropolitan Subregion and the City of Bankstown in a location with near to the key worker needs of Bankstown Town Centre and with ready access to the metropolitan transport, amenities and services available within the Centre.
2. The proposed development is consistent in scale and form with the pattern of development planned for the locality in which the subject site is located.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including, SEPP (Affordable Rental Housing), SEPP 65 Design Quality of Residential Flat Development and its associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.

In regard to SEPP 55 the Panel notes the proposal does not involve a change of land use.

4. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the quality of adjacent heritage items the operation of the local road system.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report with an additional condition.

**New Condition to read as follows:**

For 10 years from the date of the issue of the occupation certificate:






- a. Unit numbers 1 to 29 inclusive must be used for the purposes of affordable housing; and
- b. All accommodation that is used for affordable housing must be managed by a registered community

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housing provider.

A restriction must be registered, before the date of the issue of the occupation certificate, against the title of the property, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements of this condition are met.

### Panel members:

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Ian Stromborg</b>	 <b>Michael Tadros</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW119, LGA – Bankstown City Council, DA466/2015 – East Ward</b>
2	<b>Proposed development:</b> Construction of a six storey (6) residential flat building containing fifty three (53) residential apartments and basement car parking under State Environmental Planning Policy (Affordable Rental Housing) 2009.
3	<b>Street address:</b> 18-22 Stanley Street, Bankstown.
4	<b>Applicant/Owner:</b> (Applicant) – Green Square Design Pty Ltd. (Owner) – Shu Yu Yun
5	<b>Type of Regional development:</b> The development application has a capital investment value of greater than \$5 million and exceeds the capital investment threshold for private infrastructure and community facilities.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</li> <li>○ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>○ Bankstown Local Environmental Plan 2015</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans:</li> <li>• Bankstown Development Control Plan 2015</li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report, Recommended conditions of consent, attachment to the report and written submissions. Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> 10 December 2015 - Site Inspection and Final Briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report