

JOINT REGIONAL PLANNING PANEL SYDNEY WEST

JRPP No	2016SYW059
DA Number	1013/2015
Local Government Area	BANKSTOWN CITY COUNCIL
Proposed Development	Demolition of existing structures, lot consolidation and construction of a four storey residential flat building comprising of thirty-eight (38) units and basement carparking. Development proposed under State Environmental Planning Policy (Affordable Rental Housing) 2009
Street Address	39 & 41 Chertsey Avenue, BANKSTOWN NSW 2200
Applicant/Owner	Applicant: Jph Urban Owners: Maisan Group Pty Ltd
Number of Submissions	Two (2)
Regional Development Criteria (Schedule 4A of the Act)	The proposed development has an estimated value of \$8.7, which exceeds the capital investment threshold of \$5 million for ' <i>private infrastructure and community facilities</i> ' under Schedule 4A(6)(b) of the <i>Environmental Planning and Assessment Act, 1979</i> .
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (including the Apartment Design Guide), • State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP), • <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> • <i>Bankstown Local Environmental Plan 2015</i>; • <i>Bankstown Development Control Plan 2015</i>
List all documents submitted with this report for the panel's consideration	Assessment Report Conditions of Consent Locality Plan Architectural Plans Shadow Diagrams Site Survey Landscape Plans Statement of Environmental Effects Contamination Report Traffic and Parking Impact Assessment Acoustic Report Arborist Report
Recommendation	Approval
Report by	Development Services
Report date	28 July 2016