

SYDNEY SOUTH PLANNING PANEL

JRPP No	2016SYW130
DA Number	559/2016
Local Government Area	CANTERBURY BANKSTOWN COUNCIL
Proposed Development	Demolition of existing structures and construction of an eleven (11) storey residential flat building containing seventy (70) units with three (3) levels of basement car parking under the State Environmental Planning Policy (Affordable Rental Housing) 2009
Street Address	13-15 Stanley Street and 4 Cross Street, Bankstown
Applicant/Owner	Applicant: C Stanley Pty Ltd C/- Ghazi Al Ali Architect Pty Ltd Owners: C Stanley Pty Ltd, O Abdul-Rahman, G Al Ali, G Gruchot
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	The proposed development has an estimated Capital Investment Value (CIV) of \$16,428,878.00 and exceeds the capital investment threshold for 'private infrastructure and community facilities', as the development is for the purposes of affordable housing.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Infrastructure) 2007,</i> • <i>State Environmental Planning Policy No. 55 – Remediation of Land, State Environmental Planning Policy (Affordable Rental Housing) 2009,</i> • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development,</i> • <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004,</i> • <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 Architectural Plans
Recommendation	Approval
Report by	Development Services (Samantha Mitchell)

Report date	31 January 2017
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