

Mr Matthew Stewart
Interim General Manager
City of Canterbury Bankstown Council
PO BOX 8
BANKSTOWN NSW 1885

16/14842

Attention: Mauricio Tapia

Dear Mr Stewart

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**Determination of application for a site compatibility certificate for No. 158–160
Stacey Street, Bankstown under *State Environmental Planning Policy (Affordable
Rental Housing) 2009***

I refer to the application for a site compatibility certificate under clause 37(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (the SEPP) in relation to Lot B DP350917 and Lot 13B DP353080, No. 158–160 Stacey Street, Bankstown.

I, the Deputy Secretary, Planning Services as delegate of the Secretary have determined the application for a site compatibility certificate under clause 37(5) of the SEPP by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

I considered Council's concerns regarding the proposal; however, I have determined that residential-flat development is a compatible land use on the site given the area is undergoing a transition to a medium-high density urban environment. The proposal is consistent with this transition, and does not pre-empt the strategic work in the Bankstown Precinct under the Sydenham to Bankstown Urban Renewal Corridor Strategy. The matters regarding traffic, potential road upgrades and overshadowing can be investigated further through the development application process, including consultation with Council, public authorities and the community.

I have encouraged the applicant to contact Council to discuss the development design and what additional studies will be required to support any future development application.

If you have any questions in relation to this matter, please contact Mr Terry Doran, Team Leader, Sydney Region West of the Department of Planning and Environment on (02) 9860 1579.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

Encl: Certificate of Site Compatibility

27/04/2017