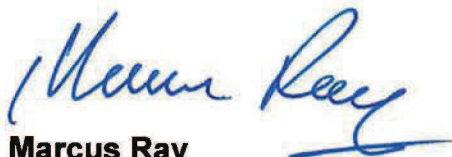## State Environmental Planning Policy (Affordable Rental Housing) 2009
Certificate of Site Compatibility

I, the Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by Urbis on behalf of St George Community Housing Sustainability Limited by issuing this certificate under clause 37(5) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

I certify that in my opinion:

- the development described in Schedule 1 is compatible with the surrounding land uses, having had regard to the matters specified in clause 37(6)(b); and
- the development described in Schedule 1 is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Secretary

Date certificate issued: 27/04/2017

Please note: This certificate will remain current for 5 years from the date of this certificate (clause 37(9)).

SCHEDULE 1

Site description: Lot B DP350917 and Lot 13B DP353080, 158–160 Stacey Street, Bankstown.

Local Government Area: City of Canterbury Bankstown

Project description: Construction of a 9-storey residential flat building comprising 85 residential units, of which 100% are used as affordable housing for a minimum of 25 years, and associated car parking.

NSW Planning & Environment

SCHEDULE 2

Application made by: Urbis on behalf of St George Community Housing Sustainability Limited.

Requirements imposed on determination:

1. The final development layout and design will be subject to the consent authority being satisfied with the form, height, bulk, scale and setbacks and shall be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

2. NSW Roads and Maritime Services are to be consulted prior to the final development layout and design, in relation to future road widening to Stacey Street and potential land acquisition.