

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2014SYW081
DA Number	JRPP-14-1105
Local Government Area	Blacktown City Council
Proposed Development	Demolition of existing structures and construction 5 x 5 storey residential flat buildings for 322 units, basement car parking and 2 lot subdivision with road creation
Street Address	60 Pelican Road, Schofields
Applicant/Owner	Applicant: Design Cubicle Landowner: Schofields Property Holdings Pty Ltd
Number of Submissions	1
Regional Development Criteria (Schedule 4A of the Act)	Capital investment value over \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Sydney Region Growth CEntres) 2006 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Blacktown City Council Growth Centres Precincts Development Control Plan 2010
List all documents submitted with this report for the panel's consideration	<p>Attachment 1 – Draft conditions of consent</p> <p>Attachment 2 – Photomontage of development</p> <p>Attachment 3 – Development application plans</p> <p>Attachment 4 – Section 79C consideration</p> <p>Attachment 5 – Assessment of compliance with SEPP 65 design principles</p> <p>Attachment 6 – Assessment of compliance with Residential Flat Design Code</p> <p>Attachment 7 – Assessment of compliance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006</p> <p>Attachment 8 – Assessment of compliance with Blacktown City Council Growth Centre Precincts Development Control Plan</p>
Recommendation	Approval subject to conditions
Report by	Blacktown City Council
Report date	2 December 2015