

COUNCIL ASSESSMENT REPORT

Panel Reference	2015SYW183
DA Number	JRPP-15-01865
LGA	Blacktown
Proposed Development	Residential flat building
Street Address	1-11 Olive Street and 17-19 Alice Street, Seven Hills
Applicant/Owner	Civic Properties Group Pty Limited
Date of DA lodgement	20 August 2015
Number of Submissions	6
Recommendation	Approval subject to the conditions held at Attachment 1 of the JRPP report.
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital investment value > \$20M (i.e. \$31,252,522)
List of all relevant s79C(1)(a) matters	• Environmental Planning and Assessment Act 1979 • 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 Local Environmental Plan (BLEP) 2015 • Blacktown Development Control Plan (BDCP) 2015
List all documents submitted with this report for the Panel's consideration	JRPP assessment report together with the following attachments: - Attachment 1 – Draft conditions of consent - Attachment 2 – Applicant's clause 4.6 request for variation to the building height - Attachment 3 – Photomontages - Attachment 4 – Development application plans - Attachment 5 – S97C assessment - Attachment 6 – Assessment of compliance with SEPP 65 design principles - Attachment 7 – Assessment of compliance with Apartment Design Guide - Attachment 8 – Assessment of compliance with Blacktown Local Environment Plan 2015 - Attachment 9 – Assessment of compliance with Blacktown Development Control Plan 2015 - Attachment 10 – Shadow diagrams - Attachment 11 – Location of non-complying balconies and recommended design changes - Attachment 12 – Solar access and cross ventilation calculations
Report prepared by	Rebecca Gordon
Report date	Submitted to the JRPP on XXX November 2016

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **See section 6 of the report**

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Yes Attachment 2**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **Not Applicable**

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report