

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2015SYW194
DA Number	JRPP-15-2087
Local Government Area	Blacktown
Proposed Development	18 storey shop-top housing development
Street Address	2-10 First Ave, Blacktown
Applicant/Owner	Penrith Village Square Pty Limited
Number of Submissions	1
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value > \$20 million
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 • Apartment Design Guide (ADG) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Blacktown Local Environmental Plan (BLEP) 2015 • Blacktown Development Control Plan 2015 (BDCP)
Does the DA require Special Infrastructure Contributions conditions (s94EF)?	N/A as the site is not located in the Western Sydney Growth Area.
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 variations

	Attachment 3 - Photomontage of development Attachment 4 - Development application plans Attachment 5 - Assessment of compliance with SEPP 65 design principles Attachment 6 - Assessment of compliance with Apartment Design Guide Attachment 7 - Assessment of compliance with Blacktown Local Environment Plan 2015 Attachment 8 - Assessment of compliance with Blacktown Development Control Plan 2015 Attachment 9 - Height comparison between the original and amended podium design Attachment 10 - Shadow diagrams Attachment 11 - Solar access study
Recommendation	The Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the conditions held at Attachment 1 of the JRPP report.
Report by	Rebecca Gordon
Report date	For consideration at the JRPP meeting of 22 June 2016