

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW034 DA
DA Number	DA-15-02411
LGA	Blacktown City Council
Proposed Development	3 storey shop top housing
Street Address	Lot 102 DP 801310 Aldgate Street Prospect
Applicant/Owner	M Abichaawani
Date of DA lodgement	2 November 2015
Number of Submissions	First notification – 33 individual submissions as well as a petition with 238 signatures Second notification – 1 submission in support and 4 submissions objecting
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Council related development with CIV over \$5 million
List of all relevant s79C(1)(a) matters	- State Environmental Planning Policy (State and Regional Development) 2011 - 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 2015 - Blacktown Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Council officer assessment report
Report prepared by	Blacktown City Council
Report date	

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? Yes
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? N/A

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? N/A
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? No
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