

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW210
DA Number	JRPP-16-03327
LGA	Blacktown City Council
Proposed Development	Demolition and subdivision, construction of 5 shop top housing buildings with 8 retail units and supermarket at ground and part first floor level and 229 residential units, basement car parking for 767 vehicles, public roads and private laneways, via an amended application
Street Address	209 Railway Terrace, Schofields (Lot 14 DP 1203330)
Applicant/Owner	Statewide Planning Pty Ltd
Date of DA lodgement	04/08/2016
Number of Submissions	Nil
Recommendation	Approve as a deferred commencement consent, subject to conditions listed in attachment 9
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Capital investment value (CIV) over \$20 million at the time of lodgement (DA has a CIV of \$66,656,967 (savings provision)
List of all relevant s4.15(1)(a) matters	• State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Rural Fires Act 1997 • Water Management Act 2000 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan • Central City District Plan
List all documents submitted with this report for the Panel's consideration	• JRPP-16-03327 Assessment Report • Attachment 1 – JRPP -16-03327 (location map) • Attachment 2 - JRPP-16-03327 (aerial image) • Attachment 3 - JRPP-16-03327 (zoning extract) • Attachment 4 - JRPP-16-03327 (detailed information about proposal and submissions) • Part 1 to Attachment 5 - JRPP-16-03327 – plans • Part 2 to Attachment 5 - JRPP-16-03327 - plans • Attachment 6 - JRPP-16-03327(planning controls) • Attachment 7 - JRPP-16-03327 - Applicant Clause 4.6 • Attachment 8 - JRPP-16-03327 Council Clause 4.6 • Attachment 9 - JRPP-16-03327 (draft conditions)
Report prepared by	Ruth Bennett
Report date	7 November 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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? **Yes**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Yes**

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