

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPS-202017SWC038
DA Number	SPP-17-00004
LGA	Blacktown
Proposed Development	Subdivision into 2 Torrens title lots, extension of Premier Lane and dedication of road widening, demolition of existing structures, construction of 2 x 4 storey shop top housing buildings comprising 69 residential units and 13 retail suites over 2 levels of basement car parking, plant and storage area and associated landscaping and drainage works
Street Address	47-67 Rooty Hill Road North, Rooty Hill
Applicant/Owner	Meditech Corporation Pty Ltd and Blacktown City Council
Date of DA lodgement	17 February 2017
Number of Submissions	1
Recommendation	Approve subject to deferred commencement consent including conditions listed in attachment 10.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital investment value (CIV) \$20 million plus (DA lodged has CIV of \$22,621,647 incl GST) lodged before 1 March 2018
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide</li> <li>• Blacktown Local Environmental Plan 2015</li> <li>• Blacktown Development Control Plan 2015</li> <li>• Central City District Plan 2018</li> <li>• Blacktown Local Strategy Planning Statement 2020</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Location map</li> <li>• Aerial image</li> <li>• Zoning extract</li> <li>• Detailed information about proposal and DA submission material</li> <li>• Development Application plans</li> <li>• Assessment against planning controls</li> <li>• Issues raised by the public</li> <li>• Applicant's Clause 4.6 variation submission</li> <li>• Council assessment of Clause 4.6 variation</li> <li>• Draft conditions of consent</li> </ul>
Clause 4.6 requests	<ul style="list-style-type: none"> <li>• Height of buildings</li> </ul>
Summary of key submissions	NA
Report prepared by	Kelly Coyne
Report date	30 November 2020

### 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)?

N/A

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

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**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*