

## COUNCIL ASSESSMENT REPORT

Panel Reference	2018CCI005
DA Number	SPP-18-01550
LGA	Blacktown
Proposed Development	Detailed Phase 3 proposal in the Concept Plan approval for JRPP-15-02701 for 2 x 4 storey residential flat buildings comprising 163 apartment units with basement parking, associated landscaping and stormwater works
Street Address	96 Cudgegong Road and 88 – 104 Rouse Road, Rouse Hill
Applicant/Owner	Sutherland and Associates Planning Pty Ltd/Tian Tong (Australia) Pty Ltd
Date of DA lodgement	11 September 2018
Number of Submissions	0
Recommendation	Approve as a deferred commencement consent subject to the conditions listed in attachment 10.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> <li>Capital investment value (CIV) over \$30 million (DA has a CIV of \$44.6 million).</li> </ul>
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 (Building Sustainability Index: BASIX) 2004</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 No. 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2010</li> <li>Central City District Plan 2018</li> <li>Blacktown Local Strategic 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 and height of buildings map</li> <li>Detailed information about proposal and DA submission material</li> <li>Concept Plan approved plans (as modified)</li> <li>Development Application plans</li> <li>Assessment against planning controls</li> <li>Applicant's Clause 4.6 request to vary height of buildings</li> <li>Council assessment of Clause 4.6 request to vary height of buildings development standard</li> <li>Draft conditions of consent</li> </ul>
Clause 4.6 requests	<ul style="list-style-type: none"> <li>The applicant has lodged a Clause 4.6 variation submission to vary the height controls in Clause 4.3 of SEPP (Sydney Region Growth Centres)2006</li> </ul>
Summary of key submissions	NA
Report prepared by	Bertha Gunawan
Report date	17 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)?

Yes

*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*