

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SWC011 DA
DA Number	SPP-17-00051
LGA	Blacktown
Proposed Development	Demolition of existing structures, subdivision to create 3 development lots and 1 lot for roads, construction of new public roads, 3 residential flat buildings consisting of 132 apartments, 223 basement car parking spaces and associated drainage works and landscaping
Street Address	Lot 8 Section 7 DP 193074, 217 Grange Avenue, Marsden Park
Applicant/Owner	Graham Developers Pty Ltd/ A Constable & J Constable
Date of DA lodgement	22 December 2017
Number of Submissions	Nil
Recommendation	Refuse, based on the grounds listed in this report.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital investment value (CIV) over \$20 million (DA has CIV of \$37.9 million).
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • 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 (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan 2018 • Blacktown Development Control Plan 2015 • Central City District Plan 2018
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Location map • Aerial image • Zoning map and height of building map extracts, and location of recently approved nearby development • Detailed information about proposal and DA submission material • Development Application plans • Assessment against planning controls • Applicant's Clause 4.6 request • Council assessment of Clause 4.6 request
Report prepared by	Holly Palmer, Senior Project Planner
Report date	6 February 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? **Received. However not supported**

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? **Not applicable**

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