

COUNCIL ASSESSMENT REPORT

Panel Reference	PPS-2018SWC100
DA Number	SPP-18-01547
LGA	Blacktown City Council
Proposed Development	Demolition of existing structures and construction of a multi dwelling housing development comprising 91 x 3 storey dwellings, strata subdivision and associated car parking, landscaping and drainage works
Street Address	Lots 1 & 2 DP 1241790 Macquarie Road, Rouse Hill (originally Lot 82 DP 208203)
Applicant/Owner	Poly Australia c/- Mecone
Date of DA lodgement	16/08/2018
Number of Submissions	0 during exhibition periods, but 1 late submission
Recommendation	Approve, subject to the conditions listed in attachment 8.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Capital investment value (CIV) over \$30 Million (DA has CIV of \$45,769,434)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Central City District Plan 2018 • Blacktown City Council Growth Centre Precincts Development Control Plan 2018
List all documents submitted with this report for the Panel's consideration	<p>i.e. any: please ensure this section matches the file names you upload to the portal</p> <ul style="list-style-type: none"> • SPP-18-01547 Assessment Report • Attachment 1 (location map) - SPP-18-01547 • Attachment 2 (aerial image) - SPP-18-0154 • Attachment 3 (zoning extract) - SPP-18-01547 • Attachment 4 (Detailed information about proposal)- SPP-18-01547 • Attachment 5 (plans) - SPP-18-01547 • Attachment 6 (Assessment against planning control) - SPP-18-01547 • Attachment 7 (clause 4.6 variation) - SPP-18-01547 • Attachment 8 (draft conditions) - SPP-18-01547 docx kc
Report prepared by	Kelly Coyne, Assistant Team Leader Development
Report date	4 December 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