

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-258
DA Number	SPP-21-00006
LGA	Blacktown
Proposed Development	Staged subdivision – stage 1 being 4 residue lots and public roads, stage 2 being 2 residue lots and public roads. Both with associated civil works including site remediation, tree removal, dam dewatering, importation of fill material and landscaping.
Street Address	Lot 10 DP27220, 93 Schofields Road, Rouse Hill Lots 2809 and 2817 DP1253963, Schofields Road, Rouse Hill Lots 2810-2813 DP1253963, Cudgegong Road and Schofields Road, Rouse Hill Part Lot 135 DP208203, 49 Terry Road, Rouse Hill Part Lot 5 DP 1190434, 95 Schofields Road, Rouse Hill
Applicant/Owner	Landcom/Sydney Metro
Date of DA lodgement	10 June 2021
Number of Submissions	Nil
Recommendation	Approval, subject to deferred commencement consent including conditions listed at attachment 7.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Crown development with Capital Investment Value (CIV) over \$5 million (DA has CIV \$8,592,072.37)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Precincts - Central River City) 2021 • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown City Council Growth Centre Precincts Development Control Plan 2010
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Location map • Aerial image • Zoning extract • Detailed information about proposal and DA submission material • Development application plans • Assessment against planning controls • Conditions
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Luma Araim
Report date	17 November 2022

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?

Not Applicable

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?

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

**Yes - applicant
does not agree**