

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-303
DA Number	SPP-21-00011
LGA	Blacktown City Council
Proposed Development	Amending development application to Stage 1 of an approved 18 storey mixed-use development approved under JRPP-16-03305 comprising 1 additional basement level (taking carparking from 359 spaces to 428); reconfiguration of floorplates, 3 additional storeys (from 18 to 21), increasing the number of apartments from 227 to 324, façade changes and an additional elevator (from 2 to 3)
Street Address	11-17 Second Avenue, Blacktown
Applicant/Owner	Landmark Group Australia Pty Ltd / Better Buildings Pty Ltd
Date of DA lodgement	11 November 2021
Number of Submissions	1
Recommendation	Approval, subject to 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 \$76,795,454.55)
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 (Resilience and Hazards) 2021 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • Blacktown Local Strategic Planning Statement 2020 • 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 extract • Detailed information about proposal and submission material • Development application plans • Assessment against planning controls • Summary of residents' concerns and Council's response • Applicant's Clause 4.6 variation submission • Council's assessment of Clause 4.6 variation • Draft conditions of consent
Clause 4.6 requests	<ul style="list-style-type: none"> • The Local Environmental Plan (LEP) the clause 4.6 application relates to the maximum building height standard.
Summary of key submissions	<ul style="list-style-type: none"> • Effect on the existing stage 1
Report prepared by	Planning Consultant
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?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

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?

No

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