

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-408
<b>DA Number</b>	SPP-22-00009
<b>LGA</b>	Blacktown
<b>Proposed Development</b>	Subdivision into 2 super lots with construction of 2 public roads and 7 x 5-storey residential flat buildings (308 apartments), associated basement car parking for 457 cars, with civil works and landscaping, over 3 stages.
<b>Street Address</b>	60 Pelican Road, Schofields
<b>Applicant/Owner</b>	Pelican 88 Development Pty Ltd
<b>Date of DA lodgement</b>	7 November 2022
<b>Number of Submissions</b>	Nil
<b>Recommendation</b>	Approval, subject to conditions listed in attachment 9.
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	<ul style="list-style-type: none"> <li>General development: Development that has a capital investment value of more than \$30 million. This development application has a capital investment value of \$87,923,198.</li> </ul>
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979.</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021.</li> <li>State Environmental Planning Policy (Planning Systems) 2021.</li> <li>State Environmental Planning Policy (Precincts - Central River City) 2021.</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.</li> <li>State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.</li> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2010.</li> <li>Blacktown Local Strategic Planning Statement 2020.</li> <li>Central City District Plan 2018.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>Location map.</li> <li>Aerial image.</li> <li>Zoning extract.</li> <li>Detailed information about proposal and DA submission material.</li> <li>Development application plans.</li> <li>Assessment against planning controls.</li> <li>Council's assessment of Clause 4.6 variation.</li> <li>Applicant's Clause 4.6 variation submission.</li> <li>Draft conditions of consent.</li> </ul>
<b>Clause 4.6 requests</b>	Yes
<b>Summary of key submissions</b>	Nil submissions
<b>Report prepared by</b>	<b>Bertha Gunawan</b>
<b>Report date</b>	<b>4 October 2023</b>

### 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)?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**Yes**