

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-446
<b>DA Number</b>	DA-23-00337
<b>LGA</b>	Blacktown
<b>Proposed Development</b>	Construction of a 21-storey commercial tower with a height of 82.88m consisting of 6 levels of basement parking, ground floor retail, levels 1 -2 function centre, level 3 recreational facility and levels 4 - 20 office space.
<b>Street Address</b>	30 First Avenue, Blacktown
<b>Applicant/Owner</b>	Universal Property Group Pty Ltd/ Sneh & Samisha Pty Ltd
<b>Date of DA lodgement</b>	1 May 2023
<b>Number of Submissions</b>	3
<b>Recommendation</b>	Refuse, based on the grounds listed in the report.
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	<ul style="list-style-type: none"> <li>Development with a capital investment value (CIV) of more than \$30 million. The proposal has a CIV of \$33,690,315.</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>Water Management Act 2000.</li> <li>State Environmental Planning Policy (Planning Systems) 2021.</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>Blacktown Local Environmental Plan 2015.</li> <li>Blacktown Development Control Plan 2015.</li> <li>Central City District Plan 2018.</li> <li>Blacktown Local Strategic Planning Statement 2020.</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>Maximum height limit.</li> <li>Detailed information about proposal and DA submission material.</li> <li>Development application plans.</li> <li>Applicant's Clause 4.6 variation submission.</li> </ul>
<b>Clause 4.6 requests</b>	Yes
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>Inconsistencies between documents.</li> <li>Questioning cost of works.</li> <li>Architectural Plans not considering building separation under Apartment Design Guidelines.</li> <li>Construction management plan issues around traffic and parking. Construction vehicles and delivery vehicles to avoid utilising the local streets surrounding the school during drop-off/pick up including Bessemer Street, Fifth Avenue and Price Street.</li> <li>Additional traffic generation and parking issues.</li> <li>Unsatisfactory acoustics assessment, noise and vibration.</li> <li>Unsatisfactory waste management plan and deliveries.</li> <li>Unsatisfactory site contamination.</li> <li>Unsatisfactory geotechnical investigations.</li> <li>Survey plan insufficient.</li> <li>Overshadowing impact.</li> <li>Impact on value of property.</li> <li>Noise impacts from function centre not compatible with residential flat building.</li> <li>Construction management plan does not form part of the application.</li> </ul>
<b>Report prepared by</b>	Olivia Betts
<b>Report date</b>	23 October 2023

**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**

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**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*

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**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**

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**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*

**Not applicable**

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