

## COUNCIL ASSESSMENT REPORT

Panel Reference	11 January 2018
DA Number	SPP-18-00002
LGA	Blacktown
Proposed Development	Integrated housing consisting of 41 attached dwellings, 26 semi-detached dwellings, 2 detached dwellings and 2 studio dwellings, with associated community and strata title subdivision within Stockland Precinct 6B (known as MD8)
Street Address	Proposed Lot 5190 in a subdivision of Lot 2 DP 1225885 Richmond Road, Marsden Park
Applicant/Owner	Stockland Development Pty Ltd c/- GLN Planning / Woorong Park Pty Ltd
Date of DA lodgement	11 January 2018
Number of Submissions	Nil
Recommendation	Approve, subject to the conditions listed in attachment 7.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital investment value (CIV) exceeds \$20 million (the Development Application was lodged prior to 1 March 2018) CIV for this application is \$20,682,143
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>• Blacktown City Council Growth Centre Precincts Development Control Plan 2018 (Growth Centre DCP)</li> </ul>
List all documents submitted with this report for the Panel's consideration	<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>• Draft conditions of consent</li> </ul>
Report prepared by	Sami Ahangari
Report date	11 February 2020

### 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 (\$7.24)?

**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*