

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SWT003
DA Number	DA16/1236
LGA	Penrith
Proposed Development	Staged Construction of Twin Creeks Resort including 198 Room Hotel & Related Facilities & Alterations & Additions to Existing Twin Creeks Golf & Country Club Building and upgrading of an existing Sewage Management Treatment Plant in association with the proposed development.
Street Address	Golf Club & Golf Course 2-8 Twin Creeks Drive, LUDDENHAM
Applicant	Twin Creeks Holdings (Australia) Ltd
Owner	Twin Creeks Holdings (Australia) Ltd
Date of DA lodgement	22 November 2016
Number of Submissions	29 submissions including 1 petition containing 85 signatures
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Development that has a capital investment value of more than \$20 million.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Local Environmental Plan 2010 (Amendment 4) • Development Control Plan 2014 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55—Remediation of Land • Sydney Regional Environmental Plan No.20 Hawkesbury Nepean River
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Appendix 1 – Architectural Plans • Appendix 2 – Stormwater Plans • Appendix 3 – Landscape Plans • Appendix 4 – Sewerage Treatment Plant Plans • Appendix 5 – Statement of Compliance – Access for People with a Disability • Appendix 6 – Waste Management Plan • Appendix 7 – Traffic Impact Assessment • Appendix 8 – Twin Creeks Resort Communication and Engagement Plan • Appendix 9 – Community Association Consent • Appendix 10 – Sydney Water Comments • Appendix 11 – Roads and Maritime Service Comments
Report prepared by	Paul Anzellotti
Report date	16 February, 2018

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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 (S94EF)?

Not Applicable

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