

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW236
DA Number	DA16/1083
LGA	Penrith
Proposed Development	Eight (8) Storey Serviced Apartments Building containing 58 Serviced Apartments, Related Facilities, Three (3) Ground Floor Commercial Tenancies & Two (2) Levels of Basement Car Parking
Street Address	21 – 25 Woodruff Street, Penrith
Applicant	Morson Group Pty Ltd
Owner	Penrith City Council
Date of DA lodgement	14 October 2016
Number of Submissions	2 submissions, (one subsequently withdrawn)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Council is the owner of the land on which the development is to be carried out and has a capital investment value of over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (Amendment 4) • Penrith Development Control Plan 2014 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • 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 - Landscaping Plans • Appendix 3 - Stormwater Plans • Appendix 4 - Design Excellence Competition Waiver • Appendix 5 - Comments from UDRP in relation to Design Excellence • Appendix 6 - Clause 4.6 Request • Appendix 7 - Waste Management Plan • Appendix 8 - Acoustic Report • Appendix 9 - Traffic Report • Appendix 10 - Amended Traffic Statement & Swept Paths relating to refuse collection arrangements • Appendix 11 - Landscape Design Review Letter • Appendix 12 - Judges Car Park Obstructive Lighting Report • Appendix 13 - Access Report • Appendix 14 - Peer Review of Council Draft Report • Appendix 15 – Letter to NSW Government Architect from Penrith City Council regarding Demonstration of Design Excellence • Appendix 16 – Concurrence from Government Architect NSW
Report prepared by	Paul Anzellotti
Report date	10 September 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?

Yes

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