

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT001
DA Number	DA17/0042
LGA	Penrith
Proposed Development	Stage 1 Development Application for a Concept Plan Establishing Indicative Subdivision Pattern, Density Projections, Infrastructure Layout and Landscape Embellishment Works
Street Address	46-66 OConnell Street CADDENS
Applicant	Caddens Versatile Pty Ltd
Owner	Les Rohozynsky and Irene Ilkin
Date of DA lodgement	24 January 2017
Number of Submissions	3
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value > \$20M
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	Attachment 1 – Concept Plan Attachment 2 – Statement of Environmental Effects Attachment 3 – Bushfire Report Attachment 4 – Supplementary Bushfire Information Attachment 5 – Waste Management Plan
Report prepared by	Belinda Borg
Report date	8 November 2017

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? **No**

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