

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT002
DA Number	DA17/0125
LGA	Penrith
Proposed Development	Demolition of Existing Structures & Construction of Eight (8) Storey Commercial Building including Three (3) Levels of Basement Car Parking
Street Address	46-50 Belmore Street PENRITH
Applicant	Sandran Property Group
Owner	Penrith City Council
Date of DA lodgement	24 February 2017
Number of Submissions	One
Recommendation	Approve
Regional Development Criteria (Schedule 4A of the EP&A Act)	Commercial development over \$5 million on Council owned land
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • Water Management Act 2000
List all documents submitted with this report for the Panel's consideration	Attachment 1: Architectural Plans Attachment 2: Landscape Plans Attachment 3: Building Design detail/specification Attachment 4: Design Integrity Panel approval letter Attachment 5: Clause 4.6 variation Attachment 6: Water NSW General Terms of Approval Attachment 7: Roads Maritime Services comments
Report prepared by	Wendy Connell
Report date	9 August 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?

No

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)?

No

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