

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT005
DA Number	DA17/0334
LGA	Penrith City Council
Proposed Development	Six (6) Storey Mixed Use Development including Ground Floor Retail Tenancies & Supermarket, First Floor Office Floor Space & Child Care Centre, 62 Residential Apartments & Related Resident Facilities & Basement, Level 1 & Level 2 Car Parking
Street Address	184 Lord Sheffield Circuit Penrith
Applicant	St Hilliers Property (Frank Katsanevas) C/- Urbis (Ryan Macindoe)
Owner	Landcom
Date of DA lodgement	27 April 2017
Number of Submissions	Nil
Recommendation	Approve
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"> • 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
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment report • Letter from Sydney Trains • Letter from Roads and Maritime Services • Plans
Report prepared by	Clare Aslanis, Senior Environmental Planner
Report date	3 October 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?

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