

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWT007
<b>DA Number</b>	DA17/0495
<b>LGA</b>	Penrith
<b>Proposed Development</b>	Construction of Seven (7) Storey Office Building ("Baiada Building") & Associated Earthworks, Car Parking, Landscaping & On-Site Wastewater Management System (Proposed Lot 21)
<b>Street Address</b>	565-609 Luddenham Road, LUDDENHAM
<b>Applicant</b>	Celestino Developments SSP Pty Ltd
<b>Owner</b>	Sydney Science Park Pty Ltd
<b>Date of DA lodgement</b>	09 June 2017
<b>Number of Submissions</b>	0
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Capital Investment Value in excess of \$20 million
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Penrith Local Environmental Plan 2010 (Amendment 4)</li> <li>• Penrith Development Control Plan 2014</li> <li>• State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	Appendix 1 – Architectural Plans Appendix 2 – Stormwater Drainage Plans Appendix 3 – Landscape Concept Plan Appendix 4 – First Community Precinct Plan Appendix 5 – Sydney Waters Comments Appendix 6 – Roads & Maritime Services Comments Appendix 7 – Satisfactory Arrangement Certificate Appendix 8 – Clause 4.6 Variation Submission
<b>Report prepared by</b>	Jane Hetherington
<b>Report date</b>	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?

**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*