

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT011
DA Number	DA17/0766
LGA	Penrith
Proposed Development	Demolition of Existing Heritage Listed Dwelling & Construction of Two (2) x Four (4) Storey Residential Flat Buildings & One (1) x Part Five (5) Storey & Part Seven (7) Storey Residential Flat Building containing 152 Apartments, Basement Car Parking & Associated Site Works
Street Address	65-73a Mulgoa Road, PENRITH
Applicant	Esq1818 Pty Ltd
Owner	Mulgoa Road (No. 1) Pty Ltd
Date of DA lodgement	16 August 2017
Number of Submissions	4
Recommendation	Approval - Deferred Commencement
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value in excess of \$20 million
List of all relevant s79C(1)(a) matters	• Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
List all documents submitted with this report for the Panel's consideration	Appendix 1 – Architectural Plans Appendix 2 – Stormwater Drainage Plan Appendix 3 – Landscape Appendix 4 – Photomontage Appendix 5 - Department of Primary Industries – Water Comments Appendix 6 – Roads & Maritime Services Comments
Report prepared by	Wendy Connell
Report date	15 January 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?

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

