

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT014
DA Number	DA17/0995
LGA	Penrith
Proposed Development	Staged Concept Development Comprising Stage 1 Works Involving the Construction of Commercial Shopping Centre Development, Shop Top Housing and Associated Bulk Earthworks, Road Works, Car Parking, Landscaping, Drainage Works and Advertising Signage; and Stage 2 Concept Development for Future Commercial/Retail Tenancies
Street Address	UWS Great Western Highway, Kingswood
Applicant	Western Sydney University c/- Higgins Planning
Owner	Western Sydney University
Date of DA lodgement	19 October 2017
Number of Submissions	1 (in support)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Development proposal with a capital investment value exceeding \$30 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (Amendment 4) • Penrith Development Control Plan 2014 • State Environmental Planning Policy No. 55 – Remediation of Land • 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	<ul style="list-style-type: none"> - Site and Floor Plans, Elevations, Perspectives & Sections (Appendix 1) - Landscape Plans (Appendix 2) - Concept Precinct Centre Plans (Appendix 3) - Height of Building Map under LEP 2010 (Appendix 4) - Clause 4.6 & Amended Clause 4.6 Variation Submissions (Appendix 5) - RMS Comments (Appendix 6) - SEPP 65 & ADG Assessment (Appendix 7)
Report prepared by	Pukar Pradhan, Senior Development Assessment Planner
Report date	4 December 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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 summarised, 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 (s7.11)?

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?

No

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