

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWT019
<b>DA Number</b>	DA17/1204
<b>LGA</b>	Penrith
<b>Proposed Development</b>	Place of Public Worship Containing an 89 Place Child Care Centre & Associated Remediation, Earthworks, Road Construction, Drainage and Landscaping Works
<b>Street Address</b>	Lot 1 Water Street Werrington
<b>Applicant</b>	Hills Christian Life Centre Ltd
<b>Owner</b>	Hills Christian Life Centre Ltd
<b>Date of DA lodgement</b>	24 November 2017
<b>Number of Submissions</b>	1
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Community Facility (Place of public worship) with a Capital Investment Value in excess of \$5 million
<b>List of all relevant s4.15(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 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>	<ul style="list-style-type: none"> <li>- Architectural Plans (Appendix 1)</li> <li>- Civil Design Plans (Appendix 2)</li> <li>- Landscape Plan (Appendix 3)</li> <li>- Comments from NSW RMS (Appendix 4)</li> <li>- Comments from DPI-Water (Appendix 5)</li> <li>- Traffic Report (Appendix 6)</li> <li>- Addendum Traffic Report (Appendix 7)</li> </ul>
<b>Report prepared by</b>	Jane Hetherington
<b>Report date</b>	13 August 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? **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*