

COUNCIL ASSESSMENT REPORT

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| Panel Reference | 2018SWT005 |
| DA Number | DA18/0264 |
| LGA | Penrith |
| Proposed Development | Construction of a Part Twelve (12) Storey & Part Fifteen (15) Storey Mixed Use Development including Basement, Podium Level 1 & Level 2 Car Parking, Ground Floor Business and Commercial Uses, 187 Residential Apartments & Construction and Dedication of a Public Road, Stormwater Drainage, Civil and Public Domain Works & Landscaping |
| Street Address | 87-93 Union Road Penrith |
| Applicant | Toga Penrith Developments C/- Urbis |
| Owner | Silver Star Investments (Aust) Pty Ltd |
| Date of DA lodgement | 16 March 2018 |
| Number of Submissions | 3 (A fourth submission was received but formally withdrawn) |
| Recommendation | Approval |
| Regional Development Criteria (Schedule 4A of the EP&A Act) | Over 30million CIV |
| 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 No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River |
| List all documents submitted with this report for the Panel's consideration | Attachment 1 - Amended recommended conditions set |
| Report prepared by | Kathryn Saunders, Senior Development Assessment Planner |
| Report date | Assessment Report Addendum Two – 21 May 2019 |

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes – where appropriate

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?

NA

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?

NA

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

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?

NA

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