

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SWT006
DA Number	DA18/0340
LGA	Penrith
Proposed Development	<p>Concept Proposal for a Serviced Apartments Building, a Hotel and Exhibition Space, Basement and Podium Parking, Associated Landscaping and Internal Services and Road Works with Building Envelopes up to 6 Storeys and;</p> <p>A Stage 1 Development for Construction of a Two Storey Function Centre known as Western Sydney Community and Conference Centre (WSCCC), Basement and Surface Parking, a Retail and Exhibition Space at Ground Floor, Landscaped Open Space and Associated Public Domain, Stormwater Drainage & Services Works.</p>
Street Address	83 Mulgoa Road, Penrith
Applicant	Penrith Rugby League Club Limited
Owner	Penrith Rugby League Club Limited
Date of DA lodgement	06 April 2018
Number of Submissions	1
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"> - Architectural Plans (Appendix 1) - Landscape Plan (Appendix 2) - Comments from Sydney Water (Appendix 3) - Traffic Report (Appendix 4)
Report prepared by	Kathryn Saunders, Senior Development Assessment Planner
Report date	

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