

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SWT010
DA Number	DA17/0763
LGA	Penrith
Proposed Development	Community Facility for Assistance Dogs Australia National Training Facility including Ancillary Office Space, Conference Rooms, Cafe, Guest Accommodation, Caretaker's Dwelling, Car Parking & Associated Works
Street Address	7 - 8 Austin Place, Orchard Hills
Applicant	Assistance Dogs Australia Limited
Owner	Assistance Dogs Australia Limited
Date of DA lodgement	16 August, 2017
Number of Submissions	33 submissions over 3 notification periods
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Community facility with a value of more than \$5 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) - Drainage Layout Plan (Appendix 2) - Statement of Landscape Intent (Appendix 3) - Assistance Dog Education and Welfare Operation Plan (Appendix 4) - Noise Impact Assessment (Appendix 5) - Odour Impact Assessment (Appendix 6) - Revised Wastewater Management Report (Appendix 7) - Stormwater Assessment (Appendix 8) - Waste Management Plan (Appendix 9) - Bushfire Assessment (Appendix 10) - Demolition Plan (Appendix 11)
Report prepared by	Paul Anzellotti
Report date	17 December, 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