

COUNCIL ASSESSMENT REPORT

Panel Reference	2018WCI004
DA Number	DA18/0999
LGA	Penrith
Proposed Development	Mixed Use Residential & Retail Development - One (1) x Five (5) Storey Mixed Use Building comprising 1,225sq.m of Retail Floor Space & 82 Apartments & Seven (7) Residential Flat Buildings comprising Four (4) or Five (5) Storeys containing 246 Apartments, Demolition Works, Earthworks & Associated Excavation, New Roads, Rehabilitation of Existing Riparian Corridor, Stormwater Drainage & Associated Landscaping
Street Address	2 - 10 Retreat Drive, Penrith
Applicant	ESQ1818 Pty Ltd
Owner	ESQ1818 Stage 2B Pty Ltd
Date of DA lodgement	5 October 2018
Number of Submissions	Two (2)
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 (State and Regional Development) 2011 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2014 • 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 Plans (Appendix 2) - Civil Engineering Drawing Set (Appendix 3) - Clause 4.6 Variation Request (Appendix 4) - Sydney Water Response (Appendix 5) - NRAR GTAs (Appendix 6) - Traffic and Parking Assessment (Appendix 7) - Noise Impact Assessment (Appendix 8) - Contamination Assessment (Appendix 9)
Report prepared by	Wendy Connell
Report date	24 July 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?

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

Yes

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?

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