

COUNCIL ASSESSMENT REPORT

Panel Reference	2019WCI014
DA Number	DA18/1260
LGA	Penrith
Proposed Development	Stage 2 of an Approved Concept Plan Comprising of a 6 Storey Hotel and Ancillary Civil and Landscape Works
Street Address	83 Mulgoa Road Penrith
Applicant	Penrith Rugby League Club Ltd
Owner	Penrith Rugby League Club Ltd
Date of DA lodgement	21 December 2018
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV over \$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 • State Environmental Planning Policy (State and Regional Development) 2011 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Draft Environmental SEPP & Draft SEPP 55
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) - Statement of Environmental Effects (Appendix 3) - Amended Statement of Environmental Effects (Appendix 4) - Stormwater Management Report (Appendix 5) - Amended 4.6 Variation Document (Appendix 6) - Public Art Plan (Appendix 7)
Report prepared by	Kathryn Saunders
Report date	8 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

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?

Yes

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

