

COUNCIL ASSESSMENT REPORT

Panel Reference	2019WCI024
DA Number	DA19/0237
LGA	Penrith
Proposed Development	Ten (10) Storey Mixed Use Development containing 141 residential units, 1 commercial premises, part at grade car parking and two (2) levels of basement car parking
Street Address	26 Lord Sheffield Circuit Penrith
Applicant	Urban Apartments Pty Ltd
Owner	Urban Apartments Pty Ltd
Date of DA lodgement	2 April 2019
Number of Submissions	27
Recommendation	Approve
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV > \$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 No. 65 – Design Quality of Residential Flat Development • 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	<ul style="list-style-type: none"> - Architectural Plans (Appendix 1) - Landscape Report (includes plans) (Appendix 2) - Stormwater Plans (Appendix3) - Statement of Environmental Effects (Appendix 4) - Waste Management Plan (Appendix 5) - SEPP 65 Report (Appendix 6)
Report prepared by	Gemma Bennett
Report date	19 August 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?

n/a

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