

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2019WCI028
<b>DA Number</b>	DA19/0253
<b>LGA</b>	Penrith
<b>Proposed Development</b>	Ten (10) Storey Residential Flat Building containing 173 Apartments, part at grade car parking & three (3) levels of Basement Car Parking
<b>Street Address</b>	2 Lord Sheffield Circuit Penrith
<b>Applicant</b>	Urban Apartments Pty Ltd
<b>Owner</b>	Urban Apartments Pty Ltd
<b>Date of DA lodgement</b>	9 April 2019
<b>Number of Submissions</b>	7
<b>Recommendation</b>	Approve
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	CIV > \$30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Penrith Local Environmental Plan 2010 (Amendment 4)</li> <li>• Penrith Development Control Plan 2014</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>- Architectural Plans (Appendix 1)</li> <li>- Landscape Report (Appendix 2)</li> <li>- Stormwater Plans (Appendix 3)</li> <li>- Statement of Environmental Effects (Appendix 4)</li> <li>- Waste Management Plan (Appendix 5)</li> <li>- SEPP 65 Report (Appendix 6)</li> </ul>
<b>Report prepared by</b>	Gemma Bennett
<b>Report date</b>	16 September 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*