**COUNCIL ASSESSMENT REPORT**

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| **Panel Reference** | **PPSSWC-18** |
| **DA Number** | **DA19/0553** |
| **LGA** | **Penrith** |
| **Proposed Development** | **Demolition of 2x Demountable Buildings on Copeland Street and Construction of New Two Storey School Building with Car Parking, Landscaping, Removal of Trees and Remediation of Land (St Dominic's College)** |
| **Street Address** | **21 Copeland Street Kingswood** |
| **Applicant** | **Dfp Planning Pty Ltd** |
| **Owner** | **Trustees Of Edmund Rice Education Australia** |
| **Date of DA lodgement** | **19 August 2019** |
| **Number of Submissions** | **0** |
| **Recommendation** | **Approval** |
| **Regional Development Criteria (Schedule 4A of the EP&A Act)** | **CIV >$5 million Educational Establishment** |
| **List of all relevant s79C(1)(a) matters** | i.e. any:   * relevant [environmental planning instrument](http://www.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/s4.html#environmental_planning_instrument)s * proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the [consent authority](http://www.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/s4.html#consent_authority) * relevant [development control plan](http://www.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/s4.html#development_control_plan) * relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F * coastal zone management plan * relevant [regulations](http://www.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/s4.html#regulation) e.g. Regs 92, 93, 94, 94A, 288 |
| **List all documents submitted with this report for the Panel’s consideration** | **Appendix 1 – Architectural Plans**  **Appendix 2 – Stormwater Concept Design**  **Appendix 3 – Remedial Action Plan**  **Appendix 4 – Site Contamination Assessment**  **Appendix 5 - Access Report**  **Appendix 6 - Arboricultural Report**  **Appendix 7 - Statement of Environmental Effects**  **Appendix 8 - Waste Management Plan**  **Appendix 9 - Acoustic Report** |
| **Report prepared by** | **Lucy Goldstein** |
| **Report date** | **4 February 2020** |

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| **Summary of s79C matters**  Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? | **Yes / No** |
| **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?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes / No / Not Applicable** |
| **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 / No / Not Applicable** |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S94EF)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Yes / No / Not Applicable** |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *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* | **Yes / No** |