

Panel Reference	2017SWT002
DA Number	DA17/0125
LGA	Penrith
Proposed Development	Demolition of Existing Structures & Construction of Eight (8) Storey Commercial Building including Three (3) Levels of Basement Car Parking
Street Address	46-50 Belmore Street, Penrith
Applicant	Sandran Property Group
Owner	Penrith City Council
Date of DA Lodgement	24 February 2017
Regional Development Criteria	Council related development over \$5 million
Addendum Report Author	Wendy Connell, Senior Environmental Planner, Penrith City Council
Addendum Report Date	11 September 2017

Supplementary Assessment Report

The Sydney West Planning Panel held a public meeting on 24 August 2017 regarding Item No. 2017SWT002 (DA17/0125 - Nos. 46 - 50 Belmore Street, Penrith). At this meeting, the determination of the development application was deferred to enable resolution of design excellence and concurrence requirements within Penrith Local Environmental Plan 2010.

The Panel requested Council and the applicant to liaise with the NSW Office of the Government Architect (GAO) to clarify and resolve concurrence requirements where applicable to the proposed development.

In response to this request, the GAO on the 29 August 2017 provided a letter of concurrence based on the condition that the additional car parking, which contributed to the Floor Space Ratio (FSR) calculation, be removed and result in no more than 0.18:1 over the allowable FSR of 4:1. This correspondence outlines additional consideration matters which have already been satisfied.

The applicant has now provided revised plans which provides an FSR of 4.18:1 which complies with the requirements of the GAO and the conditions associated with the granting of concurrence under Penrith Local Environmental Plan 2010. As a result the design excellence provisions of the LEP have now been satisfied in full.

In addition to the above design excellence matters, it was also recommended at the meeting of 24 August 2017 that recommended conditions of consent be amended. These have been undertaken with additional amendments as outlined below:-

- Minor amendments have been undertaken to condition wording previously considered by the Panel;
- Additional amendments are proposed as a consequence of design excellence requirements including amendment to Condition No. 1 to reflect the attached amended plans;
- An additional condition has now been added (referred to as Condition No. 71) which

reflects requirements of the design competition waiver. This condition outlines the need for the Design Integrity Panel's continued involvement in the delivery of the development; and

- The addition of further conditions (Referred to as Conditions 72 to 75) relating to stormwater management and water sensitive urban design requirements which are applicable to the development.

Please find attached the following documentation which has been relied upon for the preparation of this supplementary assessment report:

- Letter of concurrence from the NSW Government Architect;
- Revised basement level and section plans confirming the proposal's compliance with a floor space ratio of 4.18:1; and
- Revised recommended conditions of consent.

Conclusion

As the reasons for deferral have now been satisfied this report is referred to the Sydney West Planning Panel for electronic determination.