

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWT003
<b>DA Number</b>	DA17/0237
<b>LGA</b>	Penrith
<b>Proposed Development</b>	Seniors Housing Development comprising 160 Self-Care Apartments, Related Facilities, Basement Car Parking & Associated Works
<b>Street Address</b>	40-48 Garswood Road GLENMORE PARK
<b>Applicant</b>	The Sunshine Property Investment Group
<b>Owner</b>	Penrith Golf & Recreation Club Pty Ltd
<b>Date of DA lodgement</b>	27 March 2017
<b>Number of Submissions</b>	1 Submission
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Development that has a capital investment value of more than \$30 million.
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Local Environmental Plan 2010 (Amendment 4)</li> <li>• Development Control Plan 2014</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55—Remediation of Land</li> <li>• Sydney Regional Environmental Plan No.20 Hawkesbury Nepean River</li> <li>• SEPP Housing for Seniors 2004</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Appendix 1 – Architectural Plans</li> <li>• Appendix 2 – Landscape Plans</li> </ul>
<b>Report prepared by</b>	Lauren VanEtten
<b>Report date</b>	11 June 2018

### Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

**Yes**

### 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?

**Not Applicable**

### 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*