

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SWT007
DA Number	DA18/0678
LGA	Penrith
Proposed Development	Staged Concept Development Comprising Stage 1 Works involving the Construction of x 51 Seniors Living Villas, Civil Works & Landscaping; and Stage 2 Concept Development for Future Independent Living Units
Street Address	Lot 3990 Jordan Springs Boulevard, Jordan Springs
Applicant	Lendlease RI Jordan Springs Holdings Pty Ltd
Owner	Lendlease RI Jordan Springs Holdings Pty Ltd
Date of DA lodgement	12 July 2018
Number of Submissions	0
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Development proposal with a capital investment value exceeding \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 30 St Marys • Western Precinct Plan and Development Control Strategy • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004) • 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 Plans (Appendix 2) - Civil Plans (Appendix 3) - Statement of Environmental Effects (Appendix 4) - Waste Management Plan (Appendix 5) - National Parks and Wildlife Comments (Appendix 6) - Natural Resource Access Regulation Comments (Appendix 7) - Rural Fire Service Comments (Appendix 8) - Roads and Maritime Services Letter (Appendix 9)
Report prepared by	Jane Hetherington
Report date	7 February 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

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