

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2018SWT008
<b>DA Number</b>	DA18/0773
<b>LGA</b>	Penrith
<b>Proposed Development</b>	Construction of Six (6) Storey Health Services Facility, Four (4) Levels of Basement Car Parking & Associated Site Works
<b>Street Address</b>	84 – 88 Parker Street, Kingswood
<b>Applicant</b>	Cornerstone Building Developments
<b>Owner</b>	Nepean GI No.1 Pty Ltd
<b>Date of DA lodgement</b>	7 August 2018
<b>Number of Submissions</b>	9
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Health service facility with a value of more than \$5 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 (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</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>- Exterior Finishes Schedule (Appendix 2)</li> <li>- Landscape Plan (Appendix 3)</li> <li>- Civil &amp; Drainage Works Plans (Appendix 4)</li> <li>- Remediation Action Plan (Appendix 5)</li> <li>- Site Based Stormwater Management Plan (Appendix 6)</li> <li>- Access assessment Report (Appendix 7)</li> <li>- Development Application Acoustic Assessment (Appendix 8)</li> <li>- Water NSW General Terms of Approval (Appendix 9)</li> <li>- Roads and Maritime Services comments (Appendix 10)</li> </ul>
<b>Report prepared by</b>	Paul Anzellotti
<b>Report date</b>	15 January, 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*