

COUNCIL ASSESSMENT REPORT

Panel Reference	2019WCI005
DA Number	DA18/1222
LGA	Penrith
Proposed Development	Nepean Private Hospital Expansion including Construction of Four (4) Storey Building containing Ground Floor Reception, Retail Premises & Undercroft Car Parking & Three (3) Levels of Consulting Rooms & Associated On-Grade Car Parking & Site Works
Street Address	11 Barber Avenue Kingswood
Applicant	Memphis Strategic Pty Ltd
Owner	Healthscope Operations Pty Ltd
Date of DA lodgement	11 December 2018
Number of Submissions	4
Recommendation	Approval – Deferred Commencement
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV > \$5M - Private infrastructure and community facilities
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (Amendment 4) • Penrith Development Control Plan 2014 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • 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 Engineering Drawing Set (Appendix 3) - Statement of Environmental Effects – inclusive of appendices (Appendix 4) - Amended traffic circulation plan (Appendix 5)
Report prepared by	Gemma Bennett
Report date	13 May 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 – where appropriate

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