

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Monday, 16 November 2020
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Jeni Pollard and Ross Fowler
<b>APOLOGIES</b>	Glenn McCarthy
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 6 November 2020.

**MATTER DETERMINED**

PPSSWC-107 – Penrith City Council – DA19/0419.02 at 5-7 Floribunda Avenue, Glenmore Park 2745 – Section 4.56 Modification for Addition of Two (2) Balconies with Pergolas and Balustrades to an Approved Residential Aged Care Facility (as described in Schedule 1)

**PANEL CONSIDERATION AND DECISION**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Development application**

The panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

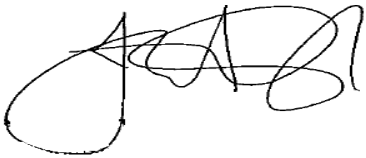




The panel determined to approve the application for the reasons outlined in the council assessment report.

**CONDITIONS**

The development application was approved subject to the conditions in the council assessment report with the following amendments.

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
	
Justin Doyle (Chair)	Louise Camenzuli
	
Nicole Gurran	Jeni Pollard
	
Ross Fowler	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-107 – Penrith – DA19/0419.02
2	PROPOSED DEVELOPMENT	Clause 4.56 Modification Application – Addition of Two Residential Balconies to Eastern Elevation – Related to an Approved Residential Aged Care Facility
3	STREET ADDRESS	5-7 Floribunda Avenue, Glenmore Park NSW 2745
4	APPLICANT/OWNER	Applicant: Principal Healthcare Finance Pty Ltd Owner: Principal Healthcare Finance Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River</li> <li>State Environmental Planning Policy (State and Regional Development)</li> <li>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Vegetation in Non-rural Area) 2017</li> <li>Rural Fires Act 1997</li> <li>Penrith Local Environmental Plan 2010</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Penrith Development Control Plan 2014</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> </ul>

		<ul style="list-style-type: none"> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 4 November 2020</li> <li>• Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report