COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSSWC-214** | |
| **DA Number** | **DA21/0945** | |
| **LGA** | **Penrith** | |
| **Proposed Development** | **Demolition of Existing Pub (Kingswood Hotel) and Staged Construction of Two Mixed-Use / Residential Flat Buildings, being Six and Eight Storey, Containing 54 and 79 Apartments, with Basement Parking Spaces and Rooftop Common Open Space.**  **Proposal includes new Permanent Ground Floor Pub, New Permanent Bottle Shop, and New Temporary Pub to Revert to Commercial Use** | |
| **Street Address** | **180 Great Western Highway, 26 Rodgers Street, Kingswood NSW 2747** | |
| **Applicant/Owner** | Urbis Planning Consultants (Applicant)  Kingswood Hotel Property Pty Ltd (part of the Iris Hotel Group) (Owner) | |
| **Date of DA lodgement** | 13 December 2021 | |
| **Total number of Submissions**  **Number of Unique Objections** | Two | |
| **Recommendation** | **Approval** | |
| **Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021** | Schedule 6(2) General development over $30 million | |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (Biodiversity and Conservation) 2021 * State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 * State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development * State Environmental Planning Policy (Industry and Employment) 2021 * State Environmental Planning Policy (Planning Systems) 2021 * State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 * State Environmental Planning Policy (Resilience and Hazards) 2021 * State Environmental Planning Policy (Transport and Infrastructure) 2021 * Penrith Local Environmental Plan 2010 * Penrith Development Control Plan 2014 | |
| **List all documents submitted with this report for the Panel’s consideration** | * Amended Architectural Drawings * Amended Stormwater Civil Drawings * Landscape Plans * Amended Clause 4.6 Written Request * Statement of Environmental Effects * Traffic Impact Assessment and Additional Traffic and Parking information (response to request for further information) * Amended Acoustic Report * Plan of Management * Transport for NSW Referral and Concurrence Response | |
| **Clause 4.6 requests** | * Penrith Local Environmental Plan (LEP) 2010 * Clause 4.3 * 18 metre and 24 metre Maximum Building Height | |
| **Summary of key submissions** | * Don’t park in rail commuter car park * Traffic generation * Lot isolation and impact to development potential of neighbouring site * Impact from basement excavation to neighbouring site * Stormwater impact and runoff to neighbouring site | |
| **Report prepared by** | **Sandra Fagan** | |
| **Report date** | 20 March 2023 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 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** | |
| **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? | | **Yes** | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S7.24)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | | **Not applicable** | |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *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* | | **Yes** | |