

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-255
DA Number	DA22/0545
LGA	Penrith City Council
Proposed Development	Staged Construction of Mixed Use Residential & Retail Development including Four (4) Buildings (5 to 14 Storeys), 349 Residential Apartments, 18 Retail Premises, Two (2) Levels of Basement Car Parking, Ground Level Car Parking & Associated Site Works
Street Address	18 Ransley Street, Penrith, NSW, 2750 22 Ransley Street, Penrith, NSW, 2750 123 Mulgoa Road, Penrith, NSW, 2750
Applicant/Owner	Cabe Developments (NSW) Pty Ltd / Esq1818 Stage 4 Pty Ltd
Date of DA lodgement	25 th July 2022
Number of Submissions	Three (3) Submissions Received
Recommendation	Approval
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	<ul style="list-style-type: none"> The proposal is defined as a mixed use development, including residential accommodation and commercial premises, and the Capital Investment Value of \$ 187,652,988.00. Accordingly, the proposal meets the category requirements of '<i>General development over \$30 million</i>' and is classed to be '<i>regionally significant development</i>'.
List of all relevant s4.15(1)(a) matters of the EP&A Act 1979	<ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings Penrith Local Environmental Plan 2010 Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Council Assessment Coversheet Council Assessment Report ADG Compliance Table Statement of Environmental Effects Architectural Plans Pat 1, 2 & 3 Dimensioned Floor Plans Adaptable Unit Plans Schedule of Colours, Materials and Finishes Perspectives Part 1 & 2 Sun Eye Diagrams 1 & 2 Landscape Plans Concept Landscape Plan Landscaped Area Calculation Plan Deep Soil Calculation Design Verification Statement Staging Plan Survey Plan Stormwater Plans Stormwater Quality Management Waste Management Plan Marked Up Sketches for Waste Services

	<ul style="list-style-type: none"> • Traffic Report • Acoustic Report • Accessibility Report • Accessibility Capability Statement • Geotechnical Report • Nathers and Basix Certificate • Livable Housing Report • Updated Arboricultural Development Impact Assessment Report • Aboriginal Archaeological Assessment • Bushfire Protection Assessment • Infrastructure Contribution Agreement • Natural Ventilation Statement • Retail Areas and GFA Letter • Stage 1 Contamination Assessment • Stage 1 Contamination Report • Clause 4.6 Written Request for Variation • Flood Impact Assessment & Water Quality Management Report • Endeavor Energy Email regarding Tree Planting within the Easement Area • NSW RA Referral Response • Department of Planning and Environment Water Response • Submitters List • Submission from A Clements • Submission for Matthew Leavey • 2x Attachment for Matthew Leavey Submission • Submission from Meaghan Bowden
Report prepared by	Wendy Connell- Senior Development Assessment Planner
Report date	7th December 2023

Summary of s4.15C matters

Have all recommendations in relation to relevant s4.15C 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? **Yes**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **No**
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? **No**
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