

COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-296
DA Number	DA22/1171
LGA	Penrith
Proposed Development	Construction of Seniors Housing Development including Five (5) Buildings (3 to 4 Storeys) containing 147 Independent Living Units & Communal Clubhouse, Single Level Basement Car Park & Associated Demolition Works, Tree Removal, Earthworks, Landscaping & Stormwater Drainage Works
Street Address	1-3 Emerald Street, Emu Plains, NSW, 2750
Applicant/Owner	Applicant- Uniting (Nsw.Act) / Owner- Uniting Church
Date of DA lodgement	20/12/2022
Number of Submissions	There were four (4) unique submission received for this application.
Recommendation	APPROVAL
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	Capital Investment Value of \$91,500,00.00
List of all relevant s4.15(1_a) matters of the EP&A Act 1979	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulations 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • Seniors Living Policy: Urban Design Guideline for Infill Development
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Council Assessment Report Coversheet • Council Assessment Report • Architectural Plans • Civil and Flood Report • Landscape Design Report • Landscape Plan • BASIX Certificate • NatHERS Certificate • Arborist Report • Addendum Trees 76 • BCA Compliance Statement • Clause 4.6 Variation Request • Acoustic Report • Services Infrastructure Report • Flood Emergency Response Plan • Access Report • Traffic Impact Assessment • Social Impact Assessment • Statement of Environmental Effects • Waste Management Plan • Crime Prevention Through Environmental Design Statement • Site Investigation – May 2022 • Addendum Contamination Response

	<ul style="list-style-type: none"> • Design Report • Operational Management Plan • Geotechnical Report • Site Survey • Department of Education Support Letter Easement • Endeavour Energy Determination • Sydney Water Determination • TfNSW Determination • Water NSW Determination • Submitters List – DA22/1171 • Submission from John Pridans • Additional Submission from John Pridans • Submission from Janet Bates • Submission from Janet Bates Email • Submission docs 1 from Janet Bates • Submission docs 2 from Janet Bates • Submission from Peter and Deborah Davis
Report prepared by	Wendy Connell – Senior Development Assessment Planner
Report date	12/04/2024

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**

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? **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? **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