

## SWCPP - COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSSWC-329</b>
<b>DA Number</b>	<b>DA23/0281</b>
<b>LGA</b>	<b>PENRITH</b>
<b>Proposed Development</b>	<b>Staged Construction Of A Mixed Use Re-Development (Caddens Corner) Involving The Construction Of 18 Buildings, 469 Residential Apartments, Five (5) Commercial Premises, Basement Car Parking &amp; Associated Demolition, Tree Removal, Construction of Roads, Earthworks, Landscaping &amp; Stormwater Drainage Works</b>
<b>Street Address</b>	<b>Lot 2 DP 1268507 &amp; Lot 1 DP 1268507 68-80 O'Connell Street, Caddens, NSW, 2747</b>
<b>Applicant/Owner</b>	<b>Applicant &amp; Owner - Caddens Estate Pty Ltd</b>
<b>Date of DA lodgement</b>	<b>26 April 2023</b>
<b>Number of Submissions</b>	<b>Twenty-five (25) submission received</b>
<b>Recommendation</b>	<b>REFUSAL</b>
<b>Regional Development Criteria</b>  <b>Schedule 6 of the SEPP (Planning Systems) 2021</b>	<b>CIV &gt; \$30 million</b>
<b>List of all relevant s4.15(1_(a) matters of the EP&amp;A Act 1979</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;</li> <li>• State Environmental Planning Policy 65 – Design Quality Residential Apartment Development</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ol style="list-style-type: none"> <li>1. Council Assessment Report Cover Sheet</li> <li>2. Council Assessment Report</li> <li>3. Attachment 1.1 - Revised Architectural Plans Part 1</li> <li>4. Attachment 1.2 - Revised Architectural Plans Part 2</li> <li>5. Attachment 1.3 - Revised Architectural Plans Part 3</li> <li>6. Attachment 1.4 - Revised Architectural Plans Part 4</li> <li>7. Attachment 1.5 - Revised Architectural Plans Part 5</li> <li>8. Attachment 1.6 - Revised Architectural Plans Part 6</li> <li>9. Attachment 1.7 - Revised Architectural Plans Part 7</li> <li>10. Attachment 1.8 - Revised Architectural Plans Part 8</li> <li>11. Attachment 1.9 - Revised Architectural Plans Part 9</li> <li>12. Attachment 1.10 - Revised Architectural Plans-Elevations</li> <li>13. Attachment 1.11 - Revised Architectural Plans-Materials and Finishes</li> <li>14. Attachment 2 - Revised Design Report</li> <li>15. Attachment 3 - Revised Perspectives</li> <li>16. Attachment 4 - Revised Landscape Plans</li> <li>17. Attachment 5 - Revised Civil Plans</li> <li>18. Attachment 6 - Revised Stormwater Report</li> <li>19. Attachment 7 - Revised Social Impact Assessment</li> <li>20. Attachment 8 - Revised Planning Response Letter</li> <li>21. Attachment 9 - Revised Clause 4.6 Variation – Commercial Floor Space</li> </ol>

	<p>22. Attachment 10 - Revised Clause 4.6 Variation – Building Height</p> <p>23. Attachment 11 - Revised Economic Impact Assessment</p> <p>24. Attachment 12 - Revised Biodiversity Assessment Report</p> <p>25. Attachment 13 - Revised Fauna Management Plan</p> <p>26. Attachment 14 - Revised Vegetation Management Plan</p> <p>27. Attachment 15 - Revised Bushfire Report</p> <p>28. Attachment 16 - Revised Access Report</p> <p>29. Attachment 17 - Revised Operational Waste Management Plan</p> <p>30. Attachment 18 - Revised Geotechnical Groundwater Letter</p> <p>31. Attachment 19 - Revised Geotechnical Investigation Report</p> <p>32. Attachment 20 - Revised Structural Design Certificate</p> <p>33. Attachment 21 - Revised Acoustic Report</p> <p>34. Attachment 22 - Revised BCA Report</p> <p>35. Attachment 23- Revised CPTED Report</p> <p>36. Attachment 24 – Revised Staging Diagrams</p> <p>37. Attachment 25 - Submitters List – DA23 0281</p> <p>38. Attachment 25.1 - Submission from Karen Mobbs (email)</p> <p>39. Attachment 25.1 - Submission from Karen Mobbs</p> <p>40. Attachment 25.1.2 - Submission from Karen Mobbs (Western Weekender Article)</p> <p>41. Attachment 25.2 - Submission from Jennifer Newman</p> <p>42. Attachment 25.3 - Submission from Sivaraj Subramanian</p> <p>43. Attachment 25.4 - Submission from Antony Jude</p> <p>44. Attachment 25.5 - Submission from Elizabeth Martin</p> <p>45. Attachment 25.6 - Submission from Wenduo Dong</p> <p>46. Attachment 25.7 - Submission from Michelle Lia</p> <p>47. Attachment 25.7.1 - Submission from Michelle Lia</p> <p>48. Attachment 25.8 - Submission from Jitender Balani on behalf of Evolve Housing (email)</p> <p>49. Attachment 25.8.1 - Submission from Jitender Balani on behalf of Evolve Housing (submission)</p> <p>50. Attachment 25.9 - Submission from Milad Rowda</p> <p>51. Attachment 25.9.1 - Submission from Milad Rowda</p> <p>52. Attachment 25.10 - Submission from Vivek Dasgupta</p> <p>53. Attachment 25.11 – Submission from Liquan Liu</p> <p>54. Attachment 25.11.1 – Submission from Liquan Liu</p> <p>55. Attachment 25.12- Submission from Daniel and Jennifer Painter</p> <p>56. Attachment 25.12.1- Submission from Daniel and Jennifer Painter</p> <p>57. Attachment 25.13 Submission from Sooraj Gopinath</p> <p>58. Attachment 25.14 - Submission from Sandra Garcia</p> <p>59. Attachment 25.15 - Submission from Vivian Moshi</p> <p>60. Attachment 25.16 - Submission from Martin and Amy Warda</p> <p>61. Attachment 25.17 - Submission from Kalpeshkumar Parekh &amp; Rachanaben Parekh</p> <p>62. Attachment 25.18 - Submission from Vanessa Howe</p> <p>63. Attachment 25.18.1 - Submission from Vanessa Howe (email)</p> <p>64. Attachment 25.19 - Submission from Stockland Corporation Ltd</p> <p>65. Attachment 25.20 - Submission from Zoe Schmidt (Cllr Cook representations)</p> <p>66. Attachment 25.21 - Submission from Cathryn Weismantel</p> <p>67. Attachment 25.22 - Submission from Samanth Ha</p> <p>68. Attachment 25.23 - Submission from Fahri Kobra</p> <p>69. Attachment 25.24 - Submission from Silvia Austins</p> <p>70. Attachment 25.25 - Submission from Trudi Barnes</p> <p>71. Attachment 26 – Revised Traffic Impact Assessment</p> <p>72. Attachment 27 – Visual Impact Assessment</p> <p>73. Attachment 28 – Stage 2 Road Safety Audit</p>
<b>Report prepared by</b>	<b>Knight Frank Town Planning – External Consultants assessing the development on behalf of Penrith City Council’s Development Services</b>
<b>Report date</b>	<b>24 May 2024</b>

<b>Summary of s79C matters</b>	
Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	<b>Yes</b>
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<b>Legislative clauses requiring consent authority satisfaction</b>	
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?	<b>Yes</b>
<i>e.g., Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	
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<b>Clause 4.6 Exceptions to development standards</b>	
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?	<b>Yes</b>
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<b>Special Infrastructure Contributions</b>	
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	<b>N/A</b>
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	
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<b>Conditions</b>	
Have draft conditions been provided to the applicant for comment?	<b>N/A</b>
<i>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</i>	