

SWCPP COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-375
DA Number	DA23/0955
LGA	Penrith
Proposed Development	Staged Torrens Title Subdivision into 205 Residential Lots, 5 Rural-Residential Lots, 7 Super Lots, 5 Residue Lots & Public Roads including Demolition Works, Land Remediation, Bulk Earthworks, Road Works, Stormwater Management Works & Public Domain Landscaping (Stages 1 & 2, Glenmore Park Stage 3)
Street Address	2277-2283 The Northern Road MULGOA NSW 2745
Applicant/Owner	Applicant- Mirvac Homes (Nsw) Pty Ltd , Owner- John Fornasier
Date of DA lodgement	31/10/2023
Number of Submissions	One (1)
Recommendation	Approve
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	General development over \$30 million.
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	• Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 ○ Chapter E7 Part C – Glenmore Park Stage 3 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • 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 • Mirvac's Updated Letter of Offer, dated 1 July 2025
List all documents submitted with this report for the Panel's consideration	• Aboriginal Cultural Heritage Assessment • Acoustic Assessment • Addendum Flood Assessment • Arboricultural Technical Report • Archaeological Technical Report • Biodiversity Development Assessment Report • Bushfire Assessment Report • Dam Dewatering Assessment • Geotechnical Assessment • Letter of Offer Acceptance Letter • Architectural Subdivision Plans • Civil Engineering Plans • Landscaping Strategy for Linear Park 1 and District Park 2 (Plans) • Streetscape Landscaping Strategy (Plans) • Remediation Action Plan • Road Safety Audit • Site Salinity Assessment • Traffic Impact Assessment & Addendum • Vegetation Management Plan • Water Cycle Management Plan • Watercourse and Riparian Lands Assessment
Report prepared by	Jacqueline Klincke – Senior Development Assessment Planner
Report date	17/07/2025

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **N/A**

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, Applicant**

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 **has agreed to all recommended conditions.**