

## SWCPP - COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSSWC-387</b>
<b>DA Number</b>	<b>DA23/1092</b>
<b>LGA</b>	<b>PENRITH</b>
<b>Proposed Development</b>	<b>Demolition of Existing Structures &amp; Construction of Medical Centre, Café &amp; Ground Level Car Parking</b>
<b>Street Address</b>	<b>Lot 186 , DP 14333 45 Orth Street, KINGSWOOD, NSW, 2747</b>
<b>Applicant/Owner</b>	<b>Applicant &amp; Owner - Caddens Estate Pty Ltd</b>
<b>Date of DA lodgement</b>	<b>20 December 2023</b>
<b>Number of Submissions</b>	<b>One (1) x Submission Received</b>
<b>Recommendation</b>	<b>APPROVAL</b>
<b>Regional Development Criteria</b>  <b>Schedule 6 of the SEPP (Planning Systems) 2021</b>	<b>Private Infrastructure over \$5 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 (Sustainable Buildings) 2022;</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021</li> <li>• State Environmental Planning Policy (Precincts – Western Parkland City) 2021</li> <li>• Development Control Plan 2014</li> <li>• Local Environmental Plan 2010</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 – Statement of Environmental Effects</li> <li>4. Attachment 2 – Architectural Plans</li> <li>5. Attachment 3 – Civil Plans</li> <li>6. Attachment 4 – Civil Design Report</li> <li>7. Attachment 5 – Preliminary Site Investigation</li> <li>8. Attachment 6 – Arborist Report</li> <li>9. Attachment 7 – Traffic and Parking Impact Assessment</li> <li>10. Attachment 7.1 – Additional Traffic Letter</li> <li>11. Attachment 8 – BAC and Access Report</li> <li>12. Attachment 9 - Operational Plan of Management</li> <li>13. Attachment 10 – PCC Asbestos Management Plan</li> <li>14. Attachment 11- Endeavour Energy Determination Letter</li> <li>15. Attachment 12 – Embodied Emissions Materials Form</li> <li>16. Attachment 13 – Sustainable Buildings SEPP</li> <li>17. Attachment 14 – Submitters List</li> <li>18. Attachment 14.1 – Submission from Lisa Willock-Cherry and Laura Gray</li> </ol>
<b>Report prepared by</b>	<b>Wendy Connell – Senior Development Assessment Planner – Penrith City Council</b>
<b>Report date</b>	<b>27 August 2024</b>

<b>Summary of s4.15 matters</b>	
Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	<b>Yes</b>
<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>
<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>No</b>
<b>Special Infrastructure Contributions</b>	
Does the DA require Special Infrastructure Contributions conditions?	<b>Yes</b>
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	
<b>Conditions</b>	
Have draft conditions been provided to the applicant for comment?	<b>Yes</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>	