

## COUNCIL ASSESSMENT REPORT COVERSHEET

<b>Panel Reference</b>	<b>PPSSWC-389</b>
<b>DA Number</b>	<b>Rev23/0007</b>
<b>LGA</b>	<b>PENRITH</b>
<b>Proposed Development</b>	<b>Review of Determination (Refusal) of DA22/0213 for Construction of Part 13 and Part 31 Storey Mixed Use Development with One Level of Basement Car Parking, Five Storey Podium with Above-Ground Parking, Through-Site Link, Retail Tenancies, Supermarket, Child Care Centre, Indoor Recreation Facility and Two Residential Towers. Tower A has 241 Apartments and Tower B has 75 Apartments. Proposal includes an Offer to Provide Community Infrastructure being an Indoor Recreation Facility on Level One (Concurrent Review Application Rev23/0008 for DA22/0214).</b>
<b>Street Address</b>	<b>184 Lord Sheffield Circuit, PENRITH, NSW, 2750</b>
<b>Applicant/Owner</b>	Applicant - The Trustee For The Thornton North Penrith Unit Trust Owner- Thornton North Penrith Pty Ltd
<b>Date of DA lodgement</b>	11/01/2024
<b>Number of Submissions</b>	<b>Seven (7) Submissions received</b>
<b>Recommendation</b>	<b>APPROVAL</b>
<b>Regional Development Criteria</b> <b>Schedule 6 of the SEPP (Planning Systems) 2021</b>	'General development over \$30million CIV
<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 (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</li> <li>• Penrith Local Environmental Plan 2010</li> <li>• Penrith Development Control Plan 2014</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Council Assessment Report Coversheet</li> <li>• Council Assessment Report</li> <li>• CI Strategic Alignment Document</li> <li>• 8.2 Review– Response to CI Panel Referral Comments (Dated 6 March 2024)</li> <li>• Statement Of Environmental Effects Development Application 01(Updated for Division 8.2 Review – December 2023)</li> <li>• Clause 4.6 Variation Request – Sun Access</li> <li>• SWCPP 'Determination and Statement of Reasons'</li> <li>• Thornton Central Village Architectural Plans</li> <li>• Public Square Solar Studies</li> <li>• Solar Access Peer Review of Thornton Plaza Penrith</li> <li>• Thornton North Penrith Pty Ltd ATF Thornton North Penrith Unit Trust Offer to enter into Voluntary Planning Agreement</li> <li>• Thornton North Penrith Pty Ltd ATF Thornton North Penrith Unit Trust Offer to enter into Voluntary Planning Agreement</li> <li>• Letter of Support – Community Infrastructure Offer; Indoor Recreation Facility</li> <li>• Community Infrastructure Recreation Facility (Indoor) Letter of Support from PCYC</li> <li>• PCYC Lease Precedent</li> <li>• Noise Impact Assessment (Stage 1)</li> <li>• Design Report</li> <li>• Thornton Central Village – Response to Submissions – Updated Transport Comment</li> <li>• Memorandum Of Opinion</li> </ul>

	<ul style="list-style-type: none"> <li>• Memorandum Of Opinion</li> <li>• Memorandum Of Opinion</li> <li>• Memorandum Of Opinion</li> <li>• RE: Thornton Central- Community Infrastructure – Next Steps,</li> <li>• Thornton Central Village: Delivering Community Infrastructure – DA1&amp;DA2 Supporting Submission Amendment: Version 2</li> <li>• Referral Response –RE: Rev23/0007 &amp; Rev23/0008 - Referral Comments due ASAP e Public Health</li> <li>• SWCPP Briefing Minutes of Meeting,</li> <li>• Council Assessment Report</li> <li>• Sydney Trains Concurrence Letter</li> <li>• Architectural Design Competition Waiver Project: 184 Lord Sheffield Circuit – Da22/0213 And Da22/0214,</li> <li>• GA NSW Waiver Letter with Conditions</li> <li>• Referral Response – Traffic Engineering</li> <li>• Referral Response – Environmental Health – Environmental Management</li> <li>• CI Panel Referral – Thornton Central</li> <li>• Referral Response – Waste Services</li> <li>• Referral Response – Major Developments - Engineer</li> <li>• Referral Response – Environmental Health Waterways</li> <li>• Referral Response – Public Domain Amenity &amp; Safety</li> <li>• Referral Response – Building Surveying</li> <li>• Review Of Determination Towers (A And B) For Residential, Commercial, Retail And Child Care184 Lord Sheffield Cct, Penrith - Clause 2.122 of SEPP (Transport &amp; Infrastructure) 2021</li> <li>• Sydney Trains Determination Letter</li> <li>• Concurrence Referral - Endeavour Energy</li> <li>• Flood Emergency Response Plan</li> <li>• Geotechnical Investigation Report</li> <li>• Submitters List – Rev23/0007</li> <li>• Submission 1 Sumeet Malhotra</li> <li>• Submission 2 Stonie Mitchell</li> <li>• Submission 3 Stephanie Esteban</li> <li>• Submission 4 Lidia Jelinek</li> <li>• Submission 5 Tracey Millar</li> <li>• Submission 6 Paul Caukill</li> <li>• Submission 7 Adam Pritchard</li> </ul>
<b>Report prepared by</b>	<b>Camilla Firman &amp; Tina Christy – Gyde Consulting</b>
<b>Report date</b>	<b>22 April 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>
<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? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	<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>Yes</b>
<b>Special Infrastructure Contributions</b>	
Does the DA require Special Infrastructure Contributions conditions (S94EF)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	<b>N/A</b>
<b>Conditions</b>	
Have draft conditions been provided to the applicant for comment?	<b>Yes</b>

*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*