

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-4
DA Number	DA19/0419
LGA	Penrith
Proposed Development	Demolition of Existing Structures & Construction of a Two (Part Three) Storey Residential Aged Care Facility Including 142 Beds, At-Grade Car Parking, Earthworks and Landscaping
Street Address	5 – 7 Floribunda Avenue Glenmore Park
Applicant	Principal Healthcare Finance Pty Ltd
Owner	Principal Healthcare Finance Pty Ltd
Date of DA lodgement	25 June 2019
Number of Submissions	15 x unique individual submissions (plus addendums) 4 x proforma letters 1 x electronic petition containing contact details/comments of 117 individuals 1 x representation by Tania Davies MP on behalf of residents
Recommendation	Refusal
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV > \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (Amendment 4) • Penrith Development Control Plan 2014 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> - Architectural Plans (Appendix 1) - Landscape Plans (Appendix 2) - Clause 4.6 Variation Request (Appendix 3) - Statement of Environmental Effects (Appendix 4) - UDRP Advice (meeting on 20 March 2019) (Appendix 5) - UDRP Advice (Secondary Emailed Review) (Appendix 6) - Prelodgement Advice (First Meeting) (Appendix 7) - Prelodgement Advice (Second Meeting) (Appendix 8) - RFS GTAs (Appendix 9) - Arborist Report (Appendix 10)
Report prepared by	Ian Dencker
Report date	16 September 2019

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes – where appropriate

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 (S94EF)?

Not Applicable

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?

Not Applicable

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