

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSWC-4
<b>DA Number</b>	DA19/0419
<b>LGA</b>	Penrith
<b>Proposed Development</b>	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
<b>Street Address</b>	5 – 7 Floribunda Avenue Glenmore Park
<b>Applicant</b>	Principal Healthcare Finance Pty Ltd
<b>Owner</b>	Principal Healthcare Finance Pty Ltd
<b>Date of DA lodgement</b>	25 June 2019
<b>Number of Submissions</b>	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
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	CIV > \$30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Penrith Local Environmental Plan 2010 (Amendment 4)</li> <li>• Penrith Development Control Plan 2014</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>- Architectural Plans (Appendix 1)</li> <li>- Landscape Plans (Appendix 2)</li> <li>- Clause 4.6 Variation Request (Appendix 3)</li> <li>- Statement of Environmental Effects (Appendix 4)</li> <li>- UDRP Advice (meeting on 20 March 2019) (Appendix 5)</li> <li>- UDRP Advice (Secondary Emailed Review) (Appendix 6)</li> <li>- Prelodgement Advice (First Meeting) (Appendix 7)</li> <li>- Prelodgement Advice (Second Meeting) (Appendix 8)</li> <li>- RFS GTAs (Appendix 9)</li> <li>- Arborist Report (Appendix 10)</li> </ul>
<b>Report prepared by</b>	Ian Dencker
<b>Report date</b>	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*

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**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*