

COUNCIL ASSESSMENT REPORT COVER SHEET

Panel Reference	PPSSWC-412
Modification Application Number	Mod23/0292
LGA	Penrith
Proposed Development	Section 4.56 Modification Application, to modify a Court granted Development Consent, for a Residential Care Facility
Street Address	94-100 Explorers Way, St Clair
Applicant/Owner	Applicant & Owner - Principal Healthcare Finance Pty. Ltd.
Date of Application lodgement	5 January 2024
Number of Submissions	Two (2) submissions received
Recommendation	APPROVAL
Regional Development Criteria	Section 4.56 Modification Application in relation to a 'regionally significant development' (being 'general development' with a 'capital investment value' of more than \$30 million)
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979S	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • 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 (Sustainable Buildings) 2022 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Council Assessment Report Cover Sheet • Council Assessment Report • Recommended Modified Consent Conditions • Architectural Plans • Court Judgement for the Development Application Appeal, including existing Development Consent Conditions • Supporting Planning Statement • Submitters List for Mod23/0292 • Submission 1 Karen Luka • Submission 1.1 Karen Luka • Submission 1.2 Karen Luka • Submission 2 Kylie Agius
Report prepared by	Robert Waker, Senior Development Assessment Planner
Report date	22 April 2024

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?

Not Applicable

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