

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-576
DA Number	DA24/1004
LGA	Penrith City Council
Proposed Development	Lot Consolidation & Staged Construction of Transitional Group Home including 12 Bedrooms (30 Beds), At-Grade Car Park with 9 Car Spaces, Associated Landscaping & Stormwater Management Works & Facade Upgrades to Existing Medical Centre
Street Address	2 a Bringelly Road, KINGSWOOD NSW 2747 33 Santley Crescent, KINGSWOOD NSW 2747 31 Santley Crescent, KINGSWOOD NSW 2747
Applicant/Owner	We Help Ourselves Western Sydney (WHOS)
Date of DA lodgement	20 December 2024
Number of Submissions	3
Recommendation	Approval
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	Schedule 6, Section 5 – private infrastructure (i.e. group home) > \$5 million
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	• Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • 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
List all documents submitted with this report for the Panel's consideration	• Architectural Plans • Landscape Plans • Civil and Stormwater Plans • Legal Advice • Clause 4.6 Variation Request • Transport Impact Assessment • Waste Management Plan • Plan of Management
Report prepared by	Jacqueline Klincke, Senior Development Assessment Planner
Report date	16 December 2025

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?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

No

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?

Yes

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