

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	27 August 2020
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Ross Fowler
<b>APOLOGIES</b>	Glenn McCarthy
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 20 August 2020.

#### MATTER DETERMINED

PPSSWC-97 – Penrith City Council – DA19/0419.01 at 5-7 Floribunda Avenue, Glenmore Park – Section 4.56 Modification of Consent Condition 2 (as described in Schedule 1)

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Development application

The panel determined to approve the development application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

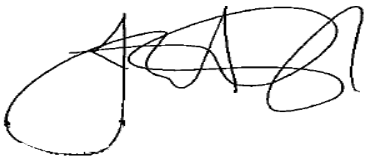



*The panel determined to approve the application for the reasons outlined in the council assessment report.*

#### CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

#### CONSIDERATION OF COMMUNITY VIEWS

*In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.*

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Ross Fowler

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-97 – Penrith City Council – DA20/0419
2	PROPOSED DEVELOPMENT	Clause 4.56 Modification Application – Proposed re-wording of Condition 2 related to registering of an easement to drain water over Council land – Related to an Approved Residential Aged Care Facility
3	STREET ADDRESS	5-7 Floribunda Avenue, Glenmore Park NSW 2745
4	APPLICANT/OWNER	Owner-Applicant - Principal Healthcare Finance P/L
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development)</li> <li>○ State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004)</li> <li>○ Rural Fires Act 1997</li> <li>○ Penrith Local Environmental Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Penrith Development Control Plan 2014</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 19 August 2020</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report