

beam

Scoping Report

Industry-Specific SEARs Request
In-Fill Affordable Housing
Amending SSDA
160-172 Lord Sheffield Circuit, Penrith

Prepared for UPG Lord Sheffield 162 Pty Ltd

11.12.24
24176

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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Introduction

This Scoping Report has been prepared by Beam Planning on behalf of UPG Lord Sheffield 162 Pty Ltd (UPG) (the Applicant) to seek the issue of Industry Specific Secretary's Environmental Assessment Requirements (SEARs) for an Amending State Significant Development Application (SSDA) for a mixed-use development, comprising an affordable housing component, at 160-172 Lord Sheffield Circuit, Penrith (the site).

This proposal seeks to amend an existing development consent (DA22/1086, as modified), which approved a 10-storey mixed use development comprising of 287 residential apartments. The Amending SSDA seeks to amend the existing approval to add an additional 145 apartments (of both affordable housing and market housing) over an additional 4 storeys (as well as other minor design changes), utilising provisions and bonuses for Infill Affordable Housing as introduced in the recently amended *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The intent is to retain (and amend) the base consent.

The amending proposal is categorised as an SSDA under Schedule 1, Clause 26A of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as the development for the purposes of infill housing, has an estimated development cost (EDC) of over \$75 million, and no part of the proposed development is prohibited. Whilst the amending component achieves the \$75m trigger in its own right, by virtue of Clause 26A(1A) of the Planning Systems SEPP, the existing 10 storey residential development (as approved by DA22/1086) is to be included in the calculation of the estimated development cost of the project, ensuring the total proposal is well over \$75m. The proposed affordable housing component is to be managed by Evolve Housing (a Community Housing Provider) for a minimum of 15 years.

This Scoping Report has been prepared in accordance with the *State Significant Development Guidelines* adopted by the Department of Planning, Housing and Infrastructure (DPHI) in March 2024 and provides an overview of the project, sets out the statutory context, and identifies the key likely environmental and planning impacts that will be considered as part of this detailed SSDA.

This SEARs request should be read in conjunction with the following accompanying documents:

- Survey Plan, prepared by SDG (**Appendix A**)
- Concept Architectural Plans, prepared by SJB (**Appendix B**)
- Estimated Cost of Development Summary, prepared by Construction Consultants (**Appendix C**)

The Applicant

This Scoping Report has been prepared by Beam Planning on behalf of the Applicant, UPG Lord Sheffield 162 Pty Ltd (UPG). Full details of the applicant are provided below at **Table 1**.

Table 1 Applicant Details

Owner	UPG Lord Sheffield 162 Pty Ltd (UPG)
ABN	83 654 373 672
Address	Suite 110, Level 1, 180-186 Burwood Road, Burwood NSW 2134
Nominated Contact	Chris Ferreira – Head of Planning
Contact Details	c.ferreira@urbanpropertygroup.com.au

The Site

The site is located at 160-172 Lord Sheffield Circuit, within the Penrith Local Government Area (LGA), and forms part of the Thornton North Penrith Precinct. Legally described as Lots 3001, 3002, and 3011 in DP1184498, the 8,281sqm site features an irregular configuration with 170m of frontage to Lord Sheffield Circuit and 206m along the railway line. The site is relatively flat and has been cleared, and thus, presents a significant opportunity for a high-density, mixed-use development in alignment with local planning objectives.

The Thornton North Precinct was declared a State Significant Site in 2011 and is integral to Penrith's vision for substantial residential and employment growth. As part of the broader vision for the Western Parkland City, the precinct has been master-planned to accommodate higher-density mixed-use development that promotes urban communities supported by retail and commercial spaces and enhanced public domains. The site's location within this precinct positions it as a key contributor to achieving these strategic goals, leveraging its proximity to transport and infrastructure.

The site is positioned adjacent to Penrith Railway Station and its associated transport interchange, servicing the T1 (North Shore & Western) Line. The surrounding context includes residential flat buildings with retail frontages to the north, Defence Force land to the east, and the Penrith Station Interchange, commuter carpark, and Westfield Penrith shopping centre to the south. Station Plaza and additional mixed-use development opportunities are located to the west, reinforcing the site's integration within the established urban framework.

As one of the last undeveloped parcels within the Thornton North Precinct, the site holds a prominent position in delivering on the precinct's strategic objectives. Its zoning under the Penrith LEP 2010 as E1 Local Centre supports high-density mixed-use outcomes in line with the approved master plan for the area. The proposed development aligns with these objectives, delivering residential, commercial, and retail floor space to contribute to an active and functional local centre while complementing the character of the surrounding build environment.

An aerial image of the site is provided at **Figure 1**.



Figure 1 Site aerial

Background to the Project

Concept Plan (MP10_0075)

The site is located within the Thornton North Penrith Precinct, which is governed by a Part 3A Concept Plan (MP10_0075) and a Stage 1A Project Application (MP10_0078). This Concept Plan outlines the vision for a mixed-use residential area, including a village centre with commercial, retail, and community spaces, light industrial areas, public open spaces, and provisions for heritage conservation.

Detailed Development Application (DA-22/1086)

In January 2024, the Sydney Western City Planning Panel approved a development application (DA-22/1086) for the site, allowing for the construction of a mixed-use development comprising:

- A ten-storey mixed-use building with a two-storey podium, housing 14 ground-floor retail spaces and first-floor commercial areas.
- Two residential towers, each eight-storeys high, comprising 287 apartments (152 units in the East Tower, and 135 units in the West Tower).
- Rooftop communal open space.
- Three basement levels of car parking.
- Public domain improvements.

The approved development was deemed by the Sydney West Regional Planning Panel to be “generally consistent” with the requirements of Schedule 2 of the Concept Plan, and able to comply with the Statement of Commitments in Schedule 3.

This Amending SSDA proposes amendments to development consent DA-22/1086 to incorporate the Infill Affordable Housing bonus introduced under the revised *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP).



Figure 2 Artist impression approved DA-22/1086
Source: SJB

Modification Application (Mod 24/0059)

In April 2024, the applicant submitted a modification requested under Section 4.55(1A) to Penrith City Council, seeking changes to DA22/1086 (Mod24/0059), which has since been approved by Penrith City Council. The proposed modifications included:

- Adding a pedestrian entrance at Lord Sheffield Circuit on the ground floor.
- Removing the heavy vehicle turntable from the basement level.
- Adjusting the eastern podium’s commercial floor space at Level 1 to include additional outdoor space.
- Adding a new retail tenancy on Basement Level 1.
- Introducing a fourth basement level for parking.

Strategic Context

Table 2 identifies the key strategic issues that are likely to be relevant to the justification and evaluation of the project and will be investigated in more detail in the EIS.

Table 2 Consistency of the Project with Relevant Strategic Plans

Matter	Comments
NSW Housing Strategy – Housing 2041	The project aligns with the NSW Housing Strategy, which aims to deliver diverse, affordable, and sustainable housing across the state. The inclusion of affordable dwellings within the development supports the strategy's focus on increasing housing diversity and providing options for various demographics. Additionally, the project's integration with public domain improvements enhances liveability and contributes to secure, high-quality housing options. By addressing these priorities, the proposal directly supports Housing 2041's vision for housing that meets the evolving needs of Penrith's growing population.
Greater Sydney Region Plan – A Metropolis of Three Cities and Central City District Plan.	The project supports the Greater Sydney Region Plan's vision of a metropolis of three interconnected cities, where residents live within 30 minutes of jobs, education, and services. By offering increased housing diversity and affordable options, the project promotes the plan's goal of improving housing supply, diversity, and affordability. Additionally, the inclusion of communal open space and environmentally conscious design contributes to the region's liveability and sustainability objectives.
Penrith Strategic Planning Statement (LSPS)	The project is consistent with the Penrith LSPS, which prioritises sustainable growth and housing diversity. By incorporating affordable housing and maintaining strong urban design principles, the development supports the LSPS goal of providing housing options that cater to a diverse community while respecting local character. The proposal also contributes to the LSPS's focus on enhancing connectivity and liveability in Penrith, particularly through its location near transport and community infrastructure.
Penrith Local Housing Strategy	The proposed development aligns with the Penrith Local Housing Strategy's goals of increasing housing supply in key growth locations, such as the Penrith City Centre. The inclusion of affordable housing meets the strategy's objective of providing housing diversity and addressing affordability challenges. The high-density design is suitable for its proximity to public transport and services, consistent with the strategy's emphasis on delivering medium- and high-density housing in well-connected urban areas.
Penrith Affordable Housing Strategy and Action Plan	The proposed development aligns with the Penrith Affordable Housing Strategy 2023-2026, which emphasises the importance of delivering diverse, affordable housing to support low- to moderate-income households. By allocating at least 15% of the total floor space to affordable housing, the project directly supports the strategy's goal of expanding affordable housing availability across Penrith. Furthermore, the provision of affordable housing managed by a community housing provider aligns with the strategy's advocacy for collaboration with housing providers to address housing stress in the community.
Future Transport 2056	Future Transport 2056 outlines a 40-year vision for the transport system in NSW, focussing on connectivity, accessibility, sustainability and integration of land use and transport planning. This project aligns with the vision and principles of Future Transport 2056 by providing housing, commercial, and retail facilities close to existing and planned transport infrastructure.

The Proposal

This proposal is an amending SSDA which seeks to amend the existing development consent (DA22/1086, as modified), at 160-172 Lord Sheffield Circuit, Penrith, to provide affordable housing and additional market housing in accordance with the Infill Affordable Housing provisions of the Housing SEPP. It is proposed that the approved base consent will be retained and activated for the initial construction of the lower portions of the development and the proposed amendments will be implemented through conditions of consent pursuant to clause 4.17(5) of the *Environmental Planning and Assessment Act 1979* (the Act) as part of the SSDA.

The amendments include an additional four storeys (approximately an additional 145 apartments) and revisions to the building layout to facilitate the incorporation of affordable housing, while maintaining key components of the base consent. Specifically, the amended proposal involves:

- A maximum building height of approximately 53.32m (14 storeys or RL 80.72).
- Total GFA of approximately 45,723m², including:
 - Residential: 38,696m² (approximately 432 apartments).
 - Retail: 3,568m² across basement and ground floor.
 - Commercial: 3,459m² on Level 1.
- Four basement levels providing parking for approximately 500 vehicles.
- Vehicle access via Lord Sheffield Circuit.
- 3,328m² of communal open space.
- Amendments to basement layout for 85 additional residential car spaces, more storage, and bicycle facilities.
- Modifications to Level 10 and the roof plan.
- Allocation of at least 15% of total floor space for affordable housing, to be managed by Evolve Housing (a Community Housing Provider) for a minimum of 15 years.
- Minor architectural design adjustments.

Certain components of the original approval remain outside the scope of the SSDA. These include site remediation and preparation, the extent of basement excavation, layouts for retail and non-residential spaces, and the design of residential floor plans for Levels 1-9, which will be retained as per the original consent. The project will be delivered in one stage, divided into four main phases which will ensure alignment with the approved consent while accommodating the proposed affordable housing:

- Phase 1: Site remediation, preparation, and excavation for the four-level basement.
- Phase 2: Construction of the basement and nine-storeys of the mixed-use development under the existing approval (DA22/1086).
- Phase 3: Addition of four residential storeys and fit-out of the basement under the SSDA.
- Phase 4: Final embellishment works and commencement of operations.



Figure 3 Indicative amended proposal (early whitecard 3D visual)

Source: SJB

Statutory Context

Table 3 provides an overview of the key statutory requirements of the project.

Table 3 Statutory Context of the Site

Matter	Comments
Power to Grant Consent	<p>The proposal is for the purpose of a mixed-use development which will comprise a residential and infill affordable housing component.</p> <p>In accordance with Schedule 1, Clause 26A, of the Planning Systems SEPP, the development qualifies as SSDA, as the residential component is located within the Six Cities Region, has an EDC of over \$75 million and no part of the proposed development is prohibited. The proposed affordable housing is to be managed by Evolve Housing (a registered Community Housing Provider) for a minimum of 15 years.</p> <p>In calculating the EDC of the proposal for the purpose of determining the SSD threshold, it is noted that, by virtue of amendments made to the Planning Systems SEPP on 2 August 2024, the EDC of the existing residential development (being the approved development the subject of DA22/1086), is to be included in the EDC for the purpose of determining the SSD threshold, as per Clause 26A(1A) of Schedule 1 of the Planning Systems SEPP. Accordingly, the EDC of the proposal is well in excess of the \$75m SSD trigger.</p>
Permissibility	<p>The site is zoned E1 Local Centre under the Penrith Local Environmental Plan 2010 (Penrith LEP 2010). Shop-top housing, retail and commercial uses are permitted with consent within the zone.</p>
Key Development Standards	<p>Height</p> <p>The proposal seeks a building height of 53.32m, which constitutes an increase of approximately 30% above the approved height of 40.52m under DA22/1086. The approved height already exceeded the 32m height control prescribed in Clause 4.3 of the <i>Penrith Local Environmental Plan (LEP) 2010</i> by 26%, supported through a Clause 4.6 variation request upheld by the regional planning panel. To accommodate the proposed height, a new Clause 4.6 variation request will accompany the SSDA, demonstrating that strict compliance with the height standard (as increased by the 30% Housing SEPP bonus) is unreasonable and unnecessary due to the unique circumstances of the development and the public benefits it delivers.</p> <p>The proposal takes advantage of the Housing SEPP provisions, which allows up to a 30% height bonus for developments allocating 10–15% of GFA to affordable housing, pursuant to Chapter 2, Section 18. With at least 15% of the GFA allocated to affordable housing, the project qualifies for this maximum bonus under Clause 18 of the SEPP. This bonus, combined with the precedent established by DA22/1086, enables the proposed height while supporting planning objectives to increase affordable housing supply.</p> <p>The site’s current approval includes a 10-storey mixed-use development comprising 287 residential apartments, 1,794m² of retail space, and 4,331m² of commercial space. While the approved height of 40.52m exceeded the original height control by 8.52m (26%), the proposed additional height maintains the overall variation at 26% above the lifted height standard. Accordingly, the variation remains consistent in proportion with the planning precedent set by the base approval and is further justified by the additional public benefit of increased affordable housing provision.</p> <p>FSR</p> <p>There is no FSR standard applicable to the site.</p> <p>Further key development standards, including heritage, flood risk, solar access, and design excellence, are addressed in Section 6.0 of this report.</p>
Other Approvals	<ul style="list-style-type: none"> <i>National Parks and Wildlife Act 1974</i>: An AHIMS Basic Search of the site completed on 08 July 2024 does not identify any Aboriginal sites or Aboriginal places in or near the site. <p>As part of the preparation of the previous development consent issued for the land (described at Section 2.1.2 of this letter) the applicant committed to engaging with the local Cultural Knowledge Holders including the Deerubbin Local Aboriginal Land Country (DLALC) to guide design and cultural planning of the development.</p>

Matter	Comments
	<p>Early conversations were held with the DLALC as part of the preparation of the approved development, which resulted in a Connection to Country response that includes public art and interpretation across the site. This approach is proposed to be retained and is unaffected by the scope of this SSDA.</p> <p>It is also noted that SJB responded to the (then draft) Connecting with Country Framework prepared by the NSW Government Architect as part of the competitive design process conducted to inform the approved development. The design principles of the approved scheme and competition winning Architect (SJB) is proposed to be retained as part of this SSDA.</p> <p>Given the long history of development applications that apply to the site, including notably that the substantial redevelopment of the site for a mixed-use development (including basement) has already been approved and is outside of the scope of this SSDA, an Aboriginal Heritage Report is proposed to be prepared to accompany the SSDA which provides an assessment of potential Aboriginal objects to be present within the project area. The applicant commits to provide further consultation with the DLALC as part of the preparation of the SSDA and will provide evidence and details of this consultation with Environmental Impact Statement (EIS).</p> <p>Given the above, an Aboriginal Cultural Heritage Assessment Report (ACHAR) is not proposed to accompany this SSDA, and it requested that this be reflected in the issue of the SEARs.</p> <ul style="list-style-type: none"> • <i>Biodiversity Conservation Act 2016</i>: A waiver or Biodiversity Development Assessment Report will be prepared as part of the SSDA.
Pre-conditions to exercising the power to grant consent	<p><i>Environmental Protection and Biodiversity Conservation Act 1999</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>Penrith Local Environmental Plan 2010</i></p>
Mandatory matters for consideration	<p><i>Environmental Planning and Assessment Act 1979</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> <i>Penrith Local Environmental Plan 2010</i></p>

Community Engagement

Early consultation has occurred with the following stakeholders outlined in **Table 4**, prior to the submissions of this request for SEARs.

Table 4 Previous Stakeholder Engagement

Stakeholder	Comments
Penrith City Council	<ul style="list-style-type: none"> • Penrith City Council staff (15 February 2024): The proponent met with Penrith City Council officers to discuss plans to amend the approved DA using the affordable housing incentives under Clause 18 of the <i>Housing SEPP</i>, as at this time, it was understood that the planning pathway for the Amending DA would be a regional DA and that the proposal would be below the SSD threshold. <p>An initial concept design, shadow and view impact analysis, and the application of bonus height provisions were presented, along with the need for a design competition waiver. Council supported the retention of SJB as the architect and the original design competition scheme, citing prior efforts and the approved DA. Council also recommended presenting the proposal to Council's Urban Design Review Panel (UDRP) before lodging a DA.</p>

Stakeholder	Comments
	<ul style="list-style-type: none"> • Penrith UDRP Meeting #1 (22 March 2024): The proponent and SJB met with the Council's UDRP, which supported waiving the design competition and retaining SJB but did not endorse the amended proposal as presented at the meeting. The panel encouraged exploring alternative massing options and height variations. • Penrith UDRP Meeting #2 (10 May 2024): A second UDRP meeting presented six alternative designs with varied heights and massing in response to the UDRP's request to explore differing forms and heights. While the panel supported greater height in principle, the options explored would have resulted in excessive height breaches beyond the LEP and Housing SEPP bonus height. Furthermore, the UDRP did not indicate a preferred option or establish a supportable upper height limit, requesting yet further exploration of height without providing certainty on direction. • Design Review Panel review (established by GANSW / SSDA consent authority) – 22 Sep 2024: Following the project's confirmation as meeting the SSD threshold and a change in consent authority (Minister for Planning), an amended proposal was prepared by the proponent and presented to a newly formed DRP established by the SSDA consent authority (through GANSW), in accordance with Penrith LEP Clause 8.4(4). The panel was selected by GANSW as representative of the consent authority, and was made up of the former competition jury members, with Penrith Council staff invited to observe the process. The scheme presented to the DRP was different to that presented to the Council's UDRP, and was amended to address the UDRP's initial feedback. The DRP ultimately endorsed the amended proposal (discussed further below). • Penrith City Council staff (11 Nov 2024): A follow up meeting occurred with Penrith City Council staff following support being granted for the amended proposal by the DRP to discuss the amended design, where the proponent requested feedback and commentary on the amended proposal from Council. Council staff provided feedback with respect to the preparation of the SSDA, requesting clarification on height calculations, and requesting a robust context analysis, as well as detailed shadow diagrams. A follow up request made by the proponent after the meeting was issued to Council staff requesting any further feedback, however no further feedback was provided.
NSW Government Architect Office	Initial consultations were undertaken to validate the proposed approach of submitting a 'Design Excellence Bridging Strategy' for the project to convert the approved design competition scheme for the 10 storey regional DA to an SSDA for 14 storeys. There was general agreement on a strategy involving SJB, a design review panel, maintaining the principles of the competition winning design, and therefore granting an exemption from an additional design competition process. Further details are provided in Section 6.0 of this letter.
NSW Department of Planning, Housing and Infrastructure (DPHI)	Initial consultations were held to determine the appropriate planning pathway for the development with DPHI. DPHI officers confirmed that the SSD pathway could be pursued. DPHI also requested a scoping pack outlining the components of the overall project to be included in the proposed amending SSDA.
Community	<p>Extensive community and stakeholder consultation was undertaken during the preparation and assessment of the previously approved development application for the site (DA22/1086). The proposal was generally well received, with minimal submissions provided in response to the approved DA. Issues previously raised by the community, which will be thoroughly addressed in the SSDA, include:</p> <ul style="list-style-type: none"> • Traffic and parking. • Flood evacuation. • Heritage impacts. • CBD connectivity. • The existing and proposed community garden on the site.

The applicant will be undertaking future engagement to inform the EIS in accordance with the expected SEARs and the Department's *Undertaking Engagement Guidelines for State Significant Projects (2021)*. Consultation is anticipated with the following government and industry stakeholders:

- Department of Planning, Housing and Infrastructure;
- The NSW Office of the Government Architect;
- Penrith City Council;
- Transport for NSW (TfNSW);
- Community Housing Provider partner;

- NSW State Emergency Service (SES); and
- Relevant Service Providers – Endeavour Energy, Ausgrid, Jemena, Sydney Water.

The EIS will be publicly exhibited after DPHI has completed its review to confirm all issues outlined in the SEARs have been adequately addressed. Key stakeholders will have another opportunity to examine the project, including finalised development plans and the accompanying consultant reports and assessments, within the final EIS.

Proposed Assessment of Impacts

Table 5 identifies the matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

Table 5 Matters applicable to the Site requiring further assessment

Assessment Matter	Comments
Solar Access	<p>Clause 8.2 of the <i>Penrith Local Environmental Plan 2010</i> specifies that development consent cannot be granted for projects within the Penrith City Centre if they result in overshadowing of public open spaces beyond what is permitted under the controls outlined in the Height of Buildings Map.</p> <p>Firstly, the proposal does not impact upon any public open space, as none are located in the vicinity of the site.</p> <p>With respect to general overshadowing impacts, initial modelling of the proposed development demonstrates that most of the additional overshadowing from the proposal (generated by the additional 4 storeys above the existing approval) will occur over the rail corridor, Penrith Railway Station and Interchange and the commuter car park. Some overshadowing will also occur to Belmore Street (south of the site), and a portion of the Defence Force-owned land to the east.</p> <p>Some very minor overshadowing is also anticipated for buildings to the south of the site, including 2–6 Station Street and 50 Belmore Street. However, as these buildings are used for public and office purposes, the overshadowing is considered acceptable. A comprehensive assessment of overshadowing impacts will be included in the forthcoming SSDA submission.</p>
Visual Impact and Privacy	<p>Preliminary modelling shows that the proposed additional height is unlikely to create additional visual or privacy impacts when compared to the approved development scheme. A Visual and Privacy Analysis will be provided as part of the SSDA to evaluate the potential effects of the proposed development on visual impact and privacy.</p>
Traffic	<p>The potential effects of the additional residential capacity enabled by the Housing SEPP bonus on nearby transport infrastructure will be evaluated in the SSDA. This assessment will examine the ability of the regional and local road networks, as well as existing public transport systems, to support the proposed development. A Transport and Parking Impact Assessment, along with a Green Travel Plan, will accompany the SSDA to provide detailed analysis and recommendations.</p>
Heritage	<p>Although the site itself does not include any heritage items, it is located near several heritage-listed sites, including Penrith Railway Station. To evaluate the potential effects of the proposed development on these surrounding heritage items, a Heritage Impact Statement will be prepared and submitted as part of the future SSDA. It is considered unlikely that the additional storeys will result in any additional heritage impacts to those determined acceptable under the original consent.</p>
Design excellence	<p>Clause 8.4(3) of the <i>Penrith LEP 2010</i> requires that developments within the Penrith City Centre involving buildings over 24 meters or six storeys to undergo a competitive design process. Development consent for DA22/1086 was granted following an Architectural Design Competition, as mandated by this clause. Since the current proposal seeks to amend the approved scheme and further increase the height of the development, the requirement for a Design Competition is technically triggered again.</p> <p>However, clause 8.4(4) of the <i>Penrith LEP 2010</i> allows the consent authority to grant an exemption from this requirement where the proposal is reviewed by a design review panel constituted by the consent authority, and the advice of the panel is considered in the assessment of the DA.</p> <p>Given the intent to maintain the winning architect and the essence of its design, as part of the SSDA, the proponent will request a waiver of the Design Competition requirement under</p>

Assessment Matter	Comments
	<p>clause 8.4(4). To support this request, a 'Bridging Design Excellence Strategy' has been prepared, submitted to, and endorsed by GANSW. This outlines the process of engaging a DRP to review the detailed design of the proposed amendments. This DRP will ensure the SSDA scheme adheres to the design principles of the winning SJB scheme from the original competition. The DRP has been established by the consent authority in consultation with the NSW Government Architect (GANSW) and includes the following representatives:</p> <ul style="list-style-type: none"> • Chair: A representative from GANSW, Rory Toomey, who chaired the original competition jury. • Council Representative: A nominee from Penrith City Council, Brett Newbold, who served as the Council's original jury representative. • Proponent Representative: A design expert nominated by the proponent, Stephen Moore, who served as the proponent's original jury nominee. <p>As discussed earlier in this SEARs request, the DRP reviewed the proposal on 22 September 2024 and provided support for the proposal in the form of an advice sheet on 22 October 2024.</p> <p>The composition of the DRP reflects the members of the original Design Competition Jury that selected the SJB scheme as the winning design. In this approach, the SDRP is not be required to review the development, as the DRP fulfills this role in ensuring the design aligns with the principles established in the original competition.</p>

We trust that the information provided is sufficient to enable the Secretary to issue SEARs for the preparation of the EIS. Should you have any questions about this matter, please do not hesitate to contact the undersigned.

Kind regards

Chris Forrester

Director

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