

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Name: Nathan Satara

Organisation: Nergl Developments Pty Limited (Manager)

Govt. Agency: No

Email: [REDACTED]

Address:

Po Box 189

Penrith, NSW

2751

Content:

RE: Schedule 9 Amendment of State Environmental Planning
Policy (Infrastructure) 2007 health services facilities

After:

[2] Clause 56, definition of prescribed zones

Insert after paragraph (d):

(d1) R2 Low Density Residential,

Add:

"Prescribed zone: E4 Environmental Living"

Reasoning:

Penrith City Council and other Council's in Western Sydney have applied E4 Environmental Living to a significant majority of Lands along The Northern Road and to other Lands that have significant employment generating capacity but have no identifiable Environmental attributes and otherwise

would have had a R5 Large Lot Residential zone applied during the Standard Instrument transition process.

This action has invalidated the use of State Environmental Planning Policy (Infrastructure) 2007 health services facilities on these Lands.

We submit if the proposed amendment to include E4 Environmental Living as a prescribed zone was made this would permit provision of a community focused health services centres (or hospital's) that provide a range of sub-acute hospital treatment programmes including: Rehabilitation, Geriatric, General Medical and Outpatient care.

These facilities are not generally more than 3 stories in height or offer more than 85 beds.

A key benefit of adding E4 Environmental Living is the creation of more than 100 "local jobs".

Furthermore community focused health services centres in these locations lesson congestion in town centres if appropriately collocated with Aged Care or Seniors Living facilities and add significantly to furthering the Governments 'Aging in Place' objectives.

The majority of these Lands have been previously granted: Site Compatibility Certificates under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; and these Senior's uses have been included as Additional Permitted Uses in the present LEP.

Furthermore the Department has advised Council and Landowners that it is supportive of more intensive forms of development on the Lands.

These Lands are also identified in the West Draft District Plan at Page 85, it states Council will: "investigate opportunities for future land release development, particularly opportunities in rural areas contiguous with exiting urban areas and proximate to existing major transport infrastructure".

We submit that the proposed amendment is necessary if the Department Gateway Review Process continues to support a Council's use of the E4 Environmental Living Zone, even if that zoning is inconsistent with the Departments Practice Note PN09-002 Environment Protection Zones.

IP Address: - [REDACTED]

Submission: Online Submission from company Nergl Developments Pty Limited (org_comments)

https://majorprojects.affinitylive.com/?action=view_activity&id=195775

Submission for Job: #8118

https://majorprojects.affinitylive.com/?action=view_job&id=8118

Site: #0

https://majorprojects.affinitylive.com/?action=view_site&id=0