COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSSWC-229** |
| **DA Number** | **DA22/0131** |
| **LGA** | **Penrith City Council** |
| **Proposed Development** | **Construction of a Warehouse (comprising of 4 occupancies) and associated works** |
| **Street Address** | **68 Lockwood Road, Erskine Park** |
| **Applicant/Owner** | Jamie Stewart / Fitzpatrick Investments Pty. Ltd. |
| **Date of DA lodgement** | 14 February 2022 |
| **Total number of Submissions** **Number of Unique Objections** | * 1
* None
 |
| **Recommendation** | **Approval** |
| **Regional Development Criteria (Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021** | **General development over $30 million** |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (Biodiversity and Conservation) 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 (Transport and Infrastructure) 2021
* State Environmental Planning Policy (Western Sydney Employment Area) 2009
* Penrith Development Control Plan 2014
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| **List all documents submitted with this report for the Panel’s consideration** | * Architectural Plans
* Landscape Plan
* Civil Engineering Plans
* Statement of Environmental Effects
* Preliminary Biodiversity Assessment
* Bushfire Assessment Report
* Development Consent No. 21/0801, including Approved Plans
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| **Clause 4.6 requests** | NA |
| **Summary of key submissions** | The submission received was from Water NSW. The submission did not raise any specific objections to the proposal, however recommended specific conditions to be imposed, which have been included within the recommended conditions, |
| **Report prepared by** | **Robert Walker, Senior Development Assessment Planner** |
| **Report date** | 21 November 2022 |
| **Summary of s4.15 matters**Have all recommendations in relation to relevant s4.15 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?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **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 (S7.24)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Not applicable** |
| **Conditions**Have draft conditions been provided to the applicant for comment?*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* | **Yes** |