

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-243
DA Number	DA22/0318
LGA	Penrith
Proposed Development	Torrens Title Subdivision into 37 Industrial Lots, 1 Stormwater Management Infrastructure Lot & Public Roads including Earthworks, Civil Engineering Works, Tree Removal & Public Domain Landscaping
Street Address	158-164 Old Bathurst Road EMU PLAINS NSW 2750
Applicant/Owner	Applicant: GLN Planning / Owner: Penrith City Council
Date of DA lodgement	27/04/2022
Number of Submissions	One (1) Submission received
Recommendation	Approval
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	<ul style="list-style-type: none"> • Council is the landowner, and the cost of works exceeds \$5M.
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	<ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Council Assessment Cover Sheet • Council Assessment Report • Statement of Environmental • Subdivision Concept Plan • Civil Drawings • Landscape Plans • Retaining Wall Longitudinal Sections • Stormwater Management Plan • Waste Management Plan • Transport Impact Assessment • Visual Impact Assessment • Flood Impact Assessment • Flood Emergency Response Strategy • Geotechnical Report • Arboricultural Impact Assessment • Arboricultural Impact Assessment Appendix 1 • Traffic Signals • Signals Advisory note • BDAR • BDAR Figures • BDAR Tables • Response DPE Water • Response Endeavour Energy • Response Sydney Water • Response Sydney Trains • Response TfNSW • Applicant RFI Letter Dated 20th September 2022 • Applicant RFI Letter Dated 5th October 2022 • Applicant RFI Letter Dated 17th October 2022

	<ul style="list-style-type: none"> • Applicant RFI Letter Dated 14th July 2023 • Applicant RFI Letter Dated 14th February 2024 • Applicant Email – Acceptance of Maintenance Lot 32 • Applicant Letter – Removal of Driveway • Applicant Letter- Removal of Driveway Landowners • Submitters List • Submission from Tom Davis • Further Submission from Tom Davis
Report prepared by	External Consultant : Donna Clark – Landmark Planning
Report date	19th February 2024

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? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **Not Applicable**
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