COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSSWC-253** |
| **DA Number** | **DA22/0546** |
| **LGA** | **Penrith City Council** |
| **Proposed Development** | **Construction of 2 Warehouses (Warehouse 5A and 5B) and their fit-out and use as warehouse and distribution centres with ancillary offices, gatehouses and dock offices, car and truck parking, loading bars, signage, landscaping and civil works, EV charting stations, and solar panels** |
| **Street Address** | **2 Cuprum Close, Kemps Creek (Precinct 5 within the Oakdale West Estate)** |
| **Applicant/Owner** | Goodman Property Services Pty Ltd |
| **Date of DA lodgement** | 15 June 2022 |
| **Total number of Submissions:****Number of Unique Objections:** | * No submissions were received
* No submissions were received
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| **Recommendation** | **Approval** |
| **Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021** | **Capital Investment Value of the proposed development is more than $30 million** |
| **List of all relevant s4.15(1)(a) matters** | * Development Control Plan 2014
* 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
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| **List all documents submitted with this report for the Panel’s consideration** | * Architectural Plans
* Civil Plans
* Landscape Plan
* BCA Assessment Report
* Noise and Vibration Report
* Air Quality Report
* Biodiversity Impact Assessment
* Bushfire Risk Assessment
* Transport Assessment
* Sustainability Management Plan
* Civil Report
* Statement of Environmental Effects
* Addendum to Statement of Environmental Effects
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| **Summary of key submissions** | * No submissions were received.
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| **Report prepared by** | **Jacqueline Klincke, Development Assessment Planner** |
| **Report date** | 22 December 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* | **No** |