

# COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-284
DA Number	DA22/0110
LGA	Penrith City Council
Proposed Development	Construction of 2 Warehouses (Warehouse 4A and 4B) and their fit-out and use as warehouse and distribution centres with ancillary offices, dock offices, car and truck parking, loading bays, signage, landscaping and civil works, EV charging stations, and solar panels
Street Address	2 Cuprum Close, Kemps Creek (Precinct 4 within the Oakdale West Estate)
Applicant/Owner	Goodman Property Services Pty Ltd
Date of DA lodgement	21 November 2022
Total number of Submissions: Number of Unique Objections:	<ul style="list-style-type: none"> <li>1 submission were received – Endeavour Energy.</li> </ul>
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	<ul style="list-style-type: none"> <li>Penrith Development Control Plan 2014</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>Architectural Plans</li> <li>Updated Civil Plans</li> <li>Updated Landscape Plan</li> <li>BCA Assessment Report</li> <li>Updated Noise and Vibration Report</li> <li>Air Quality Report</li> <li>Biodiversity Impact Assessment</li> <li>Bushfire Risk Assessment</li> <li>Transport Assessment</li> <li>Sustainability Management Plan</li> <li>Civil Report</li> <li>Updated Statement of Environmental Effects</li> <li>Signed Satisfactory Arrangement Certificate</li> </ul>
Summary of key submissions	<ul style="list-style-type: none"> <li>Endeavour Energy has provided recommended conditions of consent due to the site's proximity to the South Erskine Park Zone Substation. Several guidelines issued by Endeavour Energy were also provided to ensure the proposal adheres to the guidelines and policies during the construction phase of the development to not impact Endeavour Energy assets.</li> </ul>
Report prepared by	Jacqueline Klincke, Development Assessment Planner
Report date	15 May 2023

## 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?

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 (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**