

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-289
DA Number	DA22/1080
LGA	Penrith City Council
Proposed Development	Warehouse facility including associated works
Street Address	68 Lockwood Road, Erskine Park
Applicant/Owner	Jamie Stewart / Fitzpatrick Investments Pty. Ltd.
Date of DA lodgement	11 November 2022
Total number of Submissions	• None
Number of Unique Objections	• NA
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	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 • Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	• Architectural Drawings • Landscape Plan • Civil Engineering Plans • Statement of Environmental Effects • Ecologically Sustainable Development Statement • Traffic Assessment Report • Land Title Search and Deposited Plan for Lot 102 DP 1268632 • Title Search for AQ889589
Clause 4.6 requests	NA
Summary of key submissions	NA
Report prepared by	Robert Walker, Senior Development Assessment Planner
Report date	26 April 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

No