

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-302
DA Number	DA22/0756
LGA	Penrith City Council
Proposed Development	Construction of Two (2) Sheds, and associated Earthworks, Retaining Walls, Driveways, Hardstand Areas, Drainage Works and Landscaping
Street Address	16-23 Clifton Avenue, Kemps Creek
Applicant/Owner	Sydney Recycling Park P/L / Zipbin P/L
Date of DA lodgement	22 August 2022
Number of Submissions	One (1) Submission Received
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Relates to a 'waste or resource management facility' and the Capital Investment Value of the proposed development has been estimated as being more than \$5 million.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 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 (Resources and Energy) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural type Drawings • Landscape Concept Plan • Civil Engineering Drawings • Statement of Environmental Effects • Visual Impact Assessment • Wastewater Assessment Report • Preliminary Site Investigation • Acoustic Assessment Report • Environment Protection Licence No. 12901 • Email from Applicant agreeing to the draft Conditions • Submission made as a result of the Community Consultation process
Report prepared by	Robert Walker- Senior Development Assessment Planner
Report date	9 November 2023

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)?

No

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