

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-308
DA Number	DA23/0053
LGA	Penrith City Council
Proposed Development	Construction of 2 Warehouses (Warehouse 4C and 4D) 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	119 Cuprum Close, Kemps Creek (Precinct 4 within the Oakdale West Estate)
Applicant/Owner	Goodman Property Services Pty Ltd
Date of DA lodgement	30 January 2023
Total number of Submissions:	• No submissions were received
Number of Unique Objections:	• No submissions were received
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"> • 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 (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
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Plans • Updated Civil Plans • Updated 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 • Signed Satisfactory Arrangements Certificate
Summary of key submissions	• No submissions were received.
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?

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