

COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-309
DA Number	DA23/0067
LGA	PENRITH
Proposed Development	2 Warehouse and Distribution Facilities with 24-hour operations, earthworks, creek realignment, road construction, signage, landscaping, stormwater works, services and ancillary works and 3 x lot subdivision
Street Address	771-797 Mamre Road, Kemps Creek
Applicant/Owner	GPT Development Pty Ltd
Date of DA lodgement	1 February 2023
Number of Submissions	Zero (0) Submissions received
Recommendation	Approval
Regional Development Criteria . Schedule 6 of the SEPP (Planning Systems) 2021	CIV > \$30 million
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	<ul style="list-style-type: none"> • 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 (Sustainable Buildings) 2022 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Mamre Road Precinct Development Control Plan 2021
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment 1 Architectural Plans • Attachment 2 Civil Engineering Plans • Attachment 3 Landscape Plans • Attachment 4 Aboriginal Cultural Heritage Assessment • Attachment 5 Acoustic Report • Attachment 6 Aeronautical Impact Assessment • Attachment 7 Air Quality Risk Assessment • Attachment 8 Bushfire Protection Assessment • Attachment 9 Civil Engineering • Attachment 10 Crime Risk Assessment • Attachment 11 Ecologically Sustainable Development Report • Attachment 12 Fire Safety Strategy • Attachment 13 Framework Travel Plan • Attachment 14 Geotechnical Investigation Report • Attachment 15 Landscape DA Report • Attachment 16 Non-Aboriginal Heritage Assessment • Attachment 17 Preliminary Site Investigation • Attachment 18 Remedial Action Plan • Attachment 19 Threatened Species Assessment • Attachment 20 Transport Assessment • Attachment 21 Transport Assessment Addendum • Attachment 22 Vegetation Management Plan • Attachment 23 Visual Impact Assessment • Attachment 24 Waste and Resource Recovery Management • Attachment 25 SWCPP Record of Briefing
Report prepared by	Jacqueline Klincke, Senior Development Assessment Planner
Report date	22 April 2024

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
<i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	
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)?	Yes
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	
Conditions	
Have draft conditions been provided to the applicant for comment?	Yes. No objections
<i>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</i>	