

DATE OF DETERMINATION	2 May 2024
DATE OF PANEL DECISION	1 May 2024
DATE OF PANEL BRIEFING	29 April 2024
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ross Fowler
APOLOGIES	Carlie Ryan
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 23 April 2024.

MATTER DETERMINED

PPSSWC-309 – Penrith – DA23/0067 at 771-797 Mamre Road, Kemps Creek
Construction of Two (2) Warehouse and Distribution Facilities with 24-hour operations including earthworks, creek realignment, road construction, signage, landscaping, stormwater works, services and ancillary works and Three (3) Lot Torrens Title subdivision.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

Key issues raised in the assessment of the application included:

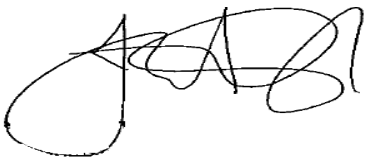



- Adherence to the Mamre Road Precinct Stormwater Scheme Plan
- Design and connection of the collector industrial road at the northern and southern ends
- Building separation
- Oversized signage
- Pedestrian safety between car and truck driveways
- Overland flow flooding impacts
- Undersized adopted trip generation rates
- Clarification on proposed remediation strategies
- Acoustic impacts to adjoining land
- Vegetation management of realignment of creek.

All necessary concurrences have been obtained and the Panel is satisfied that the above matters and matters raised by the Panel at the Preliminary Briefing have been appropriately addressed through the provision of additional information and the proposed conditions of consent. On this basis, the Panel

determined that approval of the application is in the public interest as it will increase the available stock of employment generating land in Kemps Creek without any significant adverse environmental consequences.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Ross Fowler

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-309 – Penrith – DA23/0067
2	PROPOSED DEVELOPMENT	Construction of Two (2) Warehouse and Distribution Facilities with 24-hour operations including earthworks, creek realignment, road construction, signage, landscaping, stormwater works, services and ancillary works and Three (3) Lot Torrens Title subdivision.
3	STREET ADDRESS	771-797 Mamre Road, Kemps Creek
4	APPLICANT/OWNER	Applicant: Willowtree Planning Owner: GPT Platform Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <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 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Mamre Road Precinct Development Control Plan 2021 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 22 April 2024 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 8 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Carlie Ryan, Ross Fowler <u>Council assessment staff</u>: Jacqueline Klincke, Gavin Cherry Final briefing to discuss council's recommendation: 29 April 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ross Fowler <u>Council assessment staff</u>: Jacqueline Klincke, Gavin Cherry, Sandra Fagan, Katelyn Davies
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

