

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-330
DA Number	1234/2023/DA-I
LGA	Campbelltown
Proposed Development	Construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments
Street Address	Lot 12 DP 251997, No.149 Airs Road, Minto Lot 131 DP 583995, No.149 Airs Road, Minto Lot 213 DP 260735, No.155 Airs Road Minto
Applicant/Owner	The Trust Company (Australia) Limited / The Trust Company (Australia) Limited
Date of DA lodgement	13 April 2023
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • Nil • Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital Investment Value of \$32,030,618
List of all relevant s4.15(1)(a) matters	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Recommended Condition of Consent Attachment 2 – Architectural Plans Attachment 3 – Civil Engineering Plans Attachment 4 – Landscape Plans Attachment 5 – Subdivision Plan Attachment 6 – Statement of Environmental Effects Attachment 7 – Biodiversity Development Assessment Report Attachment 8 – Arborist Report Attachment 9 – Heritage Impact Statement Attachment 10 – Contamination Assessment Attachment 11 – Transport Assessment Attachment 12 – Noise and Vibration Assessment Attachment 13 – Waste Management Plan
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Michelle Penna – Senior Town Planner
Report date	29 April 2024

Summary of s4.15 matters	Yes
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	
Legislative clauses requiring consent authority satisfaction	Yes
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? <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	N/A
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?	
Special Infrastructure Contributions	N/A
Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	
Conditions	Yes
Have draft conditions been provided to the applicant for comment? <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>	