

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-335
DA Number	1398/2023/DA-U
LGA	Campbelltown
Proposed Development	Change of use to a waste management facility for scrap metal and construction of storage domes
Street Address	Lot 25 DP 809258 8 Noonan Road, Ingleburn
Applicant/Owner	Planning Bricks / Mrs Caterina Severino
Date of DA lodgement	20 April 2023
Total number of Submissions	Nil
Number of Unique Objections	
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Particular designated development
List of all relevant s4.15(1)(a) matters	<p>Environmental Planning and Assessment Act 1979</p> <p>Environmental Planning and Assessment Regulation 2021</p> <p>State Environmental Planning Policy (Planning Systems) 2021</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p> <p>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</p> <p>Campbelltown Local Environmental Plan 2015</p> <p>Campbelltown (Sustainable City) Development Control Plan 2015</p>
List all documents submitted with this report for the Panel's consideration	<p>Attachment 1 – Recommended Conditions of Consent</p> <p>Attachment 2 – Architectural Plans</p> <p>Attachment 3 – Stormwater Plans</p> <p>Attachment 4 – landscape Plan</p> <p>Attachment 5 – Environmental Impact Statement</p> <p>Attachment 6 – SEARs</p> <p>Attachment 7 – Plan of Management</p> <p>Attachment 8 – Fire Report</p> <p>Attachment 9 – Hazardous Materials Management</p> <p>Attachment 10 – Preliminary Hazard Analysis</p> <p>Attachment 11 – Preliminary Site Investigation</p> <p>Attachment 12 – Detailed Site Investigation</p> <p>Attachment 13 – Air Quality Assessment</p> <p>Attachment 14 – Noise Impact Assessment</p> <p>Attachment 15 – Traffic Impact Assessment</p> <p>Attachment 16 – Flood Risk Report</p> <p>Attachment 17 – Floodwater Contamination Statement</p> <p>Attachment 18 – Water Sensitive Urban Design Report</p>
Clause 4.6 requests	N/A
Summary of key submissions	None
Report prepared by	Michelle Penna – Senior Town Planner
Report date	21 October 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>	