

SWCPP COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-416
DA Number	DA24/0268
LGA	Penrith
Proposed Development	Tree Removal, Bulk Earthworks and Retaining Walls (to create 'Building Pads'), Stormwater Management and Drainage Works (including 'Naturalised Trunk Drainage Channel'), Road Construction (including a portion of a 'Collector Industrial Road' and a 'Local Industrial Road'), and Subdivision
Street Address	244 - 280 Aldington Road, Kemps Creek
Applicant/Owner	Emm Consulting / Stockland Development P/L, Fife Land 2 P/L & Jacqueline Seraglio
Date of DA lodgement	25 March 2024
Number of Submissions	4
Recommendation	Approve
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	'General Development' with an 'Estimated Development Cost' of more than \$30 million
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	• 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 • Mamre Road Precinct Development Control Plan 2021
List all documents submitted with this report for the Panel's consideration	• Vegetation Removal Plan • Civil Works Package • Dam Dewatering Plan • Fill Management Plan • Vegetation Management Plan • Weed Eradication Management Plan • Landscape Master Plan • Unexpected Finds Protocol • Plan of Subdivision • Traffic Assessment Report • Aboriginal Cultural Heritage Assessment Report • Statement of Heritage Impact • Bushfire Assessment Report • Salinity, Sodidity and Aggressivity Assessment Report • Construction Environmental Management Plan • Operational Noise Impact Assessment Report
Report prepared by	Robert Walker, Senior Development Assessment Planner, Penrith City Council
Report date	11 August 2025

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

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 (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
<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>	