

COUNCIL ASSESSMENT REPORT COVER SHEET

Panel Reference	PPSSWC-417
DA Number	DA24/0264
LGA	Penrith
Proposed Development	Construction, Fit out and Use of Two Warehouse Buildings ('Warehouse 6' and 'Warehouse 7' of the Aspect Industrial Estate) and a Building containing a Cafe and a Site Maintenance Office, and Associated Works including Earthworks, Retaining Walls and Fencing
Street Address	826-882 Mamre Road, Kemps Creek
Applicant/Owner	Mirvac Industrial Developments P/L
Date of DA lodgement	2 April 2024
Number of Submissions	None
Recommendation	Approval
Regional Development Criteria. Schedule 6 of the SEPP (Planning Systems) 2021	'General Development' with an estimated cost of more than \$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
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural type Drawings • Civil Works Drawings • Landscape Plans • Statement of Environmental Effects • Geotechnical Investigation Report • Waste Management Plan • Ecological Sustainable Development Report • Solar PV Capacity Memo • Noise Impact Assessment • Operational Management Plans • Traffic Assessment Report, including Green Travel Plan • Bushfire Assessment Report
Report prepared by	Robert Walker, Senior Development Assessment Planner, Penrith City Council
Report date	6 March 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**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**
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