

SWCPP - COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-418
DA Number	DA24/0330
LGA	Penrith
Proposed Development	Construction and Use of a Warehouse and Distribution Facility and Associated Works, Including Subdivision (x 2 Lot Community Title), Weighbridge, Truck Wash, Refuelling Area, Site Preparation, Car Parking, Landscaping, Temporary Pump Out Sewage, and Business Identification Signage
Street Address	211 - 227 Luddenham Road ORCHARD HILLS NSW 2748
Applicant/Owner	HBB Property
Date of DA lodgement	29 April 2024
Number of Submissions	Nil – Zero (0)
Recommendation	Approve
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	General development over \$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 (Sustainable Buildings) 2022 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Resources and Energy 2021) - State Environmental Planning Policy (Precincts-Western Parkland City) 2021 - Penrith Local Environmental Plan 2010 - Penrith Development Control Plan 2014 <p><i>Planning Agreement - Between Penrith City Council & Landholder/Developer</i></p> <p><i>Regulations - Clauses 35BA, 35C, 35D, 79A.</i></p>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> - Subdivision Plans - Architectural Plans - Civil Plans - Landscape Plans - Temporary Sewage Pump Out Strategy - Indicative Irrigation Plan - Traffic Impact Assessment - Statement of Environmental Effects - Noise and Vibration Impact Assessment - Integrated Water Cycle Management Report - Waste Management Plan - TransGrid Response - TfNSW Response - Sydney Metro Response - Sydney Water Response - Waste Management Plan - Bushfire Report - Resilience and Hazards Report (Dangerous Goods) - Sustainability Report - Net Zero Statement - Agreement to Rate

	<ul style="list-style-type: none"> - Estimated Development Cost Report - NABERS Embodied Emissions Tool - Indicative Concept Masterplan
Report prepared by	Jake Bentley
Report date	19 June 2025

Summary of s4.15 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? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **N/A**

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, Applicant has Agreed to Conditions**

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