

COUNCIL ASSESSMENT REPORT COVER SHEET

Panel Reference	PPSSWC-422
DA Number	DA24/0294
LGA	Penrith Council
Proposed Development	Bulk Earthworks and Subdivision into Eight Community Title Lots, Including Dam Dewatering, Vegetation Removal, New Internal Estate Road, Luddenham Road Widening Land Dedication, Land Remediation, Landscaping, Utilities, and Basins for Stormwater Treatment and Storage and Flood Storage
Street Address	211 - 227 Luddenham Road ORCHARD HILLS NSW 2748 289 - 317 Luddenham Road ORCHARD HILLS NSW 2748
Applicant/Owner	Danny Kataieh Atilol Holdings Pty Ltd
Date of DA lodgement	18 April 2024
Number of Submissions	None
Recommendation	Approve, with Conditions
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"> • Relevant environmental planning instruments: <ul style="list-style-type: none"> - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Remediation of Land) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Resources and Energy) 2021 - State Environmental Planning Policy (Precincts—Western Parkland City) 2021 - Penrith Local Environmental Plan 2010 • Relevant development control plan <ul style="list-style-type: none"> - Penrith Development Control Plan 2014 • Relevant planning agreement that has been entered into <ul style="list-style-type: none"> - Executed Planning Agreement between Council, Developer and Landowner
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> - Proposed Community Title Subdivision Plan - Civil (bulk earthworks) Plans - Landscape Plans, - Indicative (Conceptual Masterplan) - for information purposes - Noise Impact Assessment - Traffic Impact Assessment - Salinity Management Plan - Geotechnical Investigation - Groundwater Impact Assessment - Arborist Report - Detail Site Investigation - Contamination Assessment - Remedial Action Plan - Vegetation Management Plan - Biodiversity Management Plan - Water Cycle Management Strategy and Civil Engineering Report - Road Safety Audit

	<ul style="list-style-type: none"> - Waste Management Plan - Bushfire Report - Heritage Impact Statement - Construction Air Quality Assessment - Flood Impact Assessment - Bulk Fill Importation Protocol - Consolidated Concurrence Authority Responses - Consolidated Approval Body General Terms of Approval - Statement of Environmental Effects - Quantity Surveyors Report
Report prepared by	Jake Bentley
Report date	17 April 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? **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**

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 **Applicant agrees to conditions via email dated 17 April 2025**