

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-442
DA Number	DA 205.1/2024
LGA	Fairfield City Council
Proposed Development	Demolition of existing structures and the construction and use of two (2) attached warehouse and distribution centres, including ancillary site works, an internal access road, landscaping, tree removal, double-storey offices and car parks, and associated structures.
Street Address	No. 94 Newton Road, Wetherill Park
Applicant/Owner	Applicant: Michael Beale on behalf of The Trustee for AIR Wetherill Park Trust Owner: The Trust Company (Australia) Ltd
Date of DA lodgement	12 August 2024
Total number of Submissions Number of Unique Objections	No submissions were received.
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 2: General development over \$30 million.
List of all relevant s4.15(1)(a) matters	<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 (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Fairfield Local Environmental Plan 2013 • Fairfield City Wide Development Control Plan 2024
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment A – Draft Conditions of Consent • Attachment B – Architectural Plans • Attachment C - Letter of Response to Stakeholder Comments • Attachment D - Acoustic review of Updated Architectural Set for Revised DA • Attachment E - Addendum Transport Assessment • Attachment F - Civil Engineering Assessment • Attachment G - Civil Engineering Drawings • Attachment H - Response to Stormwater Comments • Attachment I - Fire Engineering Review • Attachment J - Air Quality Report • Attachment K - Transport Assessment • Attachment L - Statement of Environmental Effects • Attachment M - State Environmental Planning Policy (Resilience and Hazards) Report • Attachment N - Operational Waste Management Plan • Attachment O - Noise and Vibration Impact Assessment • Attachment P - Net Zero Statement • Attachment Q - Heritage Impact Statement • Attachment R - Surface Water and Groundwater Impact Assessment • Attachment S - Detailed Site Investigation • Attachment T - Biodiversity Assessment Report • Attachment U - BCA and Access Assessment Report • Attachment V - Arboricultural Impact Assessment Report • Attachment W - Air Quality Impact Assessment • Attachment X - Access Review • Attachment Y – Survey Plan • Attachment Z – Transport for New South Wales Letter • Attachment AA – Endeavour Energy Letter • Attachment BB – WaterNSW General Terms of Approval • Attachment CC – Landscape Plans
Clause 4.6 requests	Not applicable
Summary of key submissions	No submissions were received.

Report prepared by	Mr M Shute
Report date	22 May 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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 (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Yes

Conditions

Have draft conditions been provided to the applicant for comment?

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

Yes