

SWCPP COUNCIL ASSESSMENT REPORT COVERSHEET

Panel Reference	PPSSWC-446
DA Number	DA24/0654
LGA	Penrith
Proposed Development	Construction and Use of a Sewage Management System Comprising Underground Tanks, Above Ground Tanks, Plant Shed Area and Irrigation Areas to Serve the Alspeg Industrial Estate. Works Include Associated Civil Works, Landscaping and Tree Planting.
Street Address	Coolamon Park 211-227 Luddenham Road ORCHARD HILLS NSW 2748 Lot 1 DP 1293805 & Lot 2 DP 1293805
Applicant/Owner	Applicant - Hb & B Property Pty Ltd Owner - Atilol Holdings Pty Ltd
Date of DA lodgement	29/08/2024
Number of Submissions	One (1)
Recommendation	APPROVAL
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	Private infrastructure and community with an estimated development cost (EDC) exceeding \$5 million. (EDC is \$10,302,609).
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 (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 • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects • Architectural Plans • Civil Plans • Landscape Plans • Noise Impact Assessment • Odour Impact Assessment • Wastewater Flows Assessment • Cost Estimate Report • IPART Letter • WaterNSW submission • Wildlife Hazards Letter • SESL Soil Advice • Hazard Analysis and Critical Control Point Assessment • ESD Report • Recycled Water Quality Management Plan • TransGrid Response • Sydney Water Corporation Response • Western Sydney Airport Corporation Advice • Traffic Letter • Bushfire Assessment • Sewer Treatment Plant Documentation • Sewer Treatment Plant Process Flow Diagram • DA24/0294 Consent
Report prepared by	Jake Bentley – Senior Development Assessment Planner
Report date	25 July 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)? **Not Applicable**

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