

Record of Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-487 – Penrith – DA24/0703 – 285 Aldington Road, Kemps Creek
APPLICANT / OWNER	Applicant: Esr Developments (Australia) Pty Ltd Owner: The Trustee for ESR Aldington Rd Property Trust
APPLICATION TYPE	285 Aldington Road, Kemps Creek - Demolition of Existing Structures and Staged Construction of Two Warehouse and Distribution Buildings on the Westlink Site Lot 10, with Associated Works Including Parking, Landscaping, Civil Works, Retaining Works, and Stormwater Management Works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 79,200,000 (excluding GST)
BRIEFING DATE	10 March 2025

ATTENDEES

APPLICANT	Grace Macdonald, Caitlin D'Arcy, Luke Rayner, Christopher Curtis, Lachlan Jones
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Carlie Ryan, Ross Fowler
COUNCIL OFFICER	Robert Walker, Gavin Cherry
CASE MANAGER	Tim Mahoney
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 30 September 2024

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target.

Easement for wastewater absorption benefitting the adjoining property will be released as a condition of development consent, and the Applicant advises that discussions with the neighbour are current in that regard.

Temporary arrangements are proposed involving ingress from Aldington Road and temporary egress to Abbotts Road. Council advises that a permanent solution is likely to involve the adjoining property to the north. The Applicant says that a permanent solution which ultimately relies on the existing battleaxe will be incorporated into the design, so that the development is not dependent on the neighbouring property, but will allow for the Aldington Road and Abbotts Road connections to be closed in the future. The Panel noted that a mechanism for those road closures to be required in the future if a northern road connection proceeds – likely on title – may be necessary.

The Council advised that while Mamre Road is a State Road, it is the roads authority for Abbotts Road and Aldington Road, and expects to be the principal road authority with responsibility for resolving the road connections.

The Panel encouraged either the Council or the Applicant to send a communication to the owner of the neighbouring property to the North which alerted the neighbour to the likelihood that if this DA is approved adopting its present configuration then future planning

The Transgrid easement was discussed, but the Panel was advised that Transgrid had not objected to the proposal.

The Applicant advised that the design is intended to incorporate solar panels and electric vehicle charging and the Panel asked for those to be picked up in any amended plans.

A determination date of late June was said to be achievable.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.