

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 June 2025, 11:00am to 12:00pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-487 – Penrith – DA24/0703 – 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.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ross Fowler
APOLOGIES	Carlie Ryan
DECLARATIONS OF INTEREST	NIL

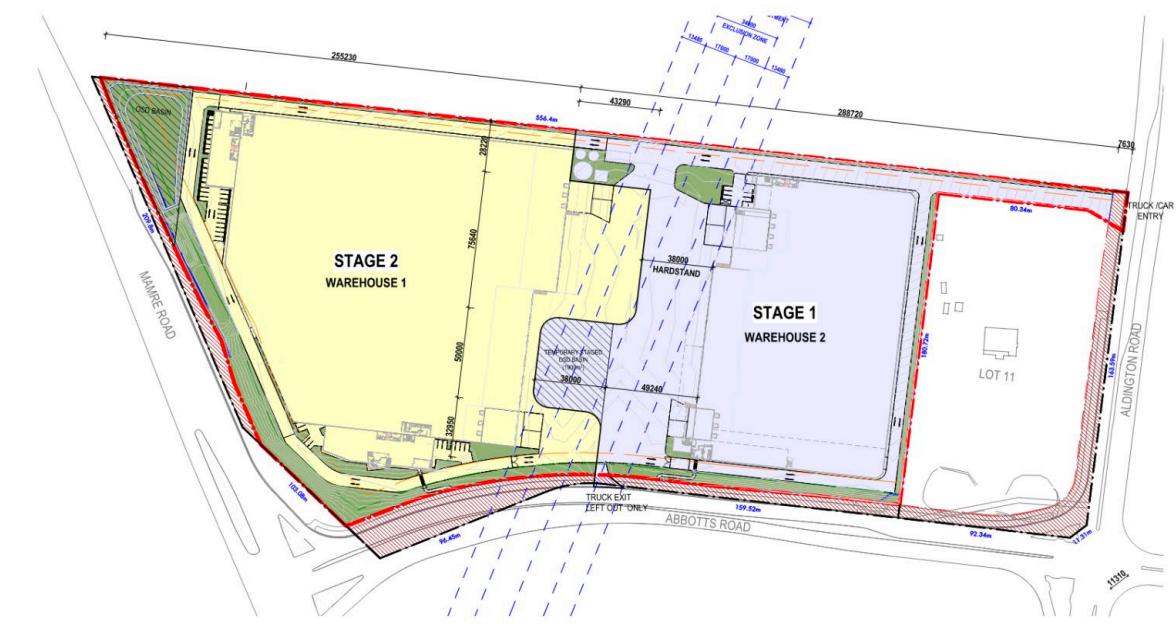
OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Walker, Sandra Fagan
APPLICANT	Grace Macdonald, Will Dwyer, Luke Rayner, Christopher Curtis, Lachlan Jones
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

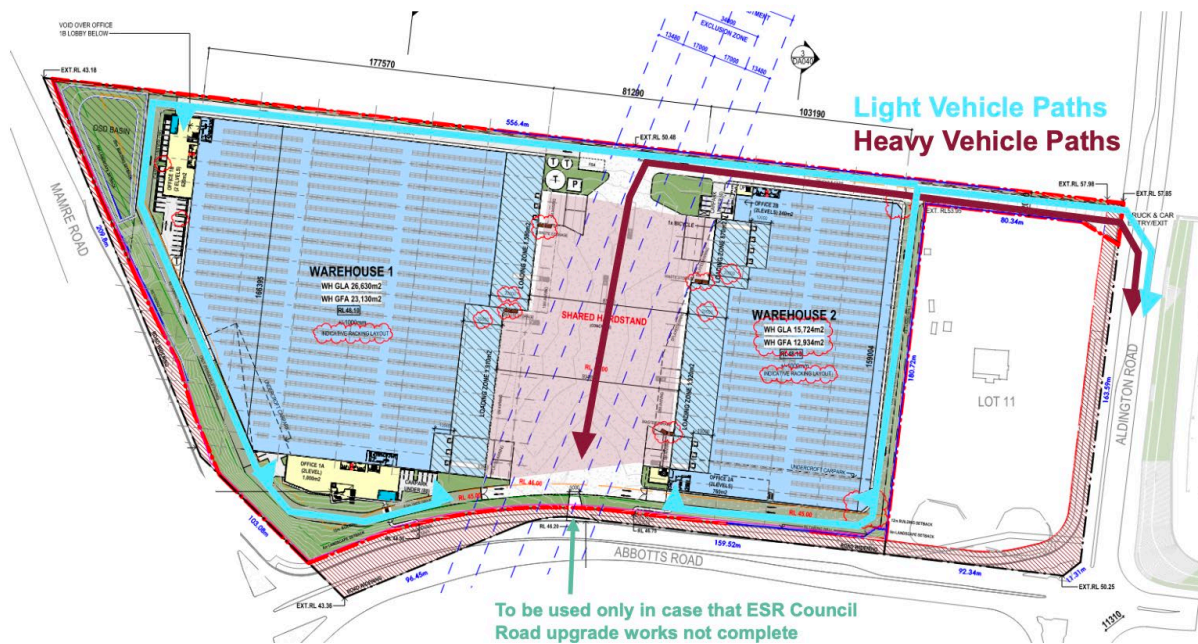
- The Chair noted that the Panel was last briefed on this development on 10 March 2025 and that the application is now subject to a merits appeal against deemed refusal of the application, with the Section 34 conference booked for mid-August 2025.
- The Applicant presented the status of the application. It indicated that it was “blindsided” by Council’s recent request for further information, which was issued 11 months after the DA was lodged and raised over 50 matters, including 3 key matters:
 - Stormwater design and land quarantining prior to the delivery of Sydney Water’s regional scheme
 - Further detail on plans for the staging of the development
 - Vehicle access, given the Mamre Road DCP prohibits access to collector roads such as Abbots Road and Aldington Road.
- The Applicant advised that it intends to respond to the RFI by 20 June 2025, but indicated that some of the matters were complex and would benefit from further discussions with Council. The Applicant said further that it had been struggling to secure a meeting with Council despite extensive efforts.

- ## NEW STAGING PLAN

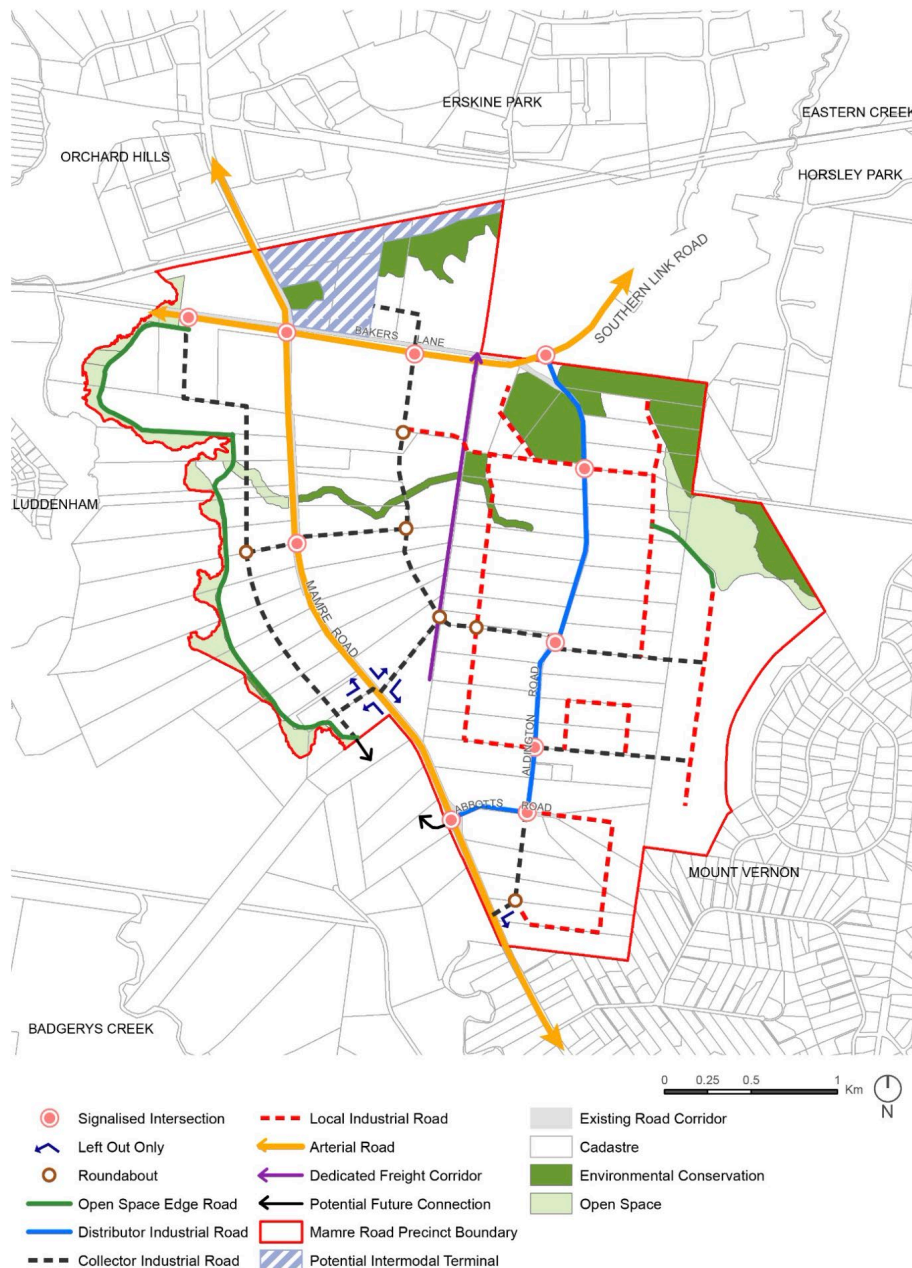


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TRAFFIC FLOW



- Permanent access for left hand turns from the site onto Aldington Road – once the proposed new intersection with Mamre Road is built to the north of the site in conjunction with the delivery of another industrial estate (see extract from Mamre Road DCP below). This would allow vehicles to travel left onto Aldington Road and then left onto the new collector road before joining Mamre Road at the new intersection. It would also ensure no vehicles travel to Bakers Lane.



- Noting that the availability of sufficient access is ordinarily expected to be a matter resolved before rezoning, the Panel Chair encouraged Council and the Applicant to meet as soon as possible to try and resolve these issues before the Section 34 conference and to keep the Panel Secretariat informed about the progress of any discussions. The Chair asked for the Secretariat to be advised as to progress with those discussions.
- He also noted that if the outstanding matters can be resolved, the Panel is keen to determine the application as soon as possible, and expects to book a determination briefing within 14 days of the s 34 Conference concluding. If the issue of access has not been resolved, the Panel would expect that the Applicant's proposed access would be documented in a sufficiently clear plan.
- The Panel will monitor progress on the application and may seek a further briefing with Council and the Applicant following the Section 34 conference.

TENTATIVE DETERMINATION DATE - TBC

Planning Panels Secretariat

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