

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 27 June 2022, 2.40pm - 3.30pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**PPSSWC-229 – Penrith – DA22/0131 – 124 Lockwood Road, Erskine Park** – Construction and 24/7 Operation of One Warehouse Development Containing Four (4) Tenancies Including Office Building, Landscaping, Hardstand, Loading Areas, Parking and Associated Drainage and Civil Works.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli and Ross Fowler and Carlie Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Robert Walker, Kathryn Saunders and Gavin Cherry
<b>OTHER</b>	Mellissa Felipe and Jeremy Marin

**KEY ISSUES DISCUSSED**

- The maximum height of the building is 20m from the existing ground level, resulting in a height exceedance of circa 5m at one end of the building. The height non-compliance arises because the building extends very close to Lockwood Road (with a circa 7m setback), where the site is considerably lower than the rest of the site. This allows for the carparking to be contained under the building as a basement level. The proponent has expressed a preference for the four warehouse occupancies to be on the one level, rather than create a stepped building. The Panel will be considering this height exceedance carefully and in view of the overall amenity and landscaping outcome for the site, which would appear to need some further work.
- In particular, the Applicant is proposing a private road along the western boundary. Council would prefer that the road is designed similarly to a public road, particularly so as to introduce roadside planting. However, as the warehouse awning extends all the way to the road reserve, this results in insufficient space for tree canopy for any street trees. While it is the Applicant's position that because the road is a private road and standard setback requirements do not apply, further work would seem to be required on landscaping and screening of the hardstand areas. In this respect, it seems a slight reduction in the scale of the development would produce a much improved landscaping and amenity outcome. To achieve this, it may be that some or all of the contemplated additional height could be appropriate, subject to some landscape softening to offset its visual impact.
- The proposed private road is the subject of a separate application. This proposal is dependent on approval of this other application for this reason and also for the undertaking of the bulk earth works. The impacts on the environmentally zoned vegetation at the rear and contamination are being addressed with that DA.

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- The earthworks DA has considered the environmental condition of the land and no issues have been raised so far, but questions have been raised regarding various biodiversity matters, particularly as the land to the south is offset land. The Council has indicated to the proponent as part of the assessment of the other DA that it is not supportive of any cut into this area.
- The Panel noted that around 118 m of colourbond expanse is proposed along Lockwood Road and about 400m along Compass Drive. Some articulation would greatly improve the building amenity, particularly along Compass Drive where there is no pedestrian or building access to break up the building mass.
- It was noted that the proposed private road also potentially conflicts with the driveway of the existing warehouse on the site and also a driveway on the opposite side of Lockwood Road, which is an issue that needs to be settled before this DA can be approved.
- There is an existing footpath along Compass Drive and it is proposed to extend an existing one along the Lockwood Drive frontage.
- The Panel Chair queried the inclusion of solar panels and was informed that the proposal does provide indicative solar on the roof of the building. Presumably the Council will consider whether the proposal is adequate from a technical perspective.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022**

### **Planning Panels Secretariat**

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