

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 13 March 2023, 10:45am to 11:45am
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSWC-289 – Penrith – DA22/1080 - 68 Lockwood Road, Erskine Park - Construction of a Warehouse, Ancillary Office, Landscaping, Parking, Hardstands and Civil Works

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Saunders, Robert Walker
APPLICANT	Jamie Stewart, Barton Cottle, Will Dwyer, Angus Hannam, Dan Brindle
RSDA	Sharon Edwards, Kate McKinnon

KEY ISSUES DISCUSSED

- The Panel heard from both the Applicant and the Council.
- The Chair noted that deemed refusal proceedings had been commenced, but that the outstanding issues may be capable of resolution prior to the section 34 conference or the hearing of the appeal.
- The primary outstanding issues were identified as relating to adequacy of parking and whether the building could be articulated in some form to break up what currently appears to present as a large unbroken façade fronting an arterial road. Specifically, the Panel, Council and the Applicant discussed whether additional landscaping (with canopy cover) and additional setbacks can be incorporated into the design to comply with Council DCP. The Council also noted that the northern setback contains an easement that may present difficulty with planting on this part of the site. The Applicant indicated that this should not be an issue given that no level change is proposed on this part of the site.
- The Applicant further informed the Panel that:
 - a large third party logistics firm has signed an agreement for the lease of the building, requiring it to be completed as quickly as possible. This is the reason for the appeal;
 - in relation to the appearance of the site from Lenore Drive, mounding is proposed as part of the landscaping to achieve a break-up of the building façade (such as on the northern side of Lenore Drive). The landscaping treatment proposed is similar in terms of number of trees and level of screening.
- The Council further informed the Panel that:

- it is looking for a compliant setback to allow for adequate tree canopy cover;
- the Council's concern regarding heat island effect raised could be addressed by adding trees to the car park and the choice of roof colour for the warehouse; and
- adequacy of parking remains in issue.
- The Chair also noted that a commitment has been made to rain harvesting, solar panels and electric vehicles. This should be expanded upon in the assessment and determination of the DA.
- The Panel encouraged the Council to continue discussions in advance of the section 34 conference (set for 18 May) to see whether the landscaping, parking and setback matters can be resolved.
- If the above matters can be resolved to the satisfaction of the Council, the Panel hopes to be in a position to determine the matter relatively quickly following receipt of any final position, agreed or otherwise, on the outstanding matters.
- In relation to the Appeal, the Panel Chair stated that the Statement of Facts and Contentions can be expected to be served on the Applicant shortly.
- The Panel Chair directed that the Council revert within 14 days with an update on discussions with the Applicant on the outstanding matters. The Applicant will be copied on this correspondence.
- Subject to resolution of the outstanding matters, the application may be suitable for electronic determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MAY 2023