

MEMORANDUM

Reference: PPSSWC-289 (Council Reference: DA22/1080)

To: Sydney Western City Planning Panel

From: Robert Walker, Senior Development Assessment Planner

Date: 23 June 2023

Subject: Update on additional material uploaded to the Planning Portal on 19 June 2023 – Proposed Warehouse Development at No. 68 Lockwood Road, Erskine Park

This memorandum is prepared further to Council's previous memorandum, dated 19 June 2023.

Following finalisation of the aforementioned memorandum, the Applicant uploaded through the Planning Portal, revised and additional material, which included:

- Two (2) Site Plans.
- An amended Landscape Plan.
- Revised Operational Management Plan.
- Traffic Statement.

It is noted that the material was not accompanied by any supporting statement and details of amendments are unclear.

Notwithstanding this, Council has reviewed the material and the following comments are provided:

- The two (2) Site Plans are inconsistent with each other. The arrangement of the northern building facade and setbacks to the Lenore Drive boundary, are unclear and dimensions indicated do not seem to be accurate.
- Amended Floor Plans, Roof Plans or Elevations have not been provided.
- The Landscape Plan appears to relate to the warehouse building layout provided by the architectural drawings submitted on 31 May 2023.
- The amended Landscape Plan provides some improvement to the previous version of the Landscape Plan (submitted on 31 May 2023). Accordingly, a revised version of the landscaping relation condition, which was provided with Council's previous memorandum, is provided at Appendix A.

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It is considered that the material should not be considered as a proper amendment, as such does not satisfy the provisions of Section 37 (6) of the Environmental Planning and Assessment Regulation 2021.

Having regard to the aforementioned matters, it is recommended that the Development Application be refused, for the reasons provided within Council's previous memorandum.

List of Appendices

Appendix A – Updated draft landscaping condition

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APPENDIX A

1. Prior to the issue of any Construction Certificate, the Landscape Plan (prepared by Cabbage Tree Landscape, Project No. 20220901, Issue DA_02D, Revision 12, dated June 2023), is to be amended to incorporate the following and approved by the Development Assessment Coordinator, Penrith City Council:
 - a) Revised building layout, and revised vehicle maneuvering and turnaround area to the northeast of 'Warehouse 2', in accordance with the amended plans as required by Condition No. 2.
 - b) Provision of additional landscaped areas and suitable plantings, within the increased building setback to be provided to the north of 'Warehouse B.'
 - c) All trees within the landscape strip area, between the car parking area and the western / Compass Drive, around to the western most driveway in Lockwood Road, are to be provided with structural soil pits or similar, achieving a minimum of 35m³ per tree. It is suggested that a continuous trench be provided incorporating the structural soil pits of the carpark blisters and drainage. Assuming the pits are 1m deep they should extend 4m beyond the fence line, under the carpark surface, while not extending into the verge due to underground services. Drainage with connection to stormwater is required.
 - d) Provision of an additional landscape area to the west of the office of 'Warehouse B,' with suitable species.
 - e) Indicates that landscaped blister islands (including associated structural soil pits) are spaced no further apart than 1 island per 6 car parking spaces.
 - f) Specifications or elevations are to be provided of the fencing located within the street setback areas (being 2.1m high, black, palisade style).