

FURTHER MEMORANDUM

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

To: Sydney Western City Planning Panel

From: Gavin Cherry, Development Assessment Coordinator

Date: 26 June 2023

Subject: PPSSWC-289 – Review of Further Revised Information Lodged through the NSW Planning Portal - Proposed Warehouse Development at No. 68 Lockwood Road, Erskine Park

I refer to the above Development Application, Council's previous Memorandums dated 19 June 2023 and 23 June 2023 and further revisions lodged by the applicant through the NSW Planning Portal on the evening of 23 June 2023.

The additional/ amended information lodged via the Portal is limited to an amended site plan (no floor plans, elevations, sections, or landscape plans were received) and a covering letter from Johnson Winter Slattery dated 22 June 2023.

The amended proposal as depicted within the site plan submitted (Issue AA) remains unsupportable for the same reasons which were outlined in Council's original assessment report:-

1. While the resulting front setback to Lenore Drive for Warehouse 1 and 2 is now considered acceptable, albeit with minor point encroachments into the 20m required setback zone, there still appears to be opportunity to increase the setback of the turning area to Lenore Drive. This would seem to be achieved by deleting a single parking space and breakout area as indicated. This minor amendment will further enhance landscaping opportunities in this zone. It is also acknowledged that this could be addressed via conditions of consent as already recommended to the Sydney Western City Planning Panel.
2. The application continues to propose an awning extending from the warehouse built form, over the truck parking area and within the setback zone to Lockwood Road. Noting this area should not be used for storage or manual handling (but rather function as a truck manoeuvring area), the awning extent is unnecessary, and unreasonably contributes to mass, bulk and scale of the development as viewed from the public domain. Typically, it is understood that awnings over loading areas are limited to 20m depth, negating the need for support columns. This is a common approach within this precinct and more recently within the Mamre Rd Precinct. It is also acknowledged that this could be addressed via conditions of consent as already recommended to the Sydney Western City Planning Panel.

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Council maintains its position that the application as originally lodged, and now as amended through the Portal, remains unsupportable.

It is acknowledged that the Sydney Western City Planning Panel may seek to favourably determine the application and conditions have been prepared to assist in the Panel forming their final position. However, if the Panel is of a view to support the application based on the limited information most recently received on 23 June 2023, this is assumed to require further deferral of the matter to allow the applicant to prepare a complete set of revised documents that reflect the changes now sought. This must include revised floor plans, section drawings, elevation drawings, roof plans, landscape plans, civil design drawings and potentially an amended finishes schedule.

Alternatively, and as previously recommended, the development application could be determined by way of refusal (for the reasons already outlined) allowing the required amendments to be advanced via existing Section 34 conferencing as part of the current and ongoing NSW Land and Environment Court appeal.