

MEMORANDUM

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

To: Sydney Western City Planning Panel

From: Robert Walker, Senior Development Assessment Planner

Date: 28 June 2023

Subject: Update on additional material uploaded to the Planning Portal on 26 June 2023 – Proposed Warehouse Development at No. 68 Lockwood Road, Erskine Park

This memorandum is provided following on from the Sydney Western City Planning Panel (**the Panel**) meeting of 26 June 2023.

The Panel has requested that Council review and provide its advice on additional material submitted by the Applicant on 26 June 2023, via the Planning Portal in relation to the abovementioned application.

List of Attachments:

Appendix A – Draft Conditions

Appendix B – Amended Architectural Plans

Appendix C – Amended Landscape Plans

A set of draft conditions are provided at Appendix A, wording highlighted in yellow may be altered to reflect plan amendments, should these be adopted. Council has reviewed the amended material and the following comments are provided:

1. Landscaping and fire brigade turning area

- The amended Landscape Plan includes the provision of additional landscaping within an increased building setback area, which is now proposed between 'Warehouse 2' and Lenore Drive to the north. The provision of additional landscape planting is considered acceptable in conjunction with the increased building setback proposed to Warehouse 2.
- Notwithstanding the above, it was discussed during the meeting of 26 June, that the fire brigade truck manoeuvring area at the north-eastern part of the site should be 'pulled in' as far as possible, in order to provide additional landscape screening to this element and to the building.

Council recommends that plans be further amended to 'pull in' this turning area and should this amendment result in the need for up to two (2) car parking spaces

MEMORANDUM

to be deleted, no objection would be raised. Additional landscape screening is to be provided to the north and to the east of the relocated fire brigade truck manoeuvring area, and an amended Landscape Plan provided.

2. Super awning

- The proposed 167m wide (approx.) super awning, which includes support posts with a setback of approximately 5m from Lockwood Road, is unsatisfactory from a streetscape amenity and landscape outcomes perspective.

The physical presence of the overall structure which extends well within the 15m building setback area provided for by Part E6.3.3 of the Penrith DCP, is unacceptable. An extract from the Applicant's photomontage is provided below.

- The extent of non-compliance with the DCP building setback requirement is not insignificant. The proposal is for a building setback to Lockwood Road of (approximately) 5m. The 15m setback requirement seeks to provide an open streetscape and to enhance the visual quality of development and the urban landscape.



Figure 1 (above): Extract from Applicant's photomontage

- The proposed awning is inconsistent with other approved developments within the vicinity of the site and within the broader Western Sydney Employment Area. The following are extracts (**Figure 2 and Figure 3**) from the approved Site Plans, of DA21/0801 and DA22/0131 (which was approved by SWCPP). Both examples include 20m deep awnings which are each setback a minimum of 23m from their respective street frontage.

MEMORANDUM

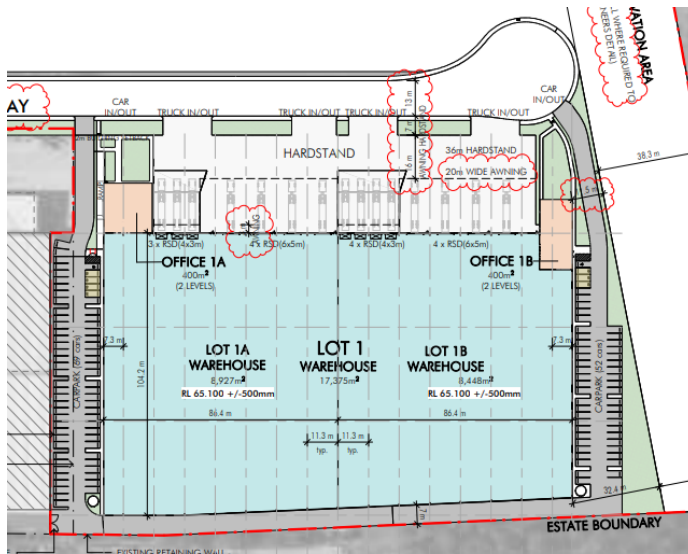


Figure 2 (above): Extract from DA21/0801

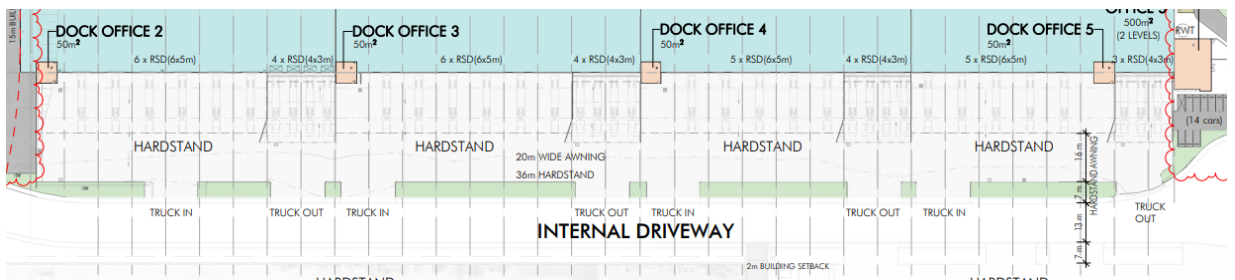


Figure 3 (above): Extract from DA21/0131

- Council recommends that the proposed super awning be amended to comply with the minimum 15m building setback requirement of the DCP.

Should the Panel be of a mind to Approve the development, it is recommended that the Panel adopt the attached recommended deferred commencement conditions requiring the plans to be amended (**Appendix A**).

2. Design of the awning

- The Panel queried whether the proposed awning could be designed as a cantilevered awning, deleting the need for the proposed support columns.

Council raises no objection to a cantilevered awning which complies the 15m building setback requirement, should one be proposed by the Applicant.

MEMORANDUM

3. Building setback to the intersection of Lenore Drive and Compass Drive

- The relationship of the built form to the intersection of Lenore Drive and Compass Drive which extends to a setback of approximately 10m from Compass Drive, is unsatisfactory from an urban design and streetscape perspective, at a key and signalised intersection.

The 15m setback requirement seeks to enhance the visual quality of development and the urban landscape.

- Council recommends that 'Warehouse 1' be amended to comply with the DCP minimum 15m building setback at this corner. This could be achieved by either chamfering or stepping-in the north-western corner of the building.

Should the Panel be of a mind to Approve the development, it is recommended that the Panel adopt the attached recommended deferred commencement conditions requiring the plans to be amended to achieve the above (refer **Appendix A**).