

ARCHITECTURAL RESPONSE

Thursday, 5 March 2026

Catriona Shirley
A/Team Leader Industry Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Catriona,

RE: Kelso Crescent Multi-Level Warehouse, Moorebank (SSD-58978472)

Response to Submissions

In accordance with the Department's request for additional information, this letter is provided to address the architectural response to the relevant key issues and comments raised by the Department and other agencies.

Liverpool City Council City Design and Public Domain (Urban Design Considerations)

General Summary: *The redesign has improved the development (splitting building into two, minimising ramps/stairs in front setback, more landscaping, two additional trees retained, improved blank wall conditions). However there are remaining issues of significant concern.*

Issue:

Tree Retention — Trees 15 and 17

Trees 15 and 17 are significantly sized (19m and 21m tall), mature native trees, both with good Health, Structure and Amenity value per the Arborist Report.

- Trees are located very close to the site boundary and the base of the tree is level with the existing ground of the street — no complex site constraint or topographical consideration preventing retention.*
- Liverpool LGA experiences severe urban heat island effect and has a significant shortage of tree canopy cover. Refer to Liverpool City Council Tree Management Framework.*
- It would take many years for a replacement tree to reach their size and contribution to canopy cover.*
- A development's RLs should be driven by the surrounding existing RLs that it needs to tie into.*
- The applicant is urged to retain these trees, incorporating measures such as: adjustments to proposed RLs, reconfiguration of the car park, increasing the building setback, and utilising flexible paving surrounding.*

The Arborist report states 'Remove' against these trees with no justification why.

Response:

The site configuration facing Seton Road has been re-designed; including adjustments to proposed RLs, reconfiguration of the carparking, changes to the proposed structural design of the building and landscaping changes – to enable retention of the significant Trees 15 and 17.

Issue:**Public Domain Works**

No public domain works included in SSDA drawings — risk these will not be delivered.

- *At minimum the SSDA drawings should illustrate scope of works extending beyond the site boundary, including: public domain in both street frontages; pedestrian footpath upgrades; annotations to Council specifications; grass verge locations; and street trees (minimum 200L pot size at installation).*
- *Currently no works in front of the boundary shown and no street trees — risk of non-delivery.*
- *This issue has been raised three times and remains not addressed.*

Response:

The architectural plans have been extended to show configuration and indicative works beyond the site boundaries.

Issue:**Pedestrian Entry Safety**

- *The pedestrian entry is not far from the driveway but runs straight through the car park — this is not a safe or appropriate way to enter a main entry of a building.*
- *The main entry foot path should be reconfigured to enable a direct connection to the main entry, with enough separation from the driveways and not having to walk through a car park and conflict with vehicles.*

Response:

The approach to the main entry from Kelso Crescent across the small front carparking area has been more clearly delineated and defined from the carpark by means of configuration, alignment and line marking.

Issue:**Ground Levels — DA-301**

- *DA-301 still does not illustrate the existing natural ground line (dashed).*
- *This is especially important to understand where existing trees 15 and 17 sit in relationship to the proposed levels.*
- *This issue remains not addressed from previous referrals.*

Response:

Trees 15 and 17 are to be retained, and the existing ground levels within the Tree Protection Zones of these two trees is to be maintained in order to facilitate retention of the trees.

Issue:

Solar Panels

- The expanse of solar panels is a very small portion of the roof.
- UD recommends the number of solar panels is significantly increased.

Response:

The Roof Plan drawing has been updated to indicate not only the proposed area of solar panels to be installed initially as part of the base building design, but also the potential for increased area of solar panel installation to suit tenant and/or future requirements.

Department of Planning, Housing and Infrastructure

The Department refers to previous correspondence dated 20 November 2025 requesting a Submissions Report. In addition to responding to agency advice already received, the Applicant is required to submit additional information addressing the following issues (Attachment 1):

Issue:

Landscaping

1. The Department acknowledges Council's concerns regarding landscaping, particularly in relation to the front setback to Seton Road, the proposed removal of Trees 15 and 17, and the reduction of soft landscaped area to **6% of the site (excluding permeable paving)**. Limited justification has been provided for the removal of Trees 15 and 17. The Department also notes that amendments to the proposal have resulted in car parking being located around the buildings, which has contributed to a substantial reduction in landscaped area. The Department requests that **opportunities be investigated to increase landscaping provision**, along the Seton Road frontage and, where feasible, to **retain Trees 15 and 17**.
2. The Department requests the **landscape plans include public domain landscaping along the full extents of the site's street frontages** to Kelso Crescent and Seton Road.
3. The Department requests that the **existing ground levels be explicitly delineated on the plans**, as previously requested by Council. Although the Amendment Report indicates that this information has been supplied, the plans do not clearly identify the locations or contours of the existing ground levels.

Response:

The re-design of the Seton Road frontage has allowed for the retention of Trees 15 and 17, and the introduction of additional soft landscaping areas and additional new trees.

Issue:

Parking and Access

4. *The Department acknowledges Council's concerns regarding pedestrian access within the site and further highlights issues related to **pedestrian connectivity from the parking areas to workplace entrances**. Specific concerns are raised regarding the proposed parking adjacent to the eastern entry of the heavy vehicle loading/unloading hardstand area, as well as parking along the western boundary. It remains unclear how employees are expected to safely access their workplaces from these areas. The Department requests that **clearly defined and safe pedestrian access routes be incorporated into the design and explicitly shown on the plans**.*

Response:

Defined pedestrian pathways, line-marking and protection devices have been shown and/or labelled on the updated plans; additionally the proposed warehouse staff entrances (and pedestrian access to these) have been marked on the plans in addition to the office and main building entry points.

We confirm the above information to be correct to the best of our knowledge and seek the approval of the project on these grounds and its merits.

Verification of Qualifications

Patrick Pace is registered as an Architect in New South Wales, Queensland and Victoria and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.
Registration: 7815(NSW) 18614(VIC) 5143(QLD)

Regards,



Patrick Pace (Director)