

ASSESSMENT REPORT

Printing Warehouse and Distribution Facility Erskine Park Penrith
MP 08 0016 MOD 3

1. INTRODUCTION

This report is an assessment of a request to modify the Project Approval (MP 08_0016) for a printing, warehouse and distribution facility at Lenore Drive, Erskine Park.

The request has been lodged by Urbis Pty Ltd on behalf of Logos Property Group pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the height and design of buildings, car parking layout and vehicular access and relocate the fire services tank.

2. SUBJECT SITE

The subject site is located in the Western Sydney Employment Area (WSEA) (see **Figure 1**), approximately 19 kilometres from Penrith and 10 kilometres from the proposed Western Sydney Airport site.

The WSEA was established by the NSW Government to deliver land for industry and employment, providing local jobs for Western Sydney residents.

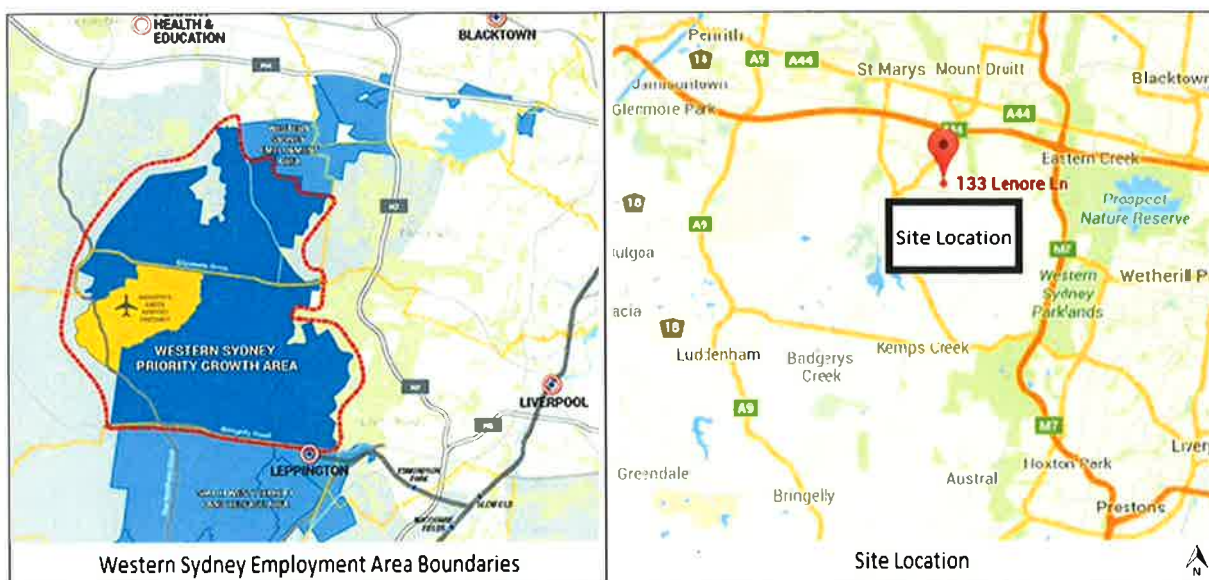


Figure 1: The site location

The site is predominantly surrounded by industrial uses with the Erskine Park residential area to the north of the site. The site is divided into two separate warehouse sites known as Warehouse 1 and Warehouse 2. This modification application relates to the southern, Warehouse 1, site only (see **Figure 2**).

The Warehouse 1 site is currently vacant and cleared of vegetation.



Figure 2: Aerial view of the site and its immediate surroundings

3. APPROVAL HISTORY

On 12 July 2010, Project Approval (MP08_0016) was granted under delegation for a Printing, Warehouse and Distribution Facilities Project.

The Project Approval has been modified on two occasions, the modifications are summarised in **Table 1** below:

Table 1 – Modifications to Project Approval MP08_0016

Mod No.	Description of Modification	Approved
MOD 1	Reduction in building footprint of Warehouse 2 from 55,621m ² to 49,702m ² and increase in building height by 0.75m, deletion of printing use, variation of site layout and internal layout, provision of 1,920m ² storage area and additional truck loading facilities.	27/02/2013
MOD 2	Increase Warehouse 1 GFA from 3,655m ² to 7,547m ² , building height by 1.65m and onsite parking from 24 spaces to 75 spaces, internal and external alterations, modifications to vehicular access arrangements, landscape concept and stormwater concept.	29/02/2016

Warehouse 2, which is to the rear of Warehouse 1, has been constructed and operations have commenced on the site.

4. PROPOSED MODIFICATION

On 13 April 2016, the Proponent lodged a section 75W modification application (MP 08_0016 MOD 3) seeking approval to amend the Project Approval as it relates to Warehouse 1, including:

- reduction of the height of the office by 2.7 metres (from two to one storey) and consequential reduction of gross floor area (from 635m² to 633m²);
- amendments to the architectural design of the office and warehouse facades;
- removal of vehicular exit point to the internal estate road;
- relocation of the fire services tank; and
- amendment of car parking layout and deletion of one loading bay.

The hours of operation remain as approved, 24 hours a day, seven days a week.

The proposed amendments are shown at **Figure 3 to 5**.

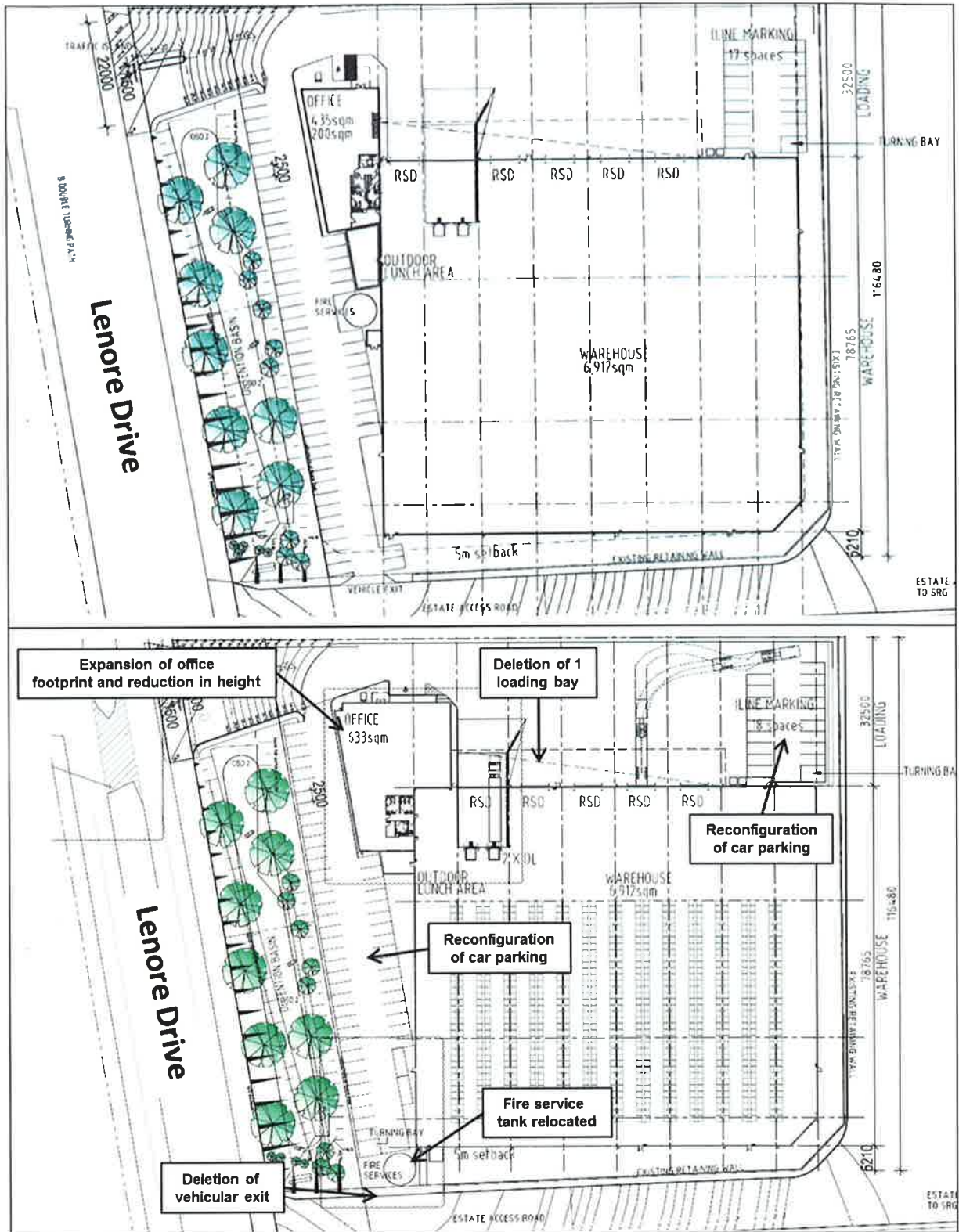


Figure 3: Approved (top) and proposed (bottom) office/warehouse layout

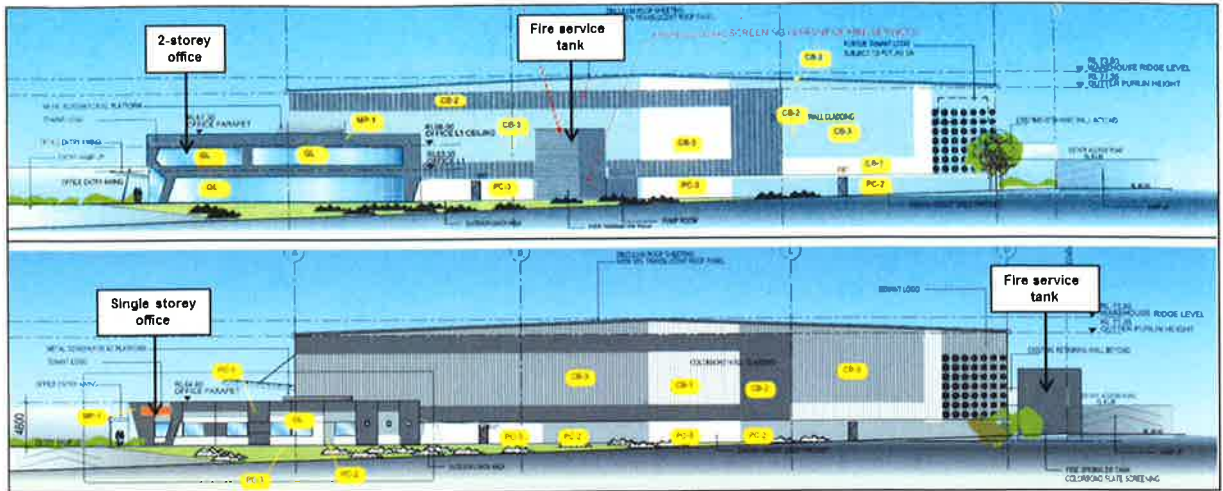


Figure 4: Approved (top) and proposed (bottom) office/warehouse Lenore Drive elevation



Figure 5: Approved (top) and proposed (bottom) perspective view of the office/warehouse

5. STATUTORY CONSIDERATION

5.1 Section 75W

The project was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Although Part 3A was repealed on 1 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former Section 75W of the Act.

The Department is satisfied that the proposed changes are within the scope of section 75W of the EP&A Act, and do not constitute a new application.

5.2 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Modification Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification application publicly available on its website from 18 April 2015 until 3 May 2016. The Department consulted with Penrith City Council, Office of Environment and Heritage (OEH), Roads and Maritime Services (RMS), Sydney Water, Transgrid and previous submitters about the proposed modification.

Penrith City Council raised no objection to the proposed modification and made the following comments:

- the prominence of the office building has been reduced in scale and in architectural merit;
- the sprinkler tank should be relocated away from publicly visible areas and/or be integrated into the building;
- the large southern and eastern walls of the warehouse should be architecturally broken down; and
- front fencing should be located behind the landscape setback and not along the front boundary, should be 2.1 metres in height and of an open nature.

Roads and Maritime Services raised no objection to the proposed modification

Transgrid raised no objection to the proposed modification.

Environment Protection Authority raised no objection to the proposed modification.

Office of Environment and Heritage raised no objection to the proposed modification.

No submissions were received from previous submitters.

7. ASSESSMENT

The Department considers the key issues associated with the proposed modification relates to the design and appearance of the warehouse and office buildings. All other issues are considered in **Section 7.2**.

7.1 Design and Appearance

Office building

The proposal seeks approval to reduce the size of the office building by 2.7 metres, (from two to one storeys / from 7.5 to 4.8 metres), enlargement of its footprint and associated amendments to the design of its facades.

Council considers the presentation of the office a key aspect of the development and is concerned that the proposed modification lessens its architectural merit and that the reduced scale of the office does not minimise the perceived scale of the overall development.

The Proponent has stated that the proposed single storey office building presents a more human scale and provides an appropriate height transition of the warehouse.

The Department considers that reducing the height of the office building from two to one storey is acceptable as:

- the office building projects between 12 to 20 metres forward of the Lenore Drive warehouse frontage and would continue to have a sufficiently strong visual presence;
- there are other sites within the Erskine Park industrial precinct that contain single storey offices attached to large warehouses and therefore this built form relationship is not uncommon in the locality;
- at 4.8 metres the proposed office building is taller than a standard single storey development, which ensures that it will provide an appropriate step / transition to the warehouse component of the development; and
- the Department considers, due to its size and dominance, the presentation of the warehouse (rather than the office) is the critical visual consideration from an urban design perspective. The warehouse design is considered appropriate and sufficiently articulated as discussed within the following section.

The Department acknowledges that the proposed architectural design of the office building is less engaging than the approved office building. However, the Department considers that on balance the proposed design is acceptable for the following reasons:

- the key Lenore Drive elevation has been articulated through the use of windows and coloured panels;
- the coloured panels pick up on the colour scheme and rectilinear patterning of the warehouse building, which ensures that the office and the warehouse are read as a unified development;
- the use of precast concrete panelling (for the office component) within the Erskine Park precinct is not uncommon and is likely to be robust in terms of weathering and maintenance;
- the approved landscaping includes crowning trees which, when mature, will provide for a appropriate level of screening to the site.

In light of the above assessment the Department concludes that the reduced height of the office building and the associated revised architectural treatment is acceptable and is generally in keeping with the Industrial character of the area.

Warehouse building

The proposal includes minor amendments to the design of the warehouse building (principally confined to the loading bay areas).

Council has recommended that the large southern and eastern walls of the warehouse should be architecturally broken down.

The Department notes that the design and cladding of the warehouse elevations were considered as part of the Department's assessment of the previous modification application (MP08_0016 MOD2). The Department concluded that the design and treatment of the

elevation was appropriate. The current modification application does not include any material alterations to the southern or eastern warehouse elevations and consequently the Department maintains its view that the elevation is acceptable in design terms.

Fire services tank and site fencing

The proposal includes the relocation of the fire services tank from the centre of the warehouse's southern elevation to the estate road (eastern) end.

Council has raised concern that the fire services tank should be relocated away from publicly visible areas, and front fencing should be appropriately designed and located.

The proponent has stated that the relocation of the fire services tank provides a more visually appropriate location, adjacent to the estate road and away from the main Lenore Drive elevation.

The Department considers that the proposed relocation of the fire services tank is acceptable as:

- condition 16 requires that the fire services tank be wholly encompassed by screening;
- the inclusion of landscaping within the warehouse setback areas fronting Lenore Drive and Estate Road will soften the visual impact of the fire services tank; and
- the provision of tank structures is not uncommon within industrial precincts.

This application does not propose to amend the approved landscaping plan. However, the Department agrees with Council's recommendation that the front fencing should be appropriately located and designed to minimise its visual impact. The Department has recommended a new condition accordingly.

7.2 Other Issues

Table 2: Assessment of other issues

Issue	Consideration	Recommendation
<i>Access</i>	• The proposal seeks approval for the deletion of the western vehicular exit point onto the north/south estate road. The retained vehicular entry point onto Lenore Avenue would operate as left-in / left-out. • RMS considered the modification and raised no objection and the Department is satisfied the proposed modification would not result in any adverse access impacts.	No additional conditions or amendments necessary.
<i>Loading Bay</i>	• The proposal includes the deletion of one loading bay (a reduction from 7 to 6). • Swept paths submitted with the application demonstrate that the deletion of the loading bay does not adversely impact on vehicular movements. • The Department is satisfied that the provision of 6 loading bays is sufficient for the development.	No additional conditions or amendments necessary.
<i>Car Parking</i>	• The modification seeks to amend the layout of the car parking areas. The amendments do not result in any change to the number of approved car parking spaces (75). • The Department notes that the amended car parking layout is in response to the deletion of the western vehicular exist point and relocation of the fire services tank and deletion of the loading dock. • The Department is satisfied the proposal will continue to provide for sufficient on-site parking and that the car parking areas are of an acceptable layout.	No additional conditions or amendments necessary.
<i>Stormwater, Control</i>	• The proposal updates the stormwater strategy to take account of the changes to the car park layout, vehicular circulation areas and the office layout. • The Department notes that Condition 10 requires the preparation of a detailed Stormwater Management Plan. • The Department is satisfied that the minor amendments would have a negligible impact on the stormwater strategy for the site.	The Department recommends that Condition 10 relating to stormwater be updated to refer to the updated Stormwater Drainage Concept Plan.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that:

- the reduced height and amended architectural design of the modified office building is, on balance, acceptable and is generally in keeping the character of the surrounding industrial estate;
- the relocation of the fire services tank will not have an adverse visual impact;
- the deletion of the western vehicular exit point, reconfiguration of the car parking area and reduction of one loading bay would not have an adverse impact on the operation of the site or vehicular movements; and
- the proposal maintains the strategic objectives of the WSEA in terms of providing jobs close to residents in Western Sydney.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is **RECOMMENDED** that the Acting Director Modification Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 75W, subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

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APPENDIX A: NOTICE OF MODIFICATION

A copy of the notice of modification can be found on the Department's website at:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7606

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7606

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7606

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7606