

Consultation Notes

Consulting with:	Liverpool City Council
Applicant:	ESR
Planner:	Ethos Urban
Description:	Pre-DA Meeting with Liverpool City Council (via Microsoft Teams)
Date:	11 May 2022, 1:15–2:00pm
Project Name:	Lot 1 Skyline Ave, Leppington – NSW Police SW Area Command
Project No:	2210849
Attendees:	
Grace Macdonald	ESR
Olivia Ridgewell	ESR
Glenn Ford	Liverpool City Council
Patrick Curmi	Liverpool City Council
Kerrie Elliott	Liverpool City Council
Tim Hays	Liverpool City Council
Brian Suen	Liverpool City Council
Chris Curtis	Ethos Urban
Gordon Kirkby	Ethos Urban
Renee Stavroulakis	Ethos Urban

Notes:

General comment: -no major issues raised, noting the plans reviewed by Council are older revisions. The proposal keeps in line with the approved Concept Plan for the site, enables employment growth and provides sustainable features.

Questions:

- Is there a specific tenant?
 - The application is purely seeking consent for the warehouse and use.
 - There is no set tenant at this time.
- Has there been engagement with a landscape architect for the reduced setback to Bringelly Road?
 - Habit8 was consulted and has put together a master landscape plan.
 - Landscape plans form part of the broader SSD application package.

- Is there any planting on Stuart Road to improve car park view?
 - Landscaping has been proposed along the Stuart Road boundary.
 - Civil plans illustrate the slope of the site with the warehouse being sited below the level of Stuart Road, resulting in a natural screening.
- Could plans include amenities and facilities such as picnic tables, eating areas or shade structures? Council's concern is that the architectural plans do not address how it intends to break up sections of concrete to address heat island effect.
 - Plans which were sent have now been revised.
 - Car park bays will have trees to break up the expanse of concrete in car parking area.
 - Further, it is proposed that the car entry and truck entry will be split to create a break with landscaping to provide relief from expansive concrete and to give more amenity when looking outside from office.
- Has there been much consideration to provide bicycle facilities for development in this nature? Is it in a site-by-site basis?
 - The traffic and transport consultant has been looking at it from active transport perspective – identifying where bicycle parking can be parked and covered in the event of weather conditions.
 - EOT facilities are also incorporated and can be delivered within the buildings subject to future tenant requirements.
 - Yes, active transport is provided on a site-by-site basis.
- Are there any pedestrian links to get around within the business hub?
 - Yes, they have been established in previous applications.
- Treatments of elevations and articulation – site location calls for an embellishment, treatment of the façade of the building (perhaps public artwork).
 - Noted.
- Has consultation been made with relevant stakeholders?
 - Yes, ESR have carried out consultation with Transport for NSW, Jemena, Western Sydney Parklands Trust in response to the SEARs.
- Suggestions for improvements to the sustainability and amenity regarding urban heat island – avoid use of darker coloured materials and finishes within building. Any future proposal should provide analysis of how to mitigate UHI (conductive materials, tree canopy coverage, etc.)
 - Noted.
- Has signage been considered?
 - Yes, there was an earlier DA for signage submitted to Council that has now been approved which provides for signage across the broader site.