
From: "Shephard Tania" <tshephard@penrithcity.nsw.gov.au>
To: <ray.lawlor@planning.nsw.gov.au>
Date: 12/16/2011 3:50 PM
Subject: FW: Re: Modification to Lot 5 of Interlink Industrial Estate at Lot 141 DP 843899 Mamre Road, Erskine Park

From: Shephard Tania
Sent: Friday, 16 December 2011 3:49 PM
To: 'diana.marder@planning.nsw.gov.au'
Subject: Re: Modification to Lot 5 of Interlink Industrial Estate at Lot 141 DP 843899 Mamre Road, Erskine Park

Hi Diana,

I refer to your letter dated 23 November 2011 concerning the above modification application. The following comments are made with respect to the application:

- Council's immediate concerns with the modifications relate to the size of the building form proposed and the visual impact of such. Council requests that particular attention be given to the visual impact of the development as viewed from Mamre Road. The proposed consolidation of buildings results in a significant built form with respect to bulk and scale. Appropriate articulation of the building form is to be provided and the requirements for site development and urban design as contained in Section 6.10 (Erskine Business Park) of Penrith Council's Development Control Plan 2006 (DCP 2006) are referred to in this regard. The use of appropriate and varying building materials and colours is encouraged.
- Further to the above, the requirements for landscaping contained in Section 6.10 of DCP 2006 should be considered in the design of any landscape plans for the site. Landscaping should be designed to complement the development and reduce the visual impact of the building when viewed from Mamre Road. As noted in DCP 2006, *"the visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as by dense grove planting or other landscape design solutions"*. (It is considered that the provision of a "turf cell" fire track need not compromise Council's objectives for landscaping along Mamre Road.)
- The proposed development fails to satisfy Council's minimum requirements with respect to car parking rates. The arguments that the previously approved car parking rate could be applied to the proposed development form may not be appropriate given that car parking demands vary based on land use types and unit sizes. An appropriate ratio of car parking numbers is to be provided for each unit within the development.

I can be contacted on 47327960 should you have any further enquiries in this regard.

Regards,

Tania Shephard

Principal Planner

Penrith City Council

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E: