



24 April 2014

Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Pascal van de Walle

Dear Mr van de Walle

Re: TNT SSD-6040 Section 96(1A) MOD1

Property: Lot 201 in DP 1133028, Lockwood Road, Erskine Park

I refer to our Section 96 (MOD1) application for TNT at Lockwood Road, Erskine Park and your email of 2 April 2014 which raised the following matters to be addressed:

- *a more detailed assessment is required to demonstrate compliance with each of the relevant objectives of the Penrith DCP;*
- *further consideration should be given to the potential visual impacts;*
- *the proposed fire pump room is located on land identified for landscaping. The Landscape Plan should be modified (is it possible to provide landscaping in the area where the fire sprinkler tank was removed?); and*
- *confirmation whether Council was consulted in the preparation of the application?*

This letter and the amended landscape plans prepared by Arcadia Landscape Architecture address these matters.

The following additional assessment against Council's planning controls is provided as an addendum to our Statement of Environmental Effects.

4.1.10 Penrith DCP 2006 – Part 6.10 – Erskine Park Business Park

For the purposes of Clause 18 of SEPP (Western Sydney Employment Area) 2009, Part 6.10 – Erskine Park Business Park of Penrith DCP 2006 is the relevant DCP. The subject land is located within the "Southern Area" of the Erskine Business Park section of DCP 2006. The following sections address the provisions of the DCP relevant to the amendments to the proposal.

Height:

Part 4.1 of the DCP requires that development within the "Southern Area" not exceed 15.0m in height. The ancillary structures proposed for relocation under the subject proposal are compliant with a height of only approximately 3.0m.

Site Coverage:

Part 4.2 provides that development should not exceed a site coverage of 50%. The building proposes a site coverage of 34,778m² on a site area of 78,189m². This equates to a marginal increase to the site coverage to approximately 44%, which remains compliant with the 50% guideline.

Setbacks:

The proposed amendments are generally compliant with the provisions of the DCP, with the exception of the proposed relocated structures which encroach the Lockwood Road setback. The DCP requires a minimum setback of 15 metres from the property boundary. The proposed electricity generator, main switch room and dual substations are setback approximately 4 metres from the property boundary behind the approved landscaped area, resulting in a variation of 10 metres to the control.

In response to potential visual impacts, amelioration measures are in place to buffer any possible impacts. These ancillary structures will sit in the landscaped zone which will provide screening to Lockwood Road. The large TNT building also acts as a significant backdrop, which will remain the dominant streetscape feature drawing focus away from these ancillary structures.

The objectives prescribed by the DCP state:

- (a) To provide an open streetscape with substantial areas for landscaping; and
- (b) To enhance the visual quality of development and the urban landscape.

The subject structures will not significantly reduce the landscaping provided in the original approval. It is also considered that the proposal will not detrimentally impact on the visual quality of the urban landscape given the structures are low-scale and set behind the landscaping. They are unlikely to have a detrimental impact on the visual quality of the site as a whole when viewed from Lockwood Road. Therefore, the subject ancillary structures will have negligible impacts on the public domain and, while they do not comply with the DCP setback controls, any impacts are unlikely to detrimentally affect the streetscape or compromise the objectives of the DCP.

Urban Design:

The extent of the amendments is unlikely to impact the urban design characteristics of the development. The ancillary structures proposed are low, unobtrusive and screened in the landscape setback.

The overall building has sufficient architectural treatment to enhance the streetscape. The administration component is architecturally treated to provide an attractive but functional presentation within the landscaped context of the final boundary treatment. The office and amenities building provides shaded outdoor staff areas which provide interest to the elevation.

The elevations have been relieved through external expression of the structural elements and integration of interesting colours on the administration building. The result is a functional and utilitarian building to serve its intended purpose. The landscaping proposed provides sufficient shading and screening to Lockwood Road.

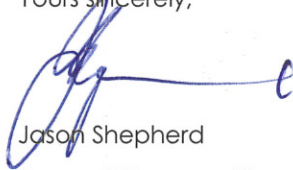
The vehicle entry and exit points are logical and clearly delineated.

CIP has liaised with Penrith City Council Planners, Messer's Peter Wood and Robert Craig, about the proposed amendments. They raised no concerns and consider the amendments minor and generally in the accordance with the original development consent.

In conclusion, it is considered the proposed amendments to the approved development are necessary to provide a more functional and efficient site layout. The amendments will present an acceptable aesthetic outcome, consistent with the approval development.

Please do not hesitate to contact me directly if you require any clarification or further information regarding this matter.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Shepherd', with a long horizontal flourish extending to the right.

Jason Shepherd

General Manager Planning & Infrastructure

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