

Matthew Rosel

From: system@acelo.com on behalf of Mathew Rawson <mathew.rawson@penrith.city>
Sent: Tuesday, 3 May 2016 9:16 AM
To: Matthew Rosel
Subject: Submission Details for company Penrith City Council (org_comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Mathew Rawson
Organisation: Penrith City Council (Senior Environmental Planner)
Govt. Agency: Yes
Email: mathew.rawson@penrith.city

Address:
601 High Street

Penrith, NSW
2750

Content:
Attention:
Fiona Gibson - Acting Team Leader - Modification Assessments
Department of Planning and Environment

Exhibition of Modification Request for PacLib Printing Warehouse and Distribution Facility, Erskine Park - MP 08_0016 Mod 3
Lot 2 DP 1203886, Lenore Drive, Erskine Park

I refer to the above modification application and your email dated 18 April 2016 inviting comments. Council has examined the proposal and documentation provided in support. Generally, Council has no objection to the proposed modifications however the following comments are provided for your consideration:

- o Large expanses of wall (eastern end of the southern elevation) are still proposed at the street frontage which should be broken up with by the use of additional architectural treatments, building articulation, fenestration and a variety of external finishes in terms of both colour and type of material used.

- o The proposed modifications reduce the prominence of the office component of the building. The presentation of the office building component was considered to be a key aspect of the development. The revised proposal is considered to be of significantly less architectural merit and its design does little to minimise perceived scale and mass. Although the development is located within an industrial estate the architectural design is important to prevent monotonous building forms resulting from poor design of walls or rooflines.

- o The modification will increase the visual prominence of the servicing requirements for the buildings such as the sprinkler tank. These aspects of the development should not be located within the front setback or be visible from public places. These requirements should be integrated with the building and landscaping design.

- o All front fencing shall be located behind the landscape setback and not along the front boundary, be a maximum height of 2.1m and of an 'open' nature. Such fencing should be black powder coat steel palisade fencing similar to that existing through the estate.

Should you require any further information or would like to discuss this matter further, please do not hesitate to contact me on (02) 4732 7522

Yours faithfully

Mathew Rawson
Senior Environmental Planner

IP Address: - 203.21.134.2
Submission: Online Submission from company Penrith City Council (org_comments)
https://majorprojects.affinitylive.com/?action=view_activity&id=147923