

25 September 2019

To Whom It May Concern

RE: Proposed Industrial Development at 1-23 Lenore Drive & Erskine Park Road, Erskine Park NSW 2759. Lot 1 DP 1071114 & Lot 55 DP 1170183

Dear Sir, Madam,

This design statement should be read in conjunction with the Statement of Environmental Effects report prepared by Planning Direction Pty Ltd.

This design statement is to confirm the compliance and consistency with clause 31 of the SEPP relating to the design principles;

- (a) The development is of a high quality design, and
- (b) A variety of materials and external finishes for the external facades are incorporated, and
- (c) High quality landscaping is provided, and
- (d) The scale and character of the development is compatible with other employment-generating development in the precinct concerned.

The proposed design solution maintains the block principle and has been derived from the site analysis and in consideration of the provisions in part E6 (Erskine Business Park) of the Penrith Development Control Plan 2014.

The uniqueness of this triangular site is exposed to two main road frontages, Erskine Park Road and Lenore Drive and backs onto a watercourse. Careful planning has been considered to ensure that the design addresses the street and at the same time not to exposed the loading area and roller doors to the street. The design is set out in a way that the roller doors to all loading areas do not face Erskine Park Road and Lenore Drive but rather faces the internal driveway.

The design is of high quality to relate both to the surround buildings and environment and to ensure that no large blank walls are exposed to the street fronts. There are a number of high quality materials and finishes being used to present an interesting form and façade considering that this site is in a prominent location. This includes the use of high quality colour tinted commercial glazing, aluminium composite panels or similar, feature colorbond metal sheet cladding, feature metal fins and sun shading devices and painted slanted concrete panels which we believe are consistent with the controls set out in 6.3.4 Urban Design part E6 of the Penrith DCP 2014. The external finishes are consistent with the Erskine Business Park palette of colours. Refer to the finishes schedule in the architectural drawings for details.

The external walls are well articulated to ensure that there are no large unrelieved walls or building masses. The stepped external wall towards the top half of the site with slanted walls is to further emphasis the corner at the intersection.

External material used does not have an index of reflectivity above 20%.

Sun shading devices to glazing areas facing north, awning roof over roller door openings and the wall system to the conditioned space is being used to ensure energy efficiency is employed throughout the development.

The allowed height limit is 12m however the average building height proposed is kept at the height of 8m which is deemed appropriate for the scale of the development. The scale and character of the development is compatible with other employment generating development in the precinct.

The entry to each unit has been highlighted with architectural features that are consistent with the overall design of the building.

The development is complimented by high quality landscape design and dense vegetation along the setback area which is designed in accordance with 6.8 of Part E6 Penrith DCP 2014 by a suitable registered landscape architect. Refer to the landscape plan for detail.

All of the above design form, features and finishes have been developed and supported by the senior urban design, town planning and landscape team during the urban design meeting held in late November 2017.

Conclusion

The proposed industrial development will be compatible with other industrial developments in the surrounding area and is unlikely to impact on any residential uses in the locality. The environmental impact of the proposal will be minimal or can be mitigated through:

- Compliance with statutory environmental protection requirements;
- Careful attention to building siting and design which utilises the topography of the site to minimise cut and fill;
- The design of the proposed building façade by incorporation of architectural treatments to enhance the visual appearance of development when viewed from Erskine Park Road and Lenore Drive.

The siting and design of the proposed development will enable the site to be appropriately used for industrial purposes without compromising the visual quality and amenity of the surrounding area and streetscape.

Should you have any questions or require further information please do not hesitate to contact me.

Yours Sincerely



Hy Chheng

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