

Friday, 20 July 2018

Penrith Council
Penrith Civic Centre
601 High St, Penrith NSW 2750

RE:
DEVELOPMENT CONSENT DETERMINATION No. DA15/0335
PROPOSED RETAIL BUILDING AT 78-88, JAMISONTOWN NSW
SECTION 96(2) APPLICATION - MODIFICATION OF CONSENT

STATEMENT OF ENVIRONMENTAL EFFECTS

To Whom it May Concern:

We write to request modifications to consent determination No. DA15/0335 for a Proposed Retail Building which contains 11 Tenancies for future Restaurant & cafe uses & associated outdoor seating piazza, car parking, landscaping & stormwater drainage works.

The following letter contains the list of updated drawings and a schedule of changes.

LIST OF DRAWINGS

Dwg. No.	DWG. Name	Rev.
A113	BUILDING 3 GA PLAN - GROUND LEVEL	13
A212	OVERALL ELEVATIONS SHEET 2	6
A215	OVERALL ELEVATIONS SHEET 5	3
/TITLE	SITE PLAN - GENERAL	-
/100	SITE PLAN 2 - OVERALL FRONT SETBACK	I
/101	LANDSCAPE PLAN - FRONT SETBACK 1	A
/102	LANDSCAPE PLAN - FRONT SETBACK 2	A
/103	LANDSCAPE PLAN - REAR BUILDING 1	A
/104	LANDSCAPE PLAN - REAR BUILDING 2	A
/105	LANDSCAPE PLAN - LEVEL 1	I
/106	LANDSCAPE PLAN - CAR PARK	I
/107	LANDSCAPE PLAN - BIO-RETENTION	D
/200	HARDSCAPE PLAN - FRONT SETBACK	C
/301	LANDSCAPE DETAIL + SPECIFICATION	F
/302	LANDSCAPE DETAIL 2	F

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PROPOSED MODIFICATIONS

Building 3 Raised Deck

At Building 3 (aka. Tenancy 9) the modification consists of elevating the already approved outdoor area. Majority of the elevated deck will be under the already approved cantilevered roof/eaves.

A row of non structural columns has been added to provide support to the automatic retractable screens as shown on the South West elevation on drawing A215/rev3.

The remaining area of the elevated deck facing the car park will be partly covered by a cantilevered shade structure also indicated on both the plan and the South West elevation on drawing A215/rev3.

Landscape Plans

The landscape plans have been modified post an on-site meeting discussion with Council's Planning and Landscape departments (ie. Robert Craig, Karin Schicht & Sufyan Nguyen). The proposed amendments consist of the following:

1. Revised a number of trees within the front setback to suit the design intent and not obstruct the views to the riverfront.
2. Addition of a pocket of Eucalyptus species essentially on Council land in the front setback
3. Addition of bollards, offset approx 1.5m in from pathway edge to match the Council's bollard treatment along Tench Avenue
4. Addition of amenity and seats in front setback of the development, and retention of the theme on council land with no amenity and seats as agreed.
5. Modified central Access Ramps and Stair at the central approach to the development. This was mainly driven by the flood overland flow design.
6. Addition of bike parking pockets.
7. Removal of water feature in front setback as agreed with Council.
8. Additional trees in the rear car park.

Above amendments mimic and complement the existing treatment of Tench Avenue landscaping along Nepean River.

The current landscape design more affectively addresses the Mastepan Principles outlined in the 'Our River' Master Plan Report, and the design compliments the high activity zone expected within the frontage of the development and along Tench Avenue.

If you have any queries with the above please do not hesitate to contact me.

Yours faithfully



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