



Office of the
Government
Architect

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Nominated Architect Peter Poulet ARN 5754

Mr Warwick Stimson
Director
Stimson and Baker Planning
PO Box 1912
Penrith NSW 2751

Dear Warwick,

**DESIGN EXCELLENCE COMPETITION REQUEST FOR WAIVER
21-25 WOODRIF STREET, PENRITH**

I refer to your letter of 20 October 2016, seeking a waiver for the design excellence competition requirement for a proposed development at 21-25 Woodriff Street, Penrith.

I have considered your request for exemption, the accompanying drawings prepared by architects Morson Group, Statement of Environment Effects and the letters from the Penrith City Urban Design Review Panel. In this instance I consider it suitable to waive the design competition requirement, pursuant to Clause 8.4 of the Penrith Local Environmental Plan 2010. Consideration of the following matters led to this decision:

- It is a mixed use building with retail/commercial on the ground floor and greatly needed short term accommodation above.
- The building height above the allowable building envelope is limited to approximately half of the rooftop and is only marginally visible from street level. The proposed building height is compatible with the desired future height, scale and bulk of surrounding development. It also does not reduce views, result in loss of privacy or adversely affect solar access to neighbouring sites.
- The floor space above FSR allowable is minimal and achieves efficient planning and good amenity for users
- The proposal has received qualified support from the Penrith City Urban Design Review Panel
- A design review approach has been proposed in lieu of a design competition

In granting this exemption it is requested that development application approval be conditioned to ensure that the serviced apartments are not converted to residential apartments. Furthermore that all recommendations of the Penrith City Urban Design Review Panel are acted upon.

I also require that the Penrith City Urban Design Review Panel continue to review the project. This is consistent with the approach taken for other similar requests across NSW. It is proposed that the Panel's role in ensuring design excellence for the project would continue up to completion of construction to ensure the issues and recommendations of the Panel are taken into account in the design development, detailed design (including materials and finishes) and in the delivery of the project. To this end, it is imperative that the design team (Morson Group) maintains an ongoing role throughout the project. All costs of the Panel to be borne by the developer.

I note also that future requests for waiver will be required to provide evidence of the reputation of the nominated architects in delivering buildings of the highest quality.

Should you have any further enquiries about this matter, I have arranged for Olivia Hyde to assist you. She can be contacted by email at olivia.hyde@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Poulet', with a stylized, flowing script.

Peter Poulet
NSW Government Architect

Date: 5th December, 2016