

10<sup>th</sup> September 2018

Paul Anzellotti  
Senior Development  
Assessment Planner  
Penrith City Council  
PO BOX 60  
PENRITH NSW 2751

Dear Mr. Anzellotti,

RE: 21-25 Woodruff St, Penrith Director General's Concurrence

The Government Architect grants concurrence for the project at 21-25 Woodruff St.

This concurrence is granted subject to the following conditions;

- The Penrith Design Review panel have granted Design Excellence and the Government Architect relies upon their approval in the granting of this concurrence,
- The increase in the FSR is largely caused by the removal of a section of the site due to an easement or road reserve. Therefore although the FSR calculations now represent an exceedance of 9% the proposed building will be of very similar density and mass to that which was presented at the time of the application for exemption to a design competition.
- The increase in the height is insignificant and does not cause adverse impacts on surrounding sites,
- The proposed design closely resembles the design intent of the Concept Design as lodged with the application for the Waiver (application received 20.10.2016)

Should the proposed design not be able to comply with the conditions above, or those set out in the Government Architect Design Excellence Request for Waiver letter of 05.12.2016 the GA reserves the right to revoke this concurrence. The proponents and the Council are reminded that the Waiver also proposed that the Design Panel be consulted throughout the process of design development, up until construction, as required by the GA.

The proponents and Council should also take note that through the process of a waiver to a competition the proponents no longer gain the potential bonus FSR and height. In future applications for waivers should be clear that they understand this and submit proposals that are compliant on height and FSR.

Sincerely,



Olivia Hyde  
Director Design Excellence

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