

29th August 2017

Wendy Connell
Senior Environmental Planner
Penrith City Council
PO BOX 60
PENRITH NSW 2751

Dear Ms. Connell,

RE: 50 Belmore St, Penrith Director General's Concurrence

The Government Architect grants concurrence for the project at 50 Belmore St, Penrith on condition that the project remove the any car parking which would be counted in the FSR calculations and reduce the FSR for the project in total to being no more than 0.18:1 over the allowable FSR of 4:1. The form of the building should not change in any way as a result of the removal of the additional car parking, which exists in the basement.

This concurrence is granted subject to the following;

- The Design Review panel have granted Design Excellence
- The extra FSR that is requested does not negatively impact on the Design Excellence of the proposal.
- The proposed design closely resembles the design intent of the Concept Design as lodged with the application for the Waiver (application received 08.08.2016)
- The process and the resulting design have complied with four of the five considerations within that waiver, specifically;
 - *It is a commercial building with retail on the ground floor*
 - *The nominated architects are known for high quality work*
 - *A design review approach was undertaken in lieu of a design competition*
 - *The proposal has received qualified support from the Penrith Design Review Panel*

Should the proposed design vary from the stated maximum FSR or no longer be able to comply with the four considerations from the waiver letter 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. We request that the Council forward a schedule of proposed meetings for approval by the GA at the determination of the Development Application.

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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 proposed maximum FSR data.

The amended DA documentation, with confirmation of the FSR, should be forwarded to the GA for our records and sign off prior to lodgement with Penrith Council.

Kind regards,

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

Peter Poulet

Government Architect NSW