

Job Reference 1025

Your Reference

The General Manager  
Penrith City Council  
PO Box 60  
PENRITH NSW 2148

16 February 2018

**ATTENTION: Attention : Wendy Connell**

Dear Sir/ Madam,

**Re DA 16/0739 Section 96 (1A) Modification  
Overlander Hotel 180 Richmond Road Cambridge Gardens NSW 2747**

Attached are documents seeking modification of the Development Consent 16/0739

The main changes are

- Western Porte Cochere is reduced at the north and south by approximately 2.5 metres each
- Eastern Porte Cochere is reduced at the north by approximately 2.5 metres.
- Roof over the Porte Cocheres and Western Entry is changed from metal roof to tiled roof(not visible from the ground but obviously it is noticeable from the air)
- Reduction in sizes of the two western facing signs.
- Internal revisions to Kitchen and Main Bar
- Relocation of internal ramp
- Internal revisions to Sports Lounge, Sports Bar and associated airlocks to Smokers' Verandah and Gaming Room

These changes have been circled in red on the attached drawings.

The only changes to the Statement of Environmental Effects are

1. the referencing of the drawings on page 5 where it should now be  
The building works have been designed by Simon Wells Architect, and are depicted on Plan No.1025, Drawing No.1.1(04), 2.1(04), 2.2(04), 4.1(04), 5.1(04) and 5.2(04).
2. On page 7, the areas of the Western Entry has been enlarged and the Smokers' Verandah has been commensurately reduced. The table has also been adjusted to show the same areas as noted on the Ground Floor Plan. The table should now be



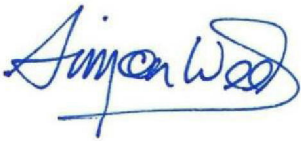
Element	Area
Enclosure of the eastern end of the existing Smokers' Verandah	40.92m <sup>2</sup>
Enclosing the alfresco dining area with bi-fold windows	117.73m <sup>2</sup>
Addition to the Western Foyer	71.11m <sup>2</sup>
Addition to the Eastern Foyer	22.39m <sup>2</sup>

3. On Page 8, the table detailing the signs is to be amended
  - a. Sign 1 reduced from 3m x 6m to 2.1m x 4m
  - b. Signs 2a, 2b and 2c reduced from 3m x 6m to 2.1m x 4m

These modifications result in a minor reduction in the size of the building and reduction in size of two signs and do not change the overall scheme of the alterations and additions. The internal modifications do not change the purpose or usage of the approved development.

If further information is required, please contact me on 0411 199530.

Yours faithfully



Simon Wells  
Architect

