

20 November 2015

Joint Regional Planning Panel
c/o
Regional Panels Secretariat
23-33 Bridge Street
Sydney NSW 2000

'KACOE' 2015STH020 DA

Dear Panel Member,

Development Application No: DA10.2015.198.I

This application is recommended to be approved subject to conditions.

We met with the applicant twice prior to lodgement. It was recommended that the architectural design of the buildings reflect the positive attributes of the local area.

- Incorporate a pitch roof as opposed to flat roofs.
- Landscape to be a focus of the site.
- Provide usable landscape area between building wings of the Residential Aged Care Facility.
- Increase the building setback to Bonaria Road to preserve view corridor to Barroul House.

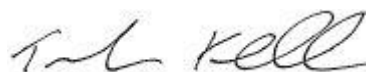
These changes were incorporated within the development application. This improved the overall design merit of the proposal.

Remaining issues associated with the development are:

- Bulk and scale of the development and its compatibility with surrounding area.
- Visual impact on surrounding properties.
 - Privacy louvres are to be implemented to reduce impacts this is proposed as a condition of consent.
- Solar Analysis of Independent Living Units.
 - Solar Study prepared by Boffa Robertson Group indicate that 80% of all units receive three hours of sun. We have reviewed the diagrams provided, however have not integrated the model utilised. The panel may wish to request the model from the applicant and have an independent solar analysis of the Independent Living Units.
- Subdivision of north western lot to community health. Not part of this development application and its future impact on the proposal not assessed.

Should you have any questions please do not hesitate to contact us.

Sincerely,
ae design partnership Pty Ltd



Tristan Kell
Associate Director