



**Family &
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Land & Housing Corporation

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Our reference | BGQZM

The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Attention: Mr Luke Joseph

Dear Mr Joseph,

Development Application No. 566/2017/DA-SL

PROPERTY: Lot 1069 DP1203266 – 99 Arkley Avenue, Claymore

Reference is made to Council's correspondence dated 23 May 2017 regarding Development Application No. 566/2017/DA-SL for a proposed Seniors SEPP project at 99 Arkley Avenue, Claymore. Apologies for the delay in responding.

The following response is provided to the issues raised:

Building height

Please find attached legal advice by Minter Ellison dated 24 May 2017 in relation to building height. Based on the review of the Concept Plan Approval and case law the advice states in summary that the Height Matters in DA 566 and DA 567 do not prevent those development applications being '*generally consistent*' with the Concept Plan and therefore a consent authority, such as the Council or the Planning Panel, is lawfully able to assess and grant consent to both applications.

Solar access

Plans have been amended to achieve compliance with solar access into the common open area. This amendment has involved moving the principal common open area towards the eastern boundary which allows improved solar penetration having regard to the building heights. Shadow diagrams are submitted to demonstrate that the required 2 hours of sunlight between 9:00am and 3:00pm on 21 June is achieved.

Urban design

Plans have been amended to respond to the concerns raised and achieve greater distinction between this development and that proposed at 2A-2B Dowie Drive through material, colours and finishes as shown in the revised external colour scheme and photomontages and detailed in the Architects statement.

The smaller buildings in the development now use the strategy of inverting the colours of the larger building and thus read as a family of buildings, variations on a theme.

Communal facilities

Plans have been amended to incorporate a covered barbeque area.

Floor Space Ratio

It is considered the above issues have been adequately resolved and that the variation to the development's Floor Space Ratio (FSR) can be supported.

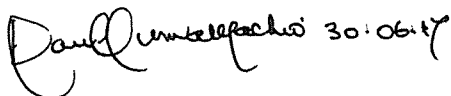
Revised documents

In accordance with clause 55 of the *Environmental Planning & Assessment Regulation 2000*, agreement is requested from Council to amend the development application by submitting the following plans:

- Location Diagram Rev A dated 29/6/17
- Site Plan Rev A dated 29/6/17
- Ground Floor Plan Rev A dated 29/6/17
- First Floor Plan Rev A dated 29/6/17
- Second Floor Plan Rev A dated 29/6/17
- Third Floor Plan Rev A dated 29/6/17
- Roof Plan Rev A dated 29/6/17
- Elevations Rev A dated 29/6/17
- Elevations and Sections Rev A dated 29/6/17
- Sections Rev A dated 29/6/17
- Shadow Diagrams Rev A dated 29/6/17
- Deep Soil Zone Rev A dated 29/6/17
- Perspectives and Exterior Colour Scheme Rev A dated 29/6/17
- Landscape Plan Rev E dated 7/6/17
- Landscape Details & Specifications Rev E dated 7/6/17
- Montage – View from north
- Montage – View from east

Should you require any further information, please contact Deborah Gilbert on 9354 1797 or by email deborah.gilbert@facs.nsw.gov.au.

Yours sincerely,



Daniel Ouma-Machio
Director Development Services

30 June 2017