

File no: SPP-17-00005
Your ref: 2017SWC050

20 February 2018

Ms S Jattan
Panel Secretariat
PO Box 39
SYDNEY NSW 2001

By email

Dear Suzie,

Development Application SPP-17-00005 – Demolition and alterations and additions to an existing residential aged care Facility at 56 Elsom Street, Kings Langley

I refer to the above development application and the upcoming Panel meeting to be held on Thursday 24 February 2018.

The Applicant has requested the following changes to the application:

1. Maintenance Shed

The Applicant has submitted an amended plan 'Maintenance Facility - Plans & Elevations,' Drawing No. 210, Amendment 3 and dated 13 February 2018.

This amended plan corrects errors with regard to the landscape screening strip between the shed and the southern (rear) boundary. This amended plans also relocates the electrical cupboard and the rear wall is treated as full masonry for noise attenuation purposes.

We support these changes, and propose that this plan is referenced as an approved plan in Condition 2.1.1.

References to the Maintenance Facility Floor Plan (SK-A) and Maintenance Facility Elevations (DA29) are to be deleted.

Condition 3.2.1 is also proposed to be deleted as it is redundant.

2. Treatment of the rear wall of the ILUs

Condition 3.2.2 requires the rear walls of the Independent Living Units (ILUs) which front an adjoining residential boundary to be made of masonry material and appropriately treated for noise attenuation purposes.

The Applicant has requested that this condition is amended as they have a desire for all external walls of the ILUs to be similar with a mixture of face brickwork and lightweight cladding for the upper portion of the ILU buildings, as opposed to having

only a masonry material. The Applicant has confirmed that the lightweight cladding to be applied for the upper part of the external walls will also incorporate suitable insulation for noise attenuation purposes.

We accept this change, and proposed to amend (and renumber) this from Condition 3.2.2 to Condition 3.2.1 to permit the retention of the lightweight cladding material as follows:

“3.2 Necessary Amendments

3.2.1 The external rear walls of the Independent Living Units which front an adjoining residential boundary are permitted to be made of masonry material and lightweight cladding for the upper wall and are to incorporate suitable insulation for noise attenuation purposes.”

3. Engineering Conditions

Following discussions with the Applicant, our Coordinator Engineering Approvals, David Yee, has agreed to delete the deferred commencement conditions and provide alternate engineering conditions to enable some development works to commence while concurrent works are being undertaken to replace the downstream stormwater pipes through the adjoining reserve to Hawkesworth Parade.

These engineering conditions are being prepared, and will be available shortly.

This information is provided for your consideration as the consent authority for this matter. Should you require any further information regarding this matter, please contact Council’s Senior Project Planner, Holly Palmer on 9839 6927.

Yours faithfully,

Alan Middlemiss
TEAM LEADER - PROJECTS