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General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Attention Mary Kunang

Dear Mary,

**Section 96 application for DA-100-2012
New Aged Care Facility at 50 Canberra Ave Queanbeyan**

Please see below a breakdown of the changes being requested to the existing development approval in the accompanying Section 96 application.

The main change proposed is to provide for a total of 8 additional resident suites within the facility. In order to accommodate these new suites, the number of resident rooms has decreased from 125 to 124. Internal planning of mostly common areas has also occurred.

The changes have been accommodated predominantly within the existing building footprint, with minimum setbacks and building height remaining unchanged. The building area has increased by 138 sqm. This increase has been gained by a reduction in the internal atrium, a reduction in the internal Terrace on First Floor, a slight reduction to the recessed portions of the building and an infill of part of the building that was single storey to become two storey.

Drawing DA04 – Site Plan

- Updated Roof plan shown.
- Updated terrace layout shown.

Drawing DA05 – Detail Site Plan

- Updated Roof plan shown.
- Updated terrace layout shown along Canberra Avenue.
- Adjustment to pedestrian ramp and stair along Canberra Avenue.

Drawing DA07 – Ground Floor Plan

- Minor adjustments to building footprint along Canberra Avenue. Minimum setback remains the same.
- Minor adjustments to internal walls and room locations to community/common areas.
- 3 new 1 bed suites.
- Adjustments to layout of external terraces along Canberra Ave.

Drawing DA08 – First Floor Plan

- Reduction in resident rooms from 73 to 72.
- 5 new 1 bed suites.
- Minor adjustment of some internal walls and room locations to common areas.
- Relocation of some resident rooms.

- Terrace adjusted to better cater to relocated rooms and common areas.

Drawing DA09 – Roof Plan

- Minor adjustments in roof to align with adjusted walls below.
- Roof revised to coordinate with adjusted level 1 terrace below

Drawing DA10 – Elevations

- Maximum height of building unchanged.
- Minor adjustment to the proportion of façade elements and windows to common areas and serviced suites along Canberra Ave.
- No change to materials and finishes.

Drawing DA13 – Courtyard 1 Elevations.

- Minor adjustments to elevations to suit internal layouts.
- No change to materials and finishes.

Car parking & Site Access

The modified development will maintain the approved number of parking spaces (55). There are no changes proposed in regards to vehicle circulation paths or site access.

As per the Traffic Report submitted for DA prepared by Bob Nairn Consultant P/L, a total of 89 car parking spaces are required under the DA. 95 parking spaces are proposed for the site. The DA has 6 parking spaces in addition to that required under the resident numbers approved.

With an increase of 7 residents requiring 0.1 spaces per bed utilizing the same staffing numbers, only 1 additional parking space is required. The proposal brings the required parking on site up to 90 spaces. This still leaves a surplus of 5 parking spaces.

Minimum Setbacks

No changes to setbacks are proposed to the northern, eastern or western boundaries. The recessed portions of the building will be reduced slightly from 7.5 to 6.9 metres. No changes to the minimum setback are proposed.

Articulation of setback portions of building along Canberra Avenue are to remain. Elevational treatment and breakup of materiality will remain

Yours sincerely,

Hodges Shorten Architects Pty Ltd



Peter Shorten