

Opal St Clair

Response to letter 19th November 2021



17th June 2022

ITEM 2 – Concerned raised

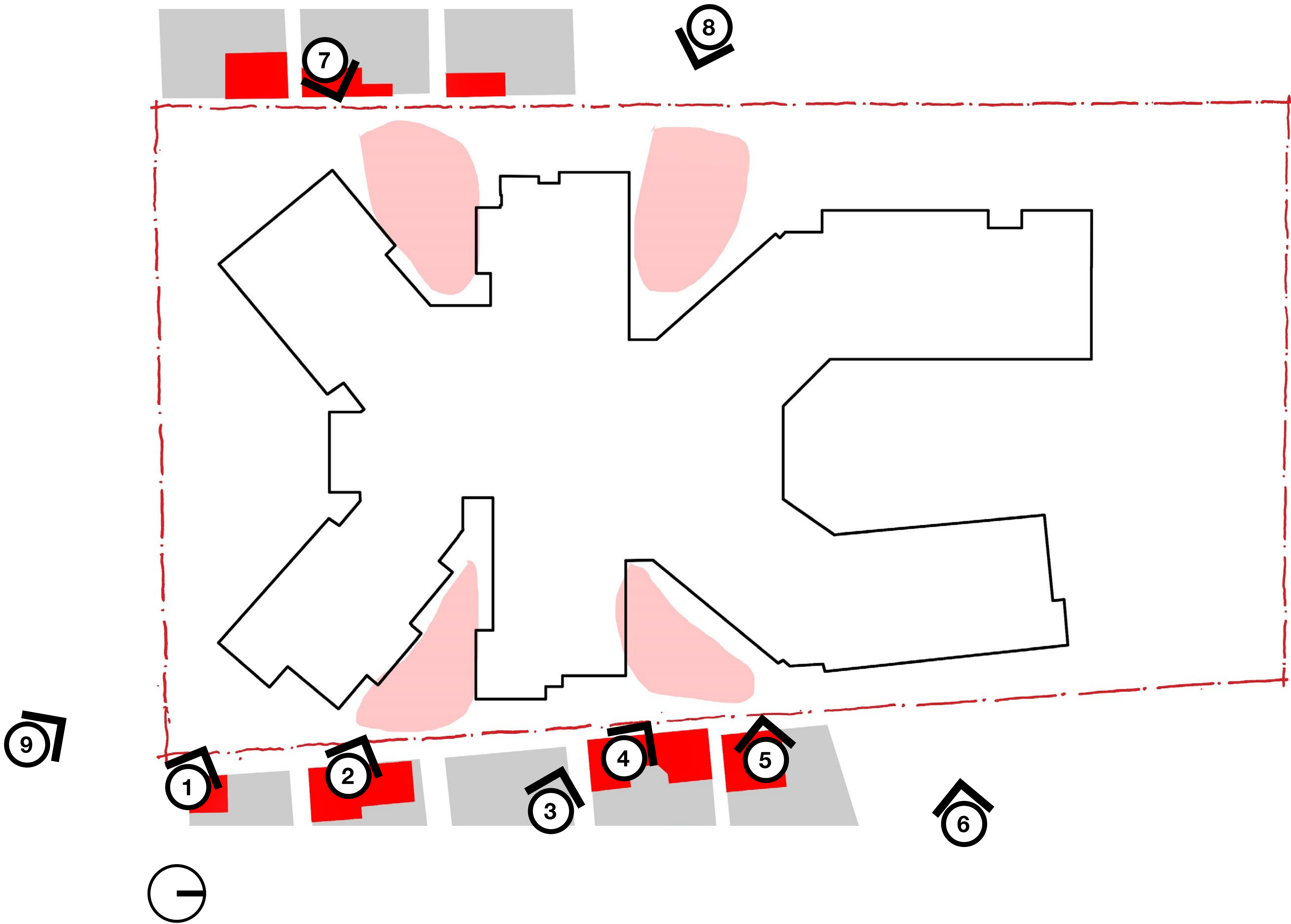
Concern is raised regarding the overall bulk of the building, including the extension of the front and central building wings to within close proximity of the side boundaries, the extension of the north eastern wing to within close proximity of the eastern side boundary, and the provision of ground floor levels which are significantly above the existing ground levels (i.e. up to approximately 2.5m above in the north eastern corner of the development). It is noted that Council's Urban Design Review Panel have reviewed the proposal and have raised issue in relation to the insufficient vertical expression, apparent building length and overall building bulk

Response

The proposed facade treatment adjoining neighbouring dwellings is highly articulated with residential scale particularly in relation to the southern and central wings. A number of views from neighbouring properties have been prepared to illustrate this when viewed from the POS of adjoining properties (shown in red).

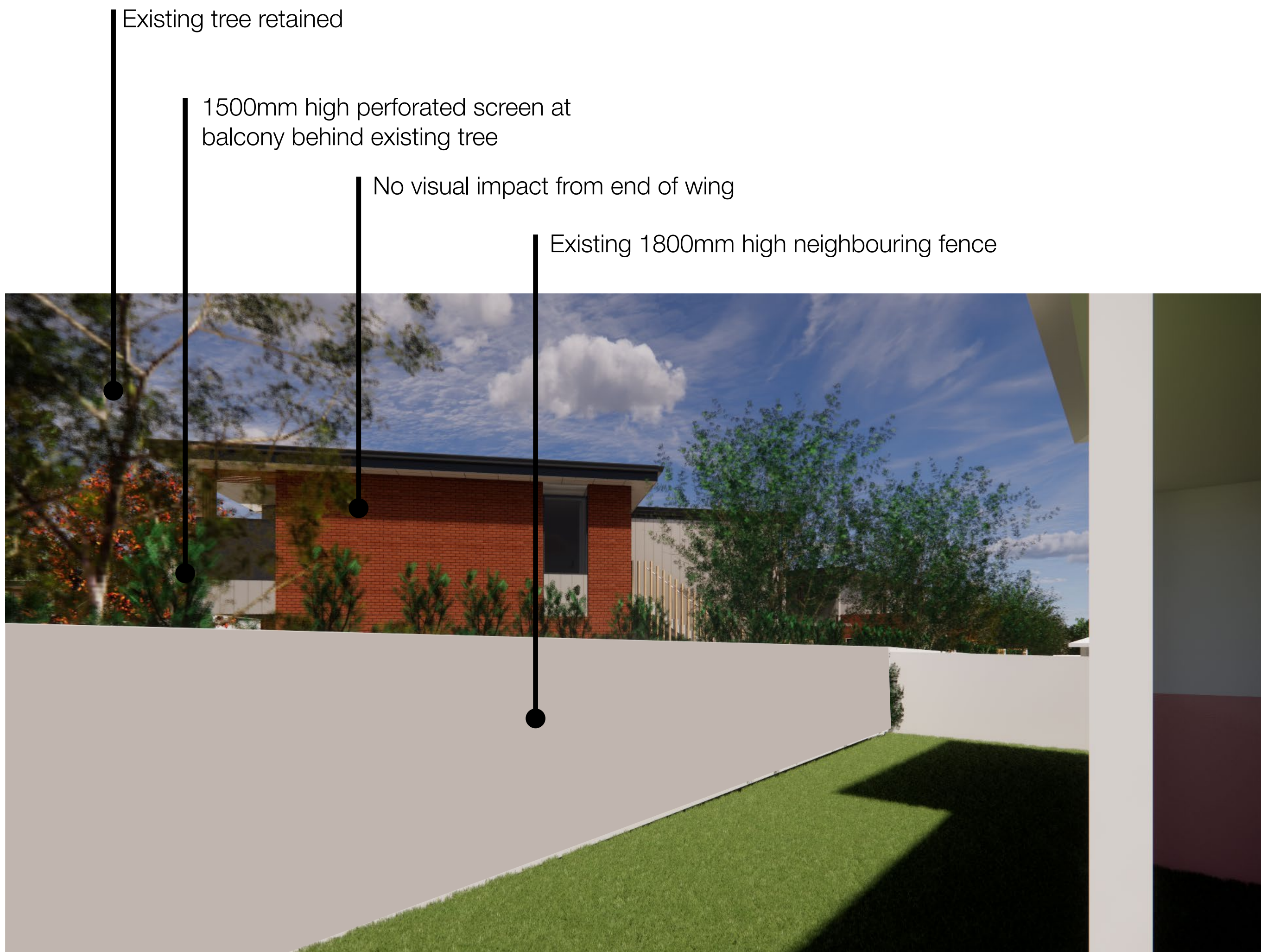
Further to the above, modifications are proposed to the building mass through the removal of first floor bedrooms amongst other internal changes. These improvements are reflected in the updated views and the proposed plans reflected on pages on 10 and 11

The following pages show various views of the proposed development indicating relationships with adjoining development.



Opal St Clair

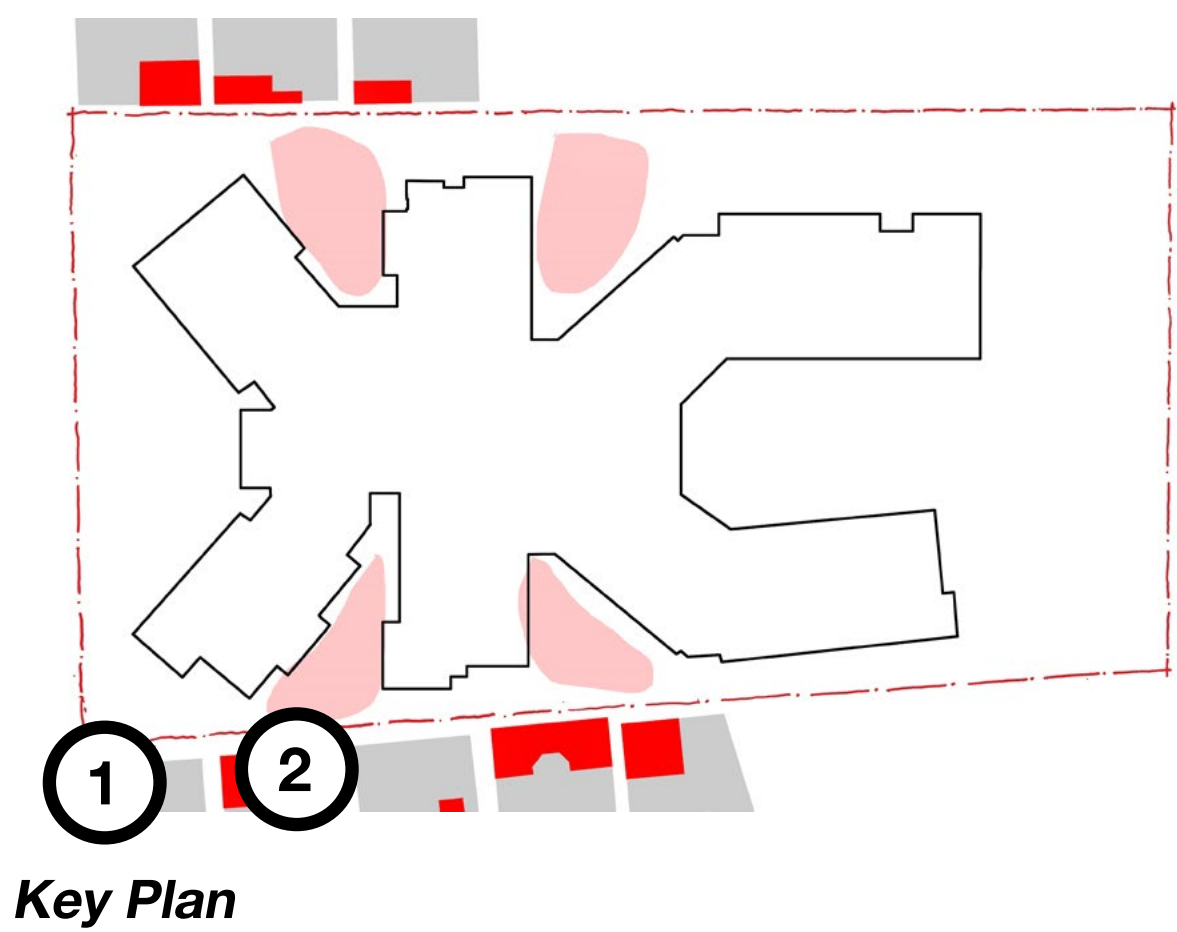
Southern and Central Wings View 1 and 2



View 1
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality

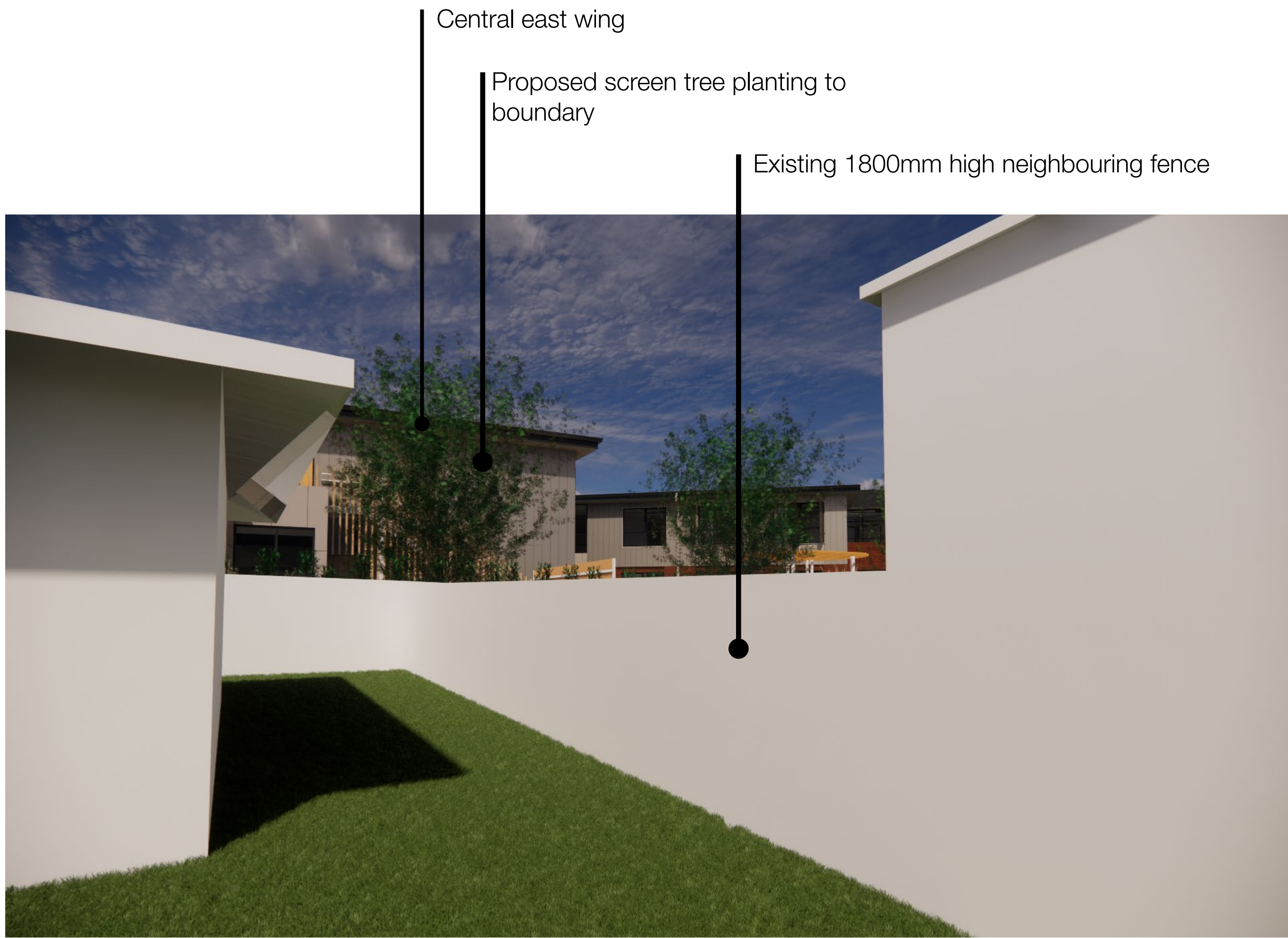


South East Wall elevation



View 2
Artist's impression from 3D model showing proposed building and mature height of trees
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Southern and Central Wings View 3 and 4

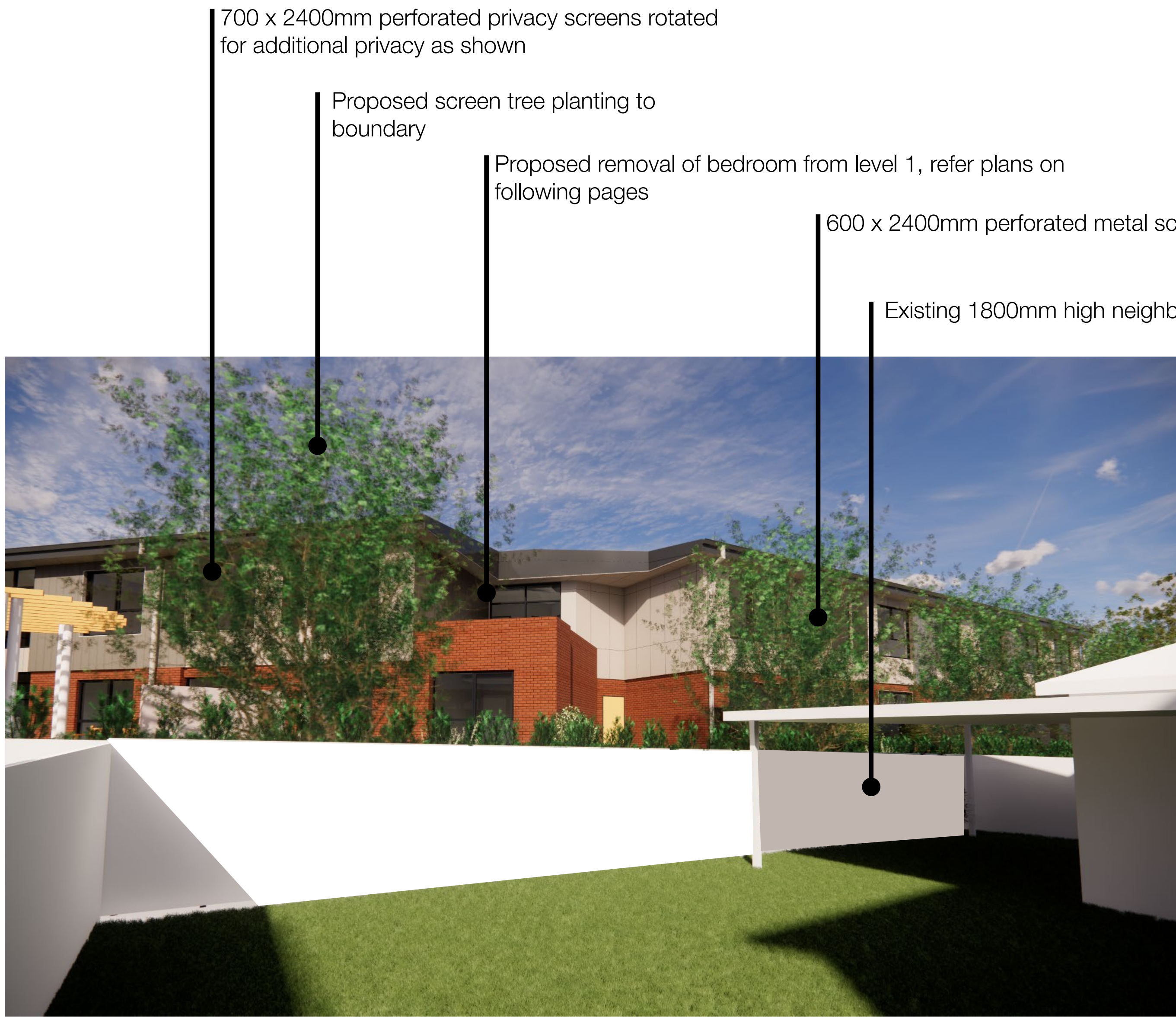


View 3
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality

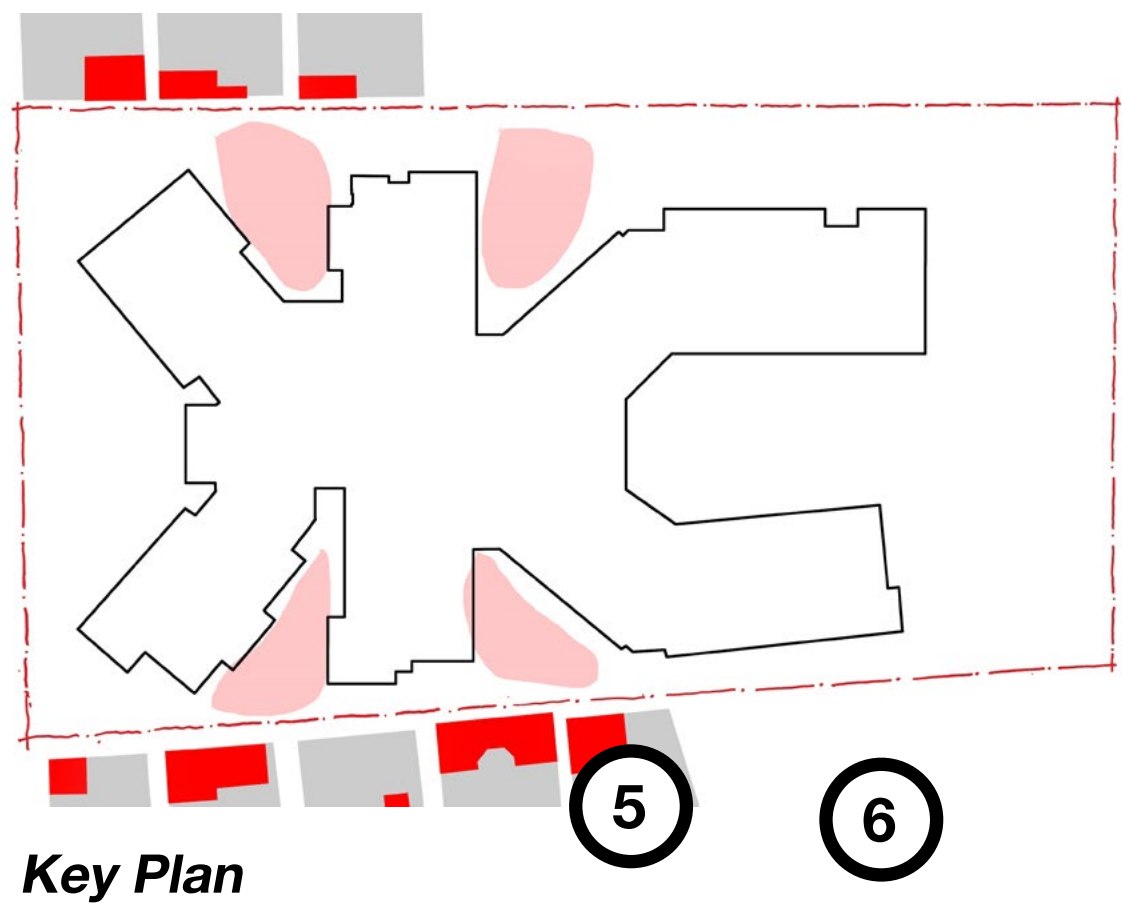


View 4
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality

Southern and Central Wings View 5 and 6

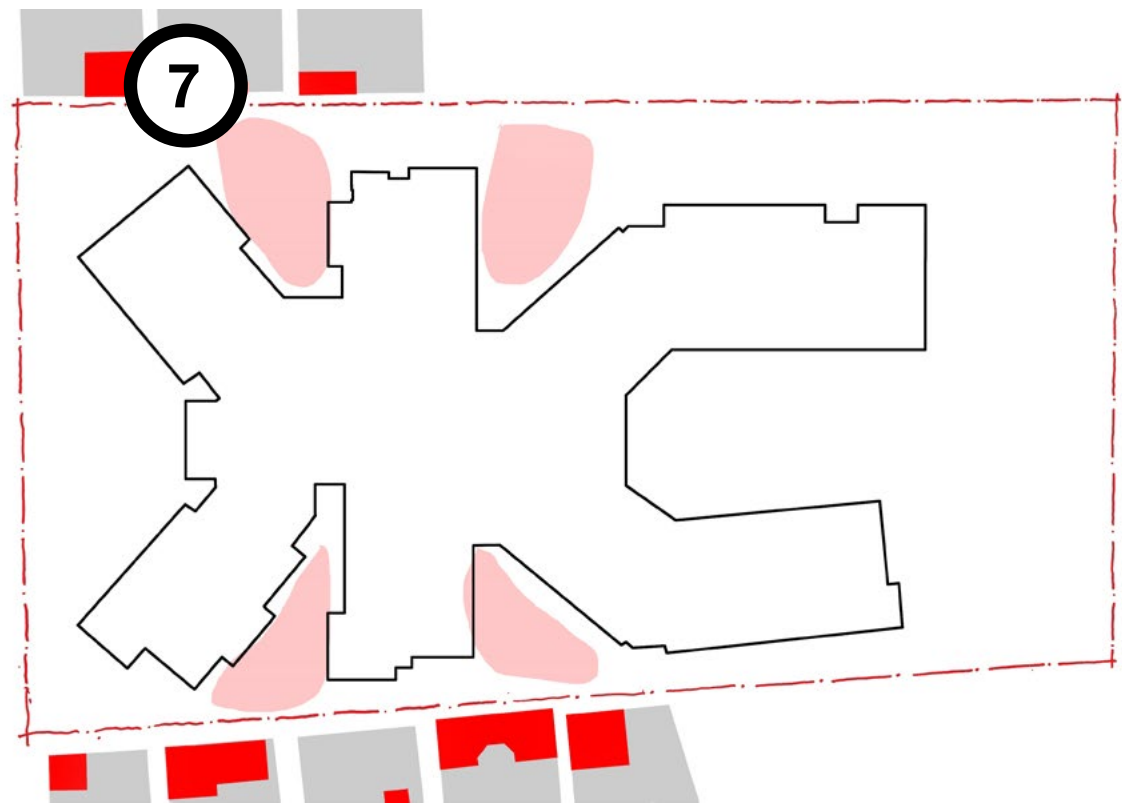


View 5
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality



View 6
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality

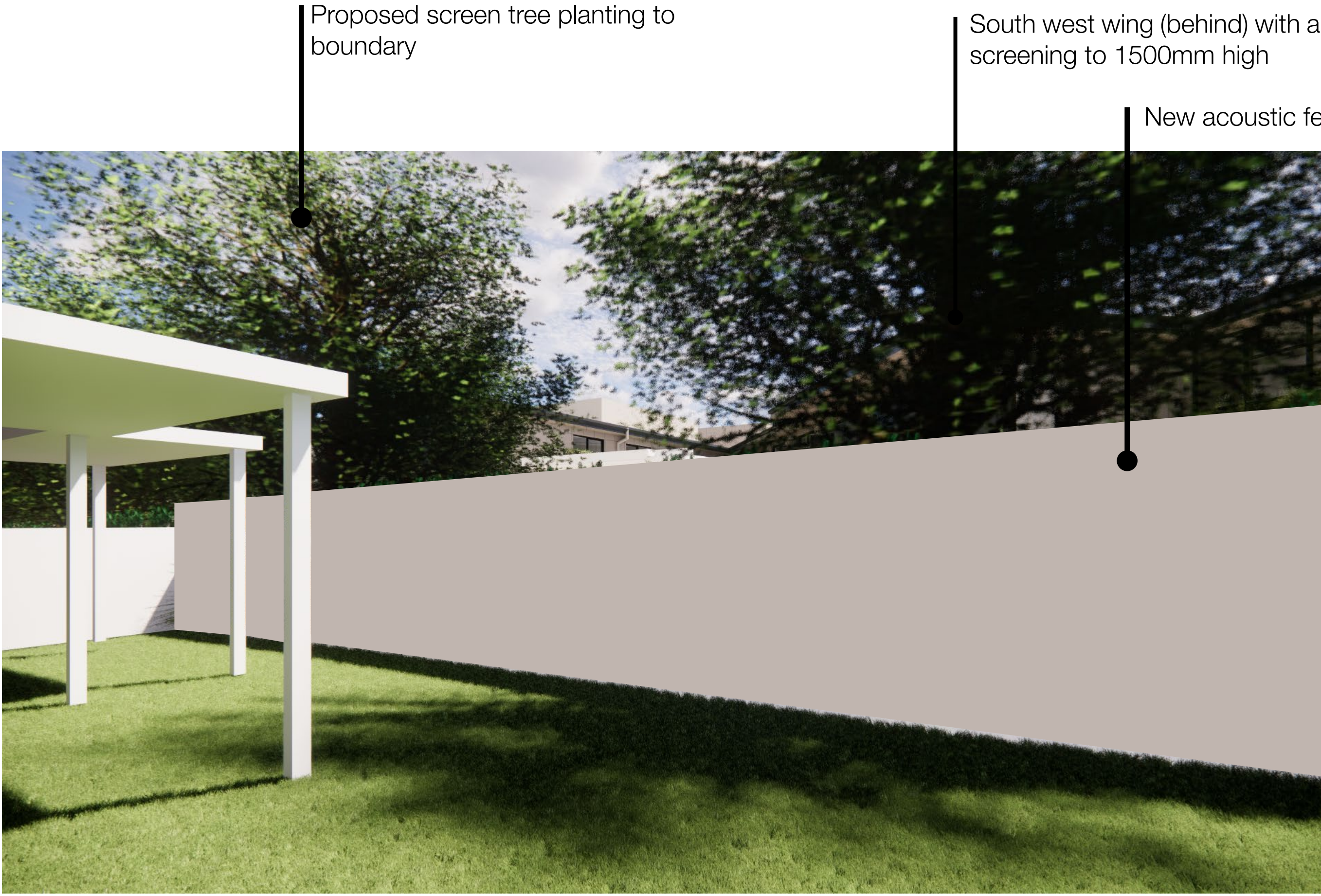
Southern and Western Wings
View 7



Key Plan

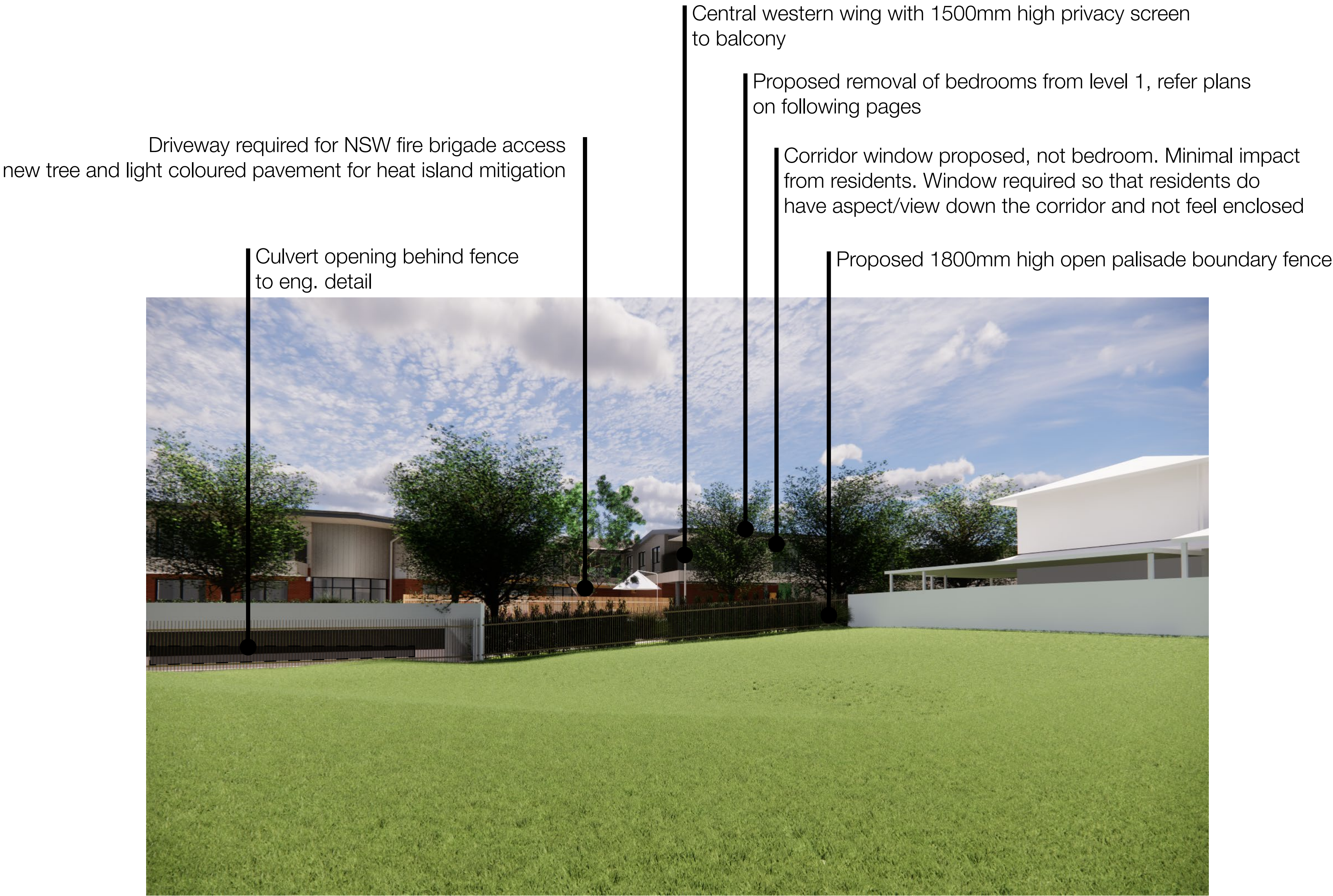
South west wing (behind) with additional perforated screening to 1500mm high

New acoustic fence to boundary

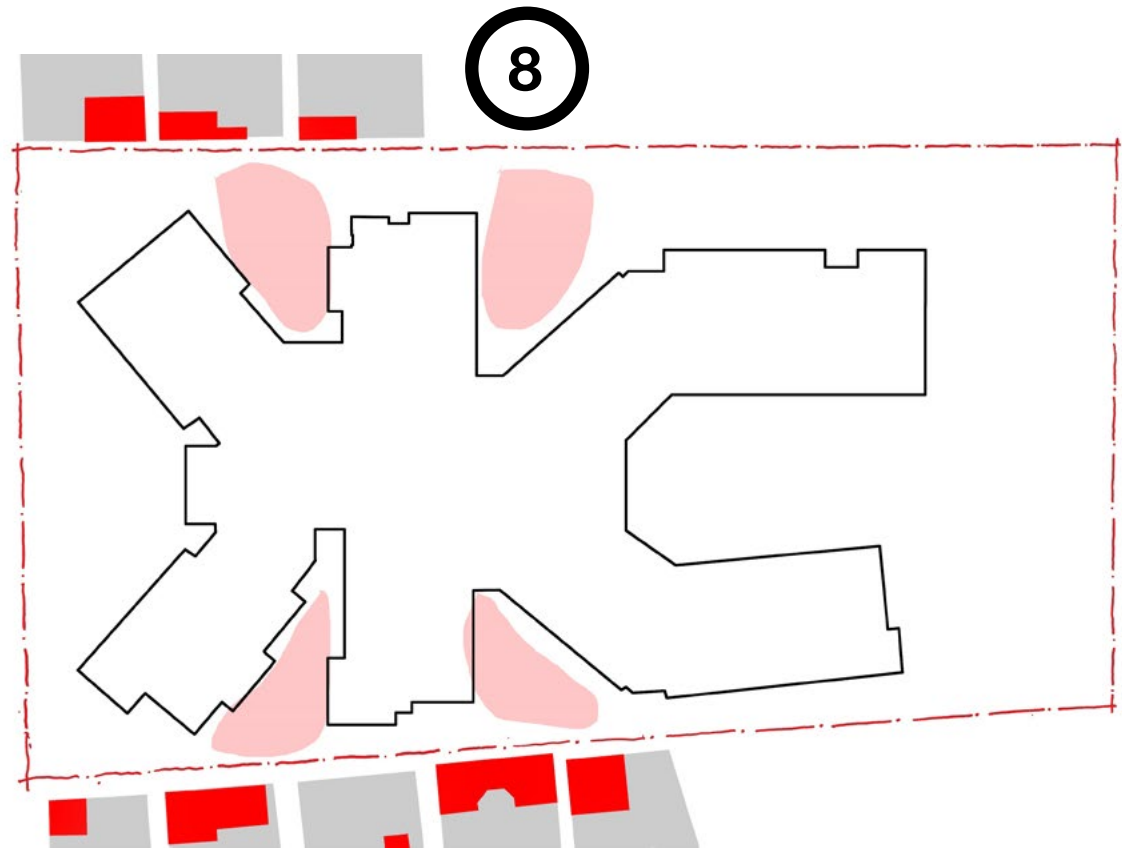


View 7
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality

Southern and Western Wings View 8



View 8
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality



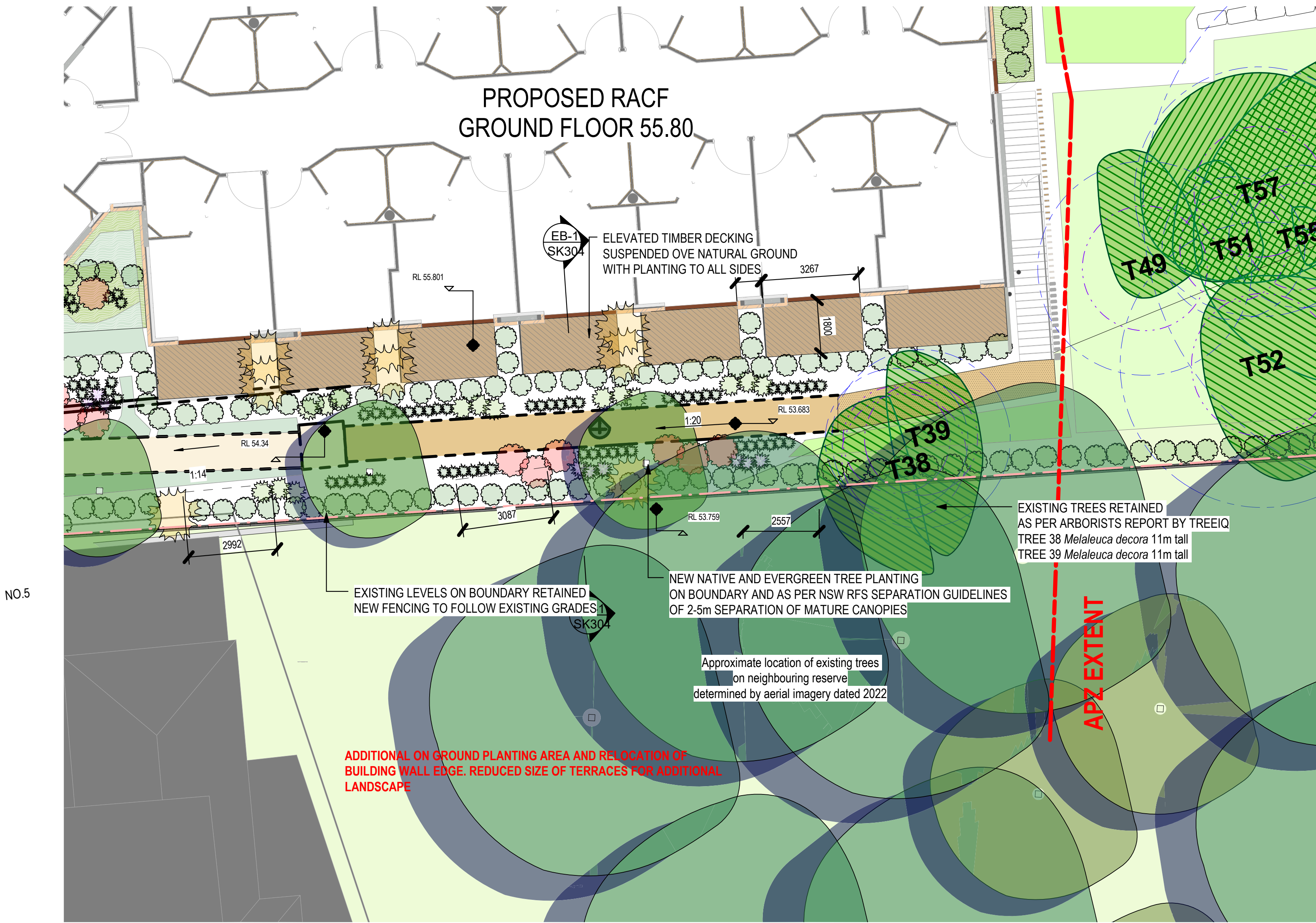
Key Plan

Eastern Boundary

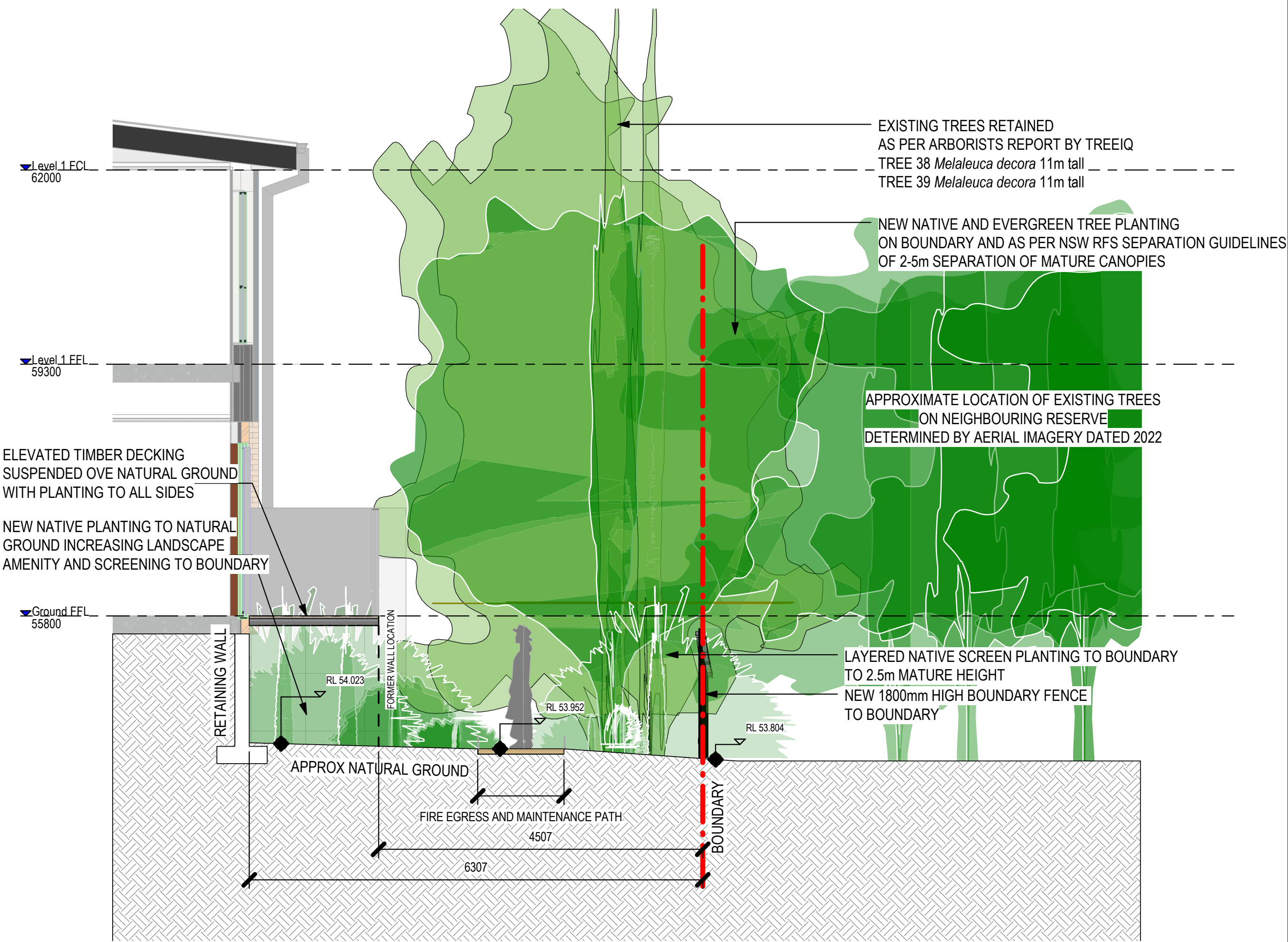
Response

The proposed landscape area and presentation to the eastern boundary has been increased and embellished further to include additional tree planting and reduction in built form presenting to the boundary. The design now proposes constructing the terraces as elevated decks in a permeable finish to increase landscape area at ground and provide additional planting opportunities reducing visual bulk of the building to the boundary and providing a vegetated outlook complementary to the character of the surrounding residential areas.

Landscape setback min 6m width



1 EASTERN BOUNDARY DETAIL PLAN
1 : 100



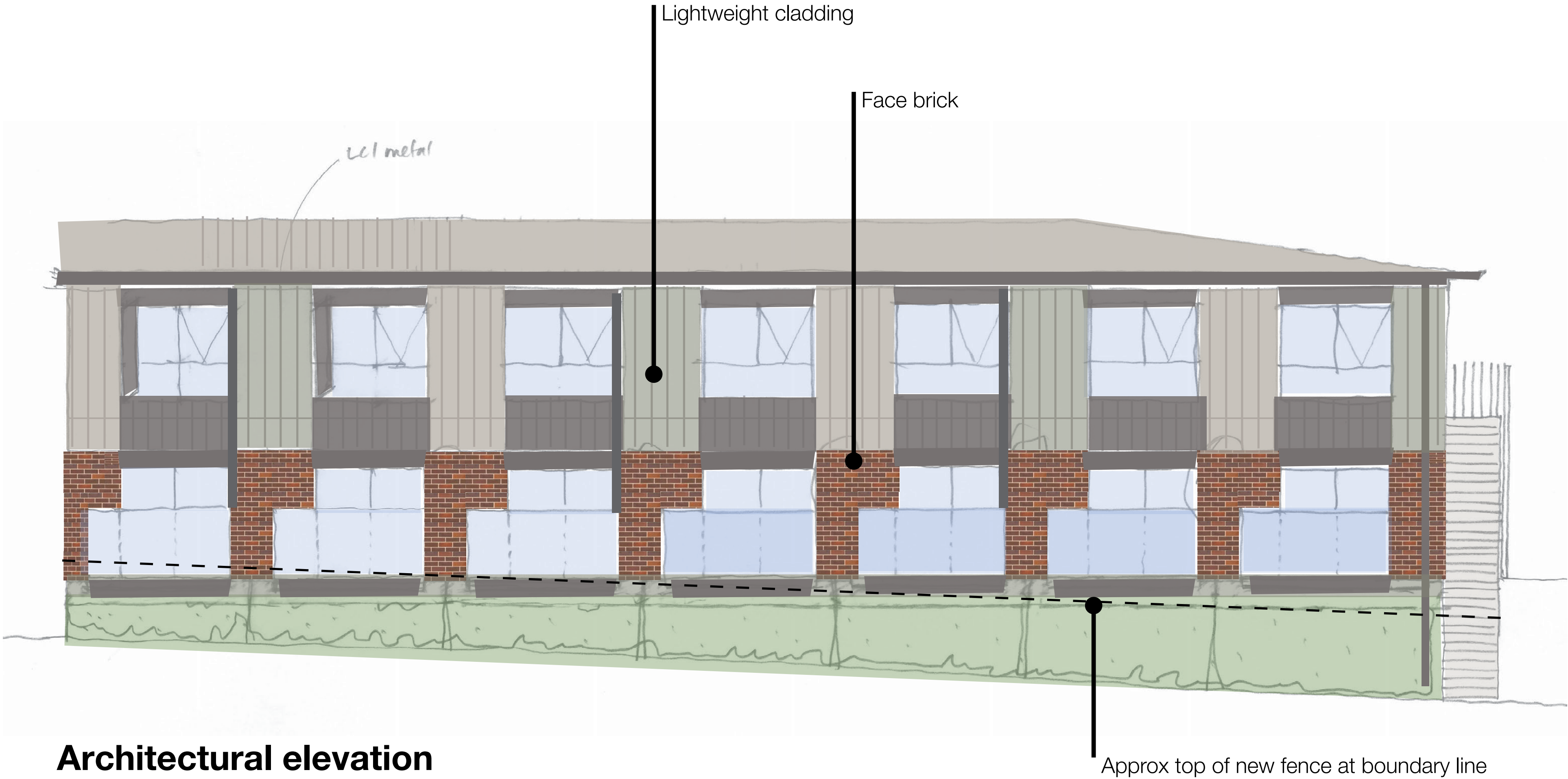
2 EB-1
1 : 50

Eastern Boundary Building Elevation

Response

The proposed landscape area and presentation to the eastern boundary has been increased and embellished further to include additional tree planting and reduction in built form presenting to the boundary. The design now proposes constructing the terraces as elevated decks in a permeable finish to increase landscape area at ground and provide additional planting opportunities reducing visual bulk of the building to the boundary and providing a vegetated outlook complementary to the character of the surrounding residential areas.

Landscape setback min 6m width



Architectural elevation

Building elevation only from within site, no planting shown for clarity

Proposed Ground Floor



15/06/2022 7:37:45 PM

revision

Description

Date

Development Application Issue

Revised Development Application Issue

23/05/2021
24/05/2022

NOTES : DEVELOPMENT APPLICATION

1. DESIGN RESOLUTION

The drawings represent general architectural intent for the purpose of this development application only.

The internal layout is shown indicatively and is subject to further design development.

The dimensions shown are general only and are subject to further design resolution.

Location of car park entry point is general only and will be confirmed and dimensioned at later stage.

The size and position of privacy screens, louvers is indicative and shown in open and closed positions.

Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)

Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

Colours presented on drawings are generic only and indicative of the architectural design intent.

3. EXISTING STRUCTURES AND SERVICES

Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.

THIS DRAWING IS TO BE PRINTED IN COLOUR

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/ Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd, in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision

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DA ISSUE

NORTH

SCALE @ A1

1:200

0510M

Drawn

Checked

Scale

Project

OPAL ST CLAIR GROVES CARE COMMUNITY

Project Address

94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title

GROUND FLOOR

Project No

2362

Sheet No

DA 1.00

Revision

Proposed First Floor



15/06/2022 7:39:41 PM

Revision	Description	Date
	Development Application Issue	23/06/2021
	Revised Development Application Issue	24/06/2022

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Nominated Architect: Craig Shelsler (NSW #8259)

DA ISSUE

NORTH

1:200

0510M

Drawn

JP

Checked

RW

Scale

As indicated @ A1

Project

OPAL ST CLAIR GROVES CARE COMMUNITY

Project Address

94-100 EXPLORERS WAY, ST CLAIR NSW 2759

Sheet Title

LEVEL 1

Project No.

3362

Sheet No.

DA1.21

Revision

B

Opal St Clair

ITEM 3 – Concerned raised

Concern is raised regarding the proposal from a streetscape and a residential / neighbourhood character perspective, including given the treatment of facades, and the placement and alignment of utility infrastructure within the front setback area. It is noted that Council's Urban Design Review Panel have reviewed the proposal and have raised issue in this regard, in relation to the dominance of the street setback by hardscape, surface parking and services, and the colour scheme and reliance on painted render.

Response

The services / utilities along the front boundary were located in the position shown on the site plan for the following reasons:

The services are located at the front of the property as the authority services in the street verge and footpaths are directly in front the locations as the follow the road and turn 90 degrees under the road surface and follow the road. If moved to the other end of the site, all authority services mains, water and gas, would need to be extended along the front of the site.



The booster is required to be located at the site boundary and within 8m of a hardstand area as required by AS2419.1-2005,cl 73 (d) as below

7.3 LOCATION

Fire brigade booster assemblies shall be located so that they meet the following requirements:

- (a) They are readily accessible to firefighters.
- (b) They are operable by fire brigade pumping appliances located within 8 m.
- (c) If within, or affixed to, the external wall of the building, the booster shall be—
 - (i) within sight of the main entrance to the building; and
 - (ii) separated from the building by a construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2 m each side of and 3 m above the upper hose connections in the booster assembly

NOTE: An example of a booster assembly within the external wall of a building is shown in Figure 7.3.1.

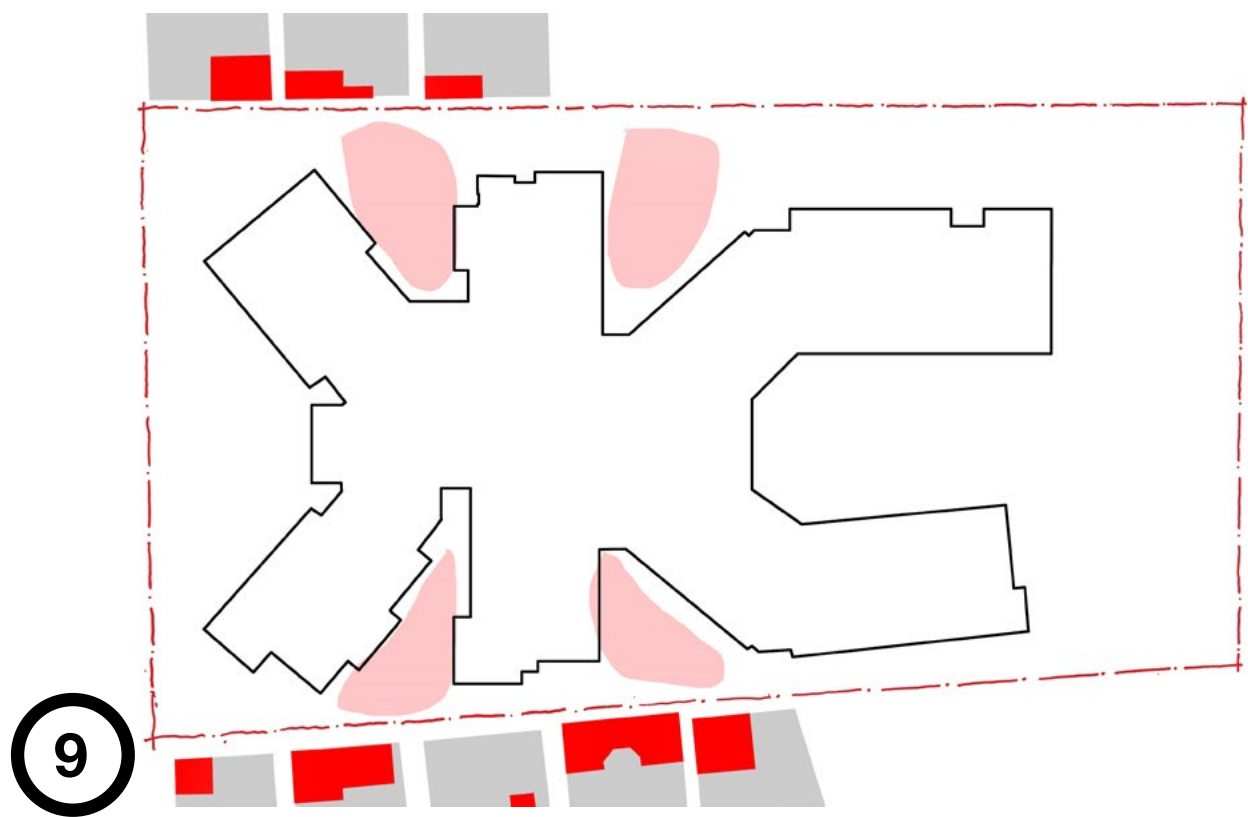
- (d) If remote from the building, the booster shall be—
 - (i) at the boundary of the site and be within sight of the main entrance of the building;
 - (ii) adjacent to the principal vehicular access to the site; and
 - (iii) located not less than 10 m from the external wall of any building served

NOTE: An example of a booster assembly remote from a building is shown in Figure 7.3.2..

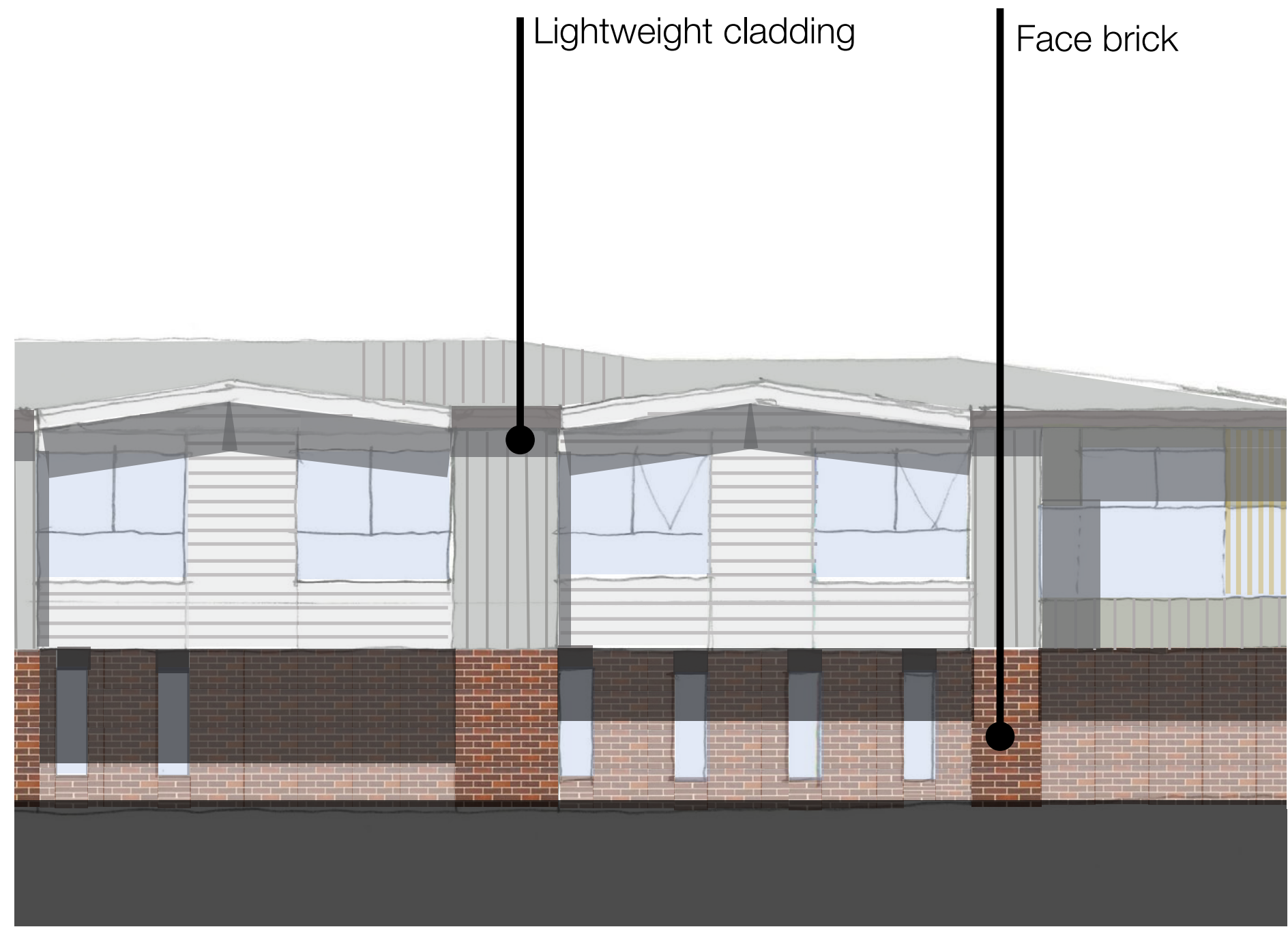
- (e) The booster enclosure shall only contain firefighting pipework and equipment.



View 9 - Proposed view from street
Artists impression from 3d model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality



Key Plan



Architectural elevation

Building elevation only, no planting shown for clarity



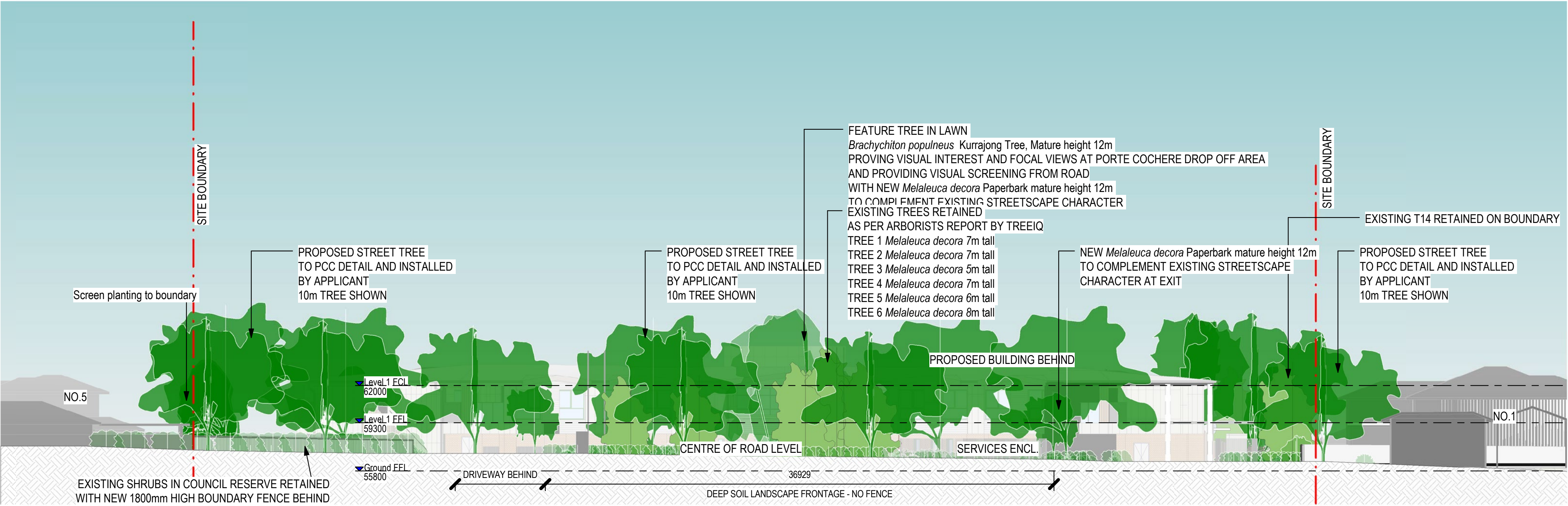
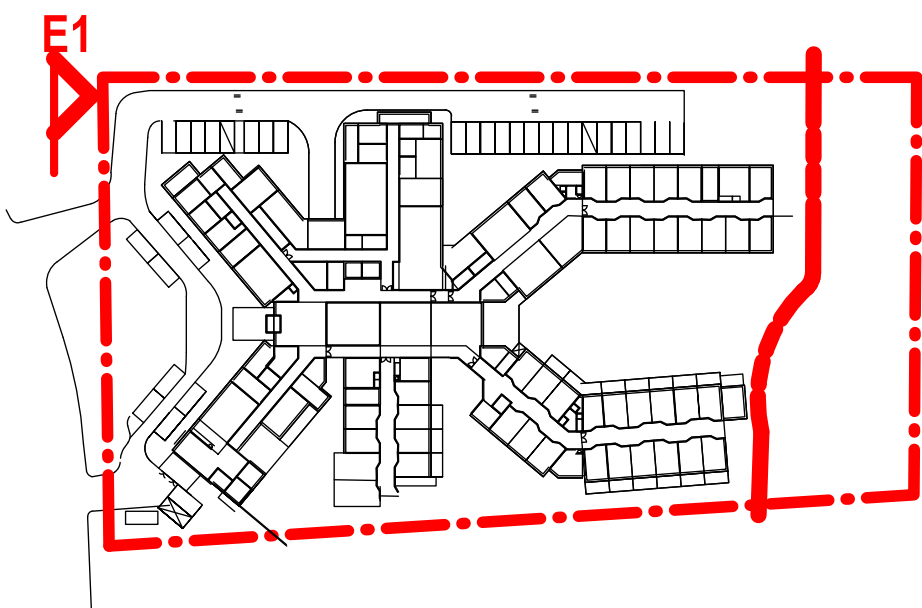
South East Wall elevation

Building elevation only, no planting shown for clarity

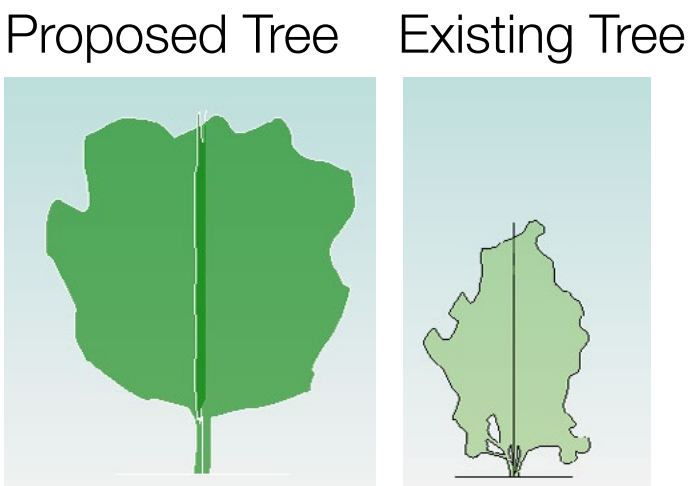
Detail Plan - Entry



Detail Elevations - Entry



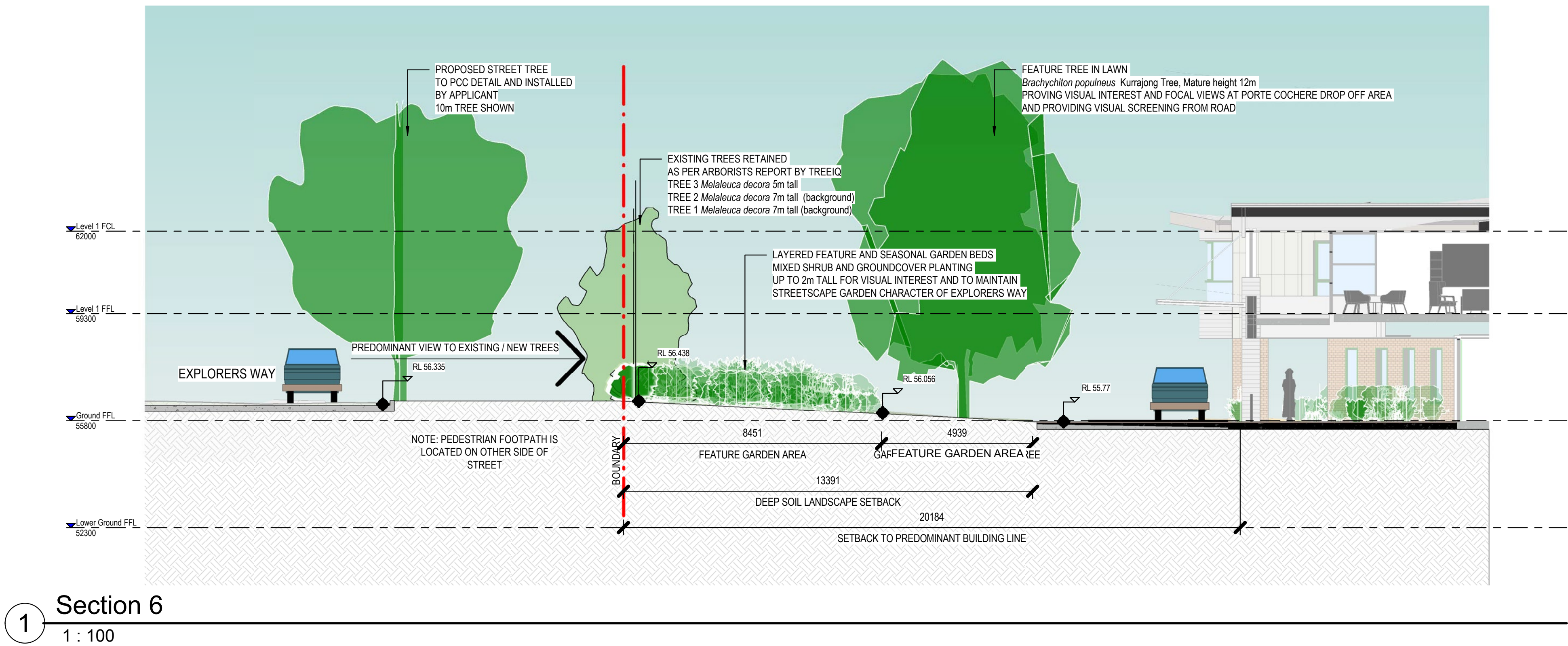
1 Streetscape elevation - Explorers Way
1 : 200



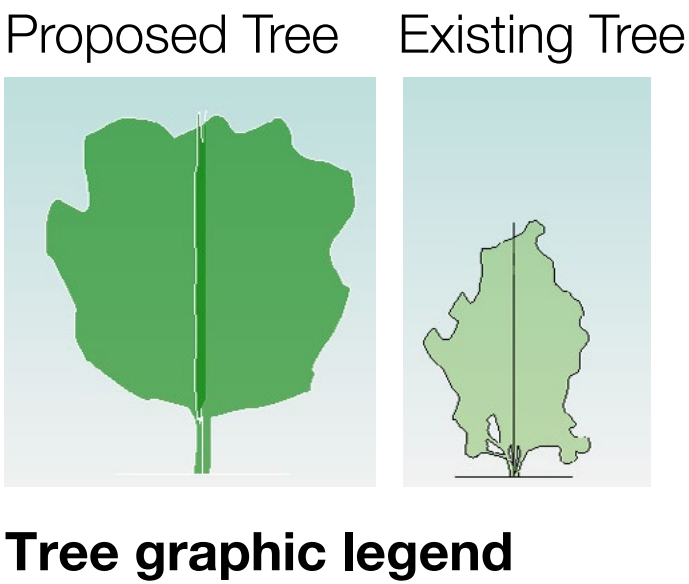
Tree graphic legend

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Detail Section - Entry



Existing streetscape - existing trees retained



Southern Building Elevation



Architectural elevation

Building elevation only, no planting shown for clarity

ITEM 4 – Concerned raised

Concern is raised regarding the insufficient separation and lack of meaningful landscaping opportunities, provided between the car parking area and the western side boundary. It is noted that Council's Urban Design Review Panel have reviewed the proposal and have raised issue in relation to the extent of surface parking and that the landscape setback should be significantly increased. The provision of ground level car parking and the general arrangement of such, undermines the balance between the built form and the landscape, increases the overall impervious footprint of the development, and reduces the available area for deep soil planting and for canopy trees, which is particularly required in the western aspect to mitigate the afternoon sun in summer. Concern is also raised regarding the layout, and the limited opportunities provided for sufficient landscaping within the front and the eastern side setback areas.

RESPONSE – Driveway

The western driveway serves two purposes:
It provides access for the fire brigade to service the site to the rear
Include parking along the driveway eliminating the need to provide another driveway for parking

ITEM 5 – Concerned raised

The layout and configuration of the car parking area, results in the connectivity between a substantial portion of the car parking area and the pedestrian entry points to the building being poor. It is noted that Council's Urban Design Review Panel have reviewed the proposal and have raised issue in relation to the dangerous associated connections. Furthermore, it is unclear whether the arrangements between pedestrian and vehicles satisfies the relevant requirements of AS 2890.1

Western Boundary Plan



ITEM 7 – Concerned raised

Concern is raised regarding likely privacy impacts from First Floor balconies, which address existing residential premises, as well as adjacent residential zoned properties. Furthermore in this regard, concern is also raised regrading likely privacy impacts from the First Floor common balcony/ terrace area located off the middle eastern wing.

RESPONSE

The roofs on level one at the middle eastern and western wings are non trafficable spaces. Note further proposed removal of bedrooms from level 1 reducing visual bulk to boundaries. Refer to item 2 responses on page 2 and associated visualisations

ITEM 9 – Concerned raised

Elevations have not been provided of all external building sections.

RESPONSE

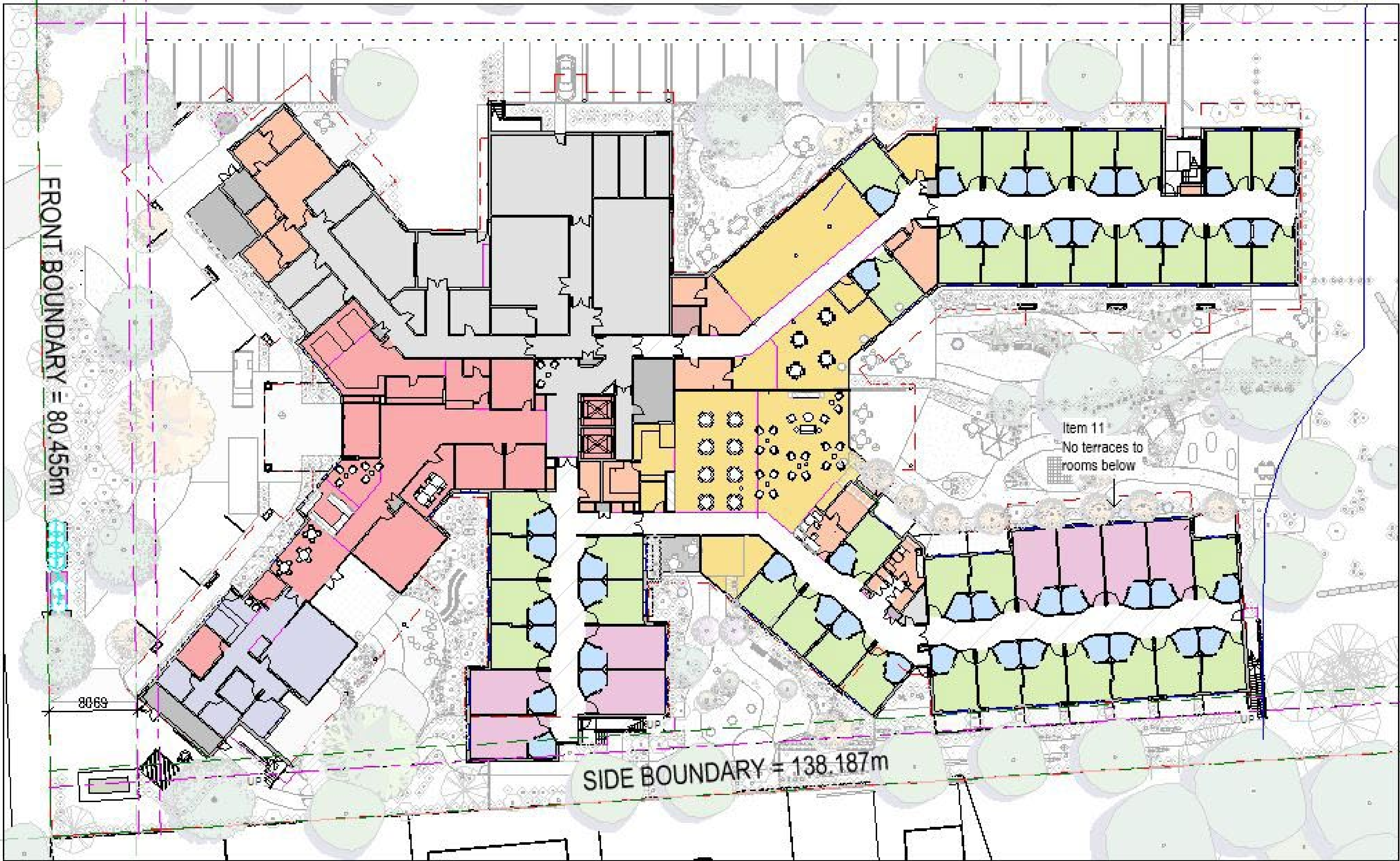
Refer to artists impressions in response to item 2 on page 2 for building character and setting

ITEM 10 – Concerned raised

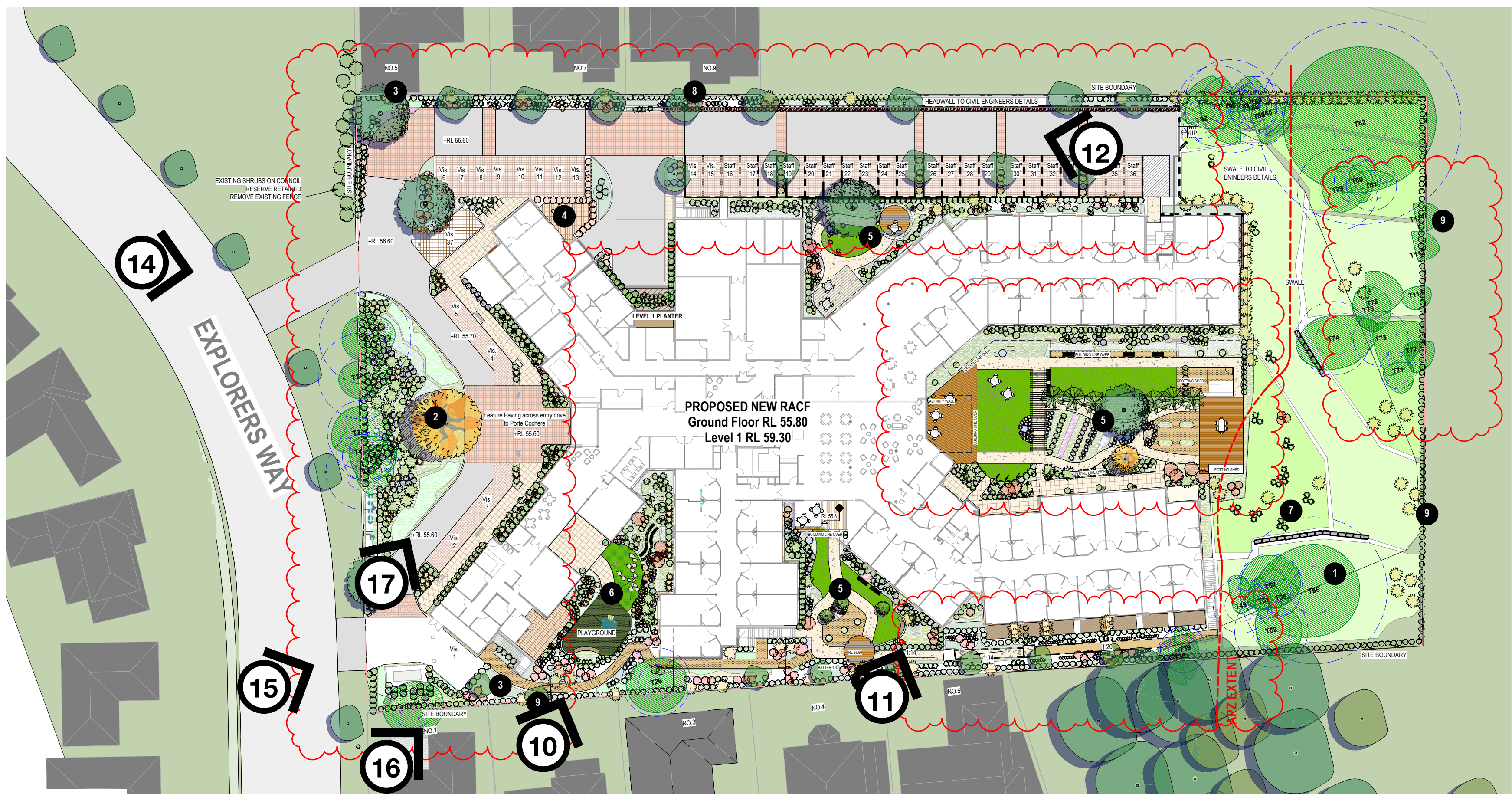
The submitted Site Plan does not clearly depict the extent of the First Floor elements which overhang beyond the Ground Floor.

RESPONSE

Refer plan below showing level 1 overhang dashed in red



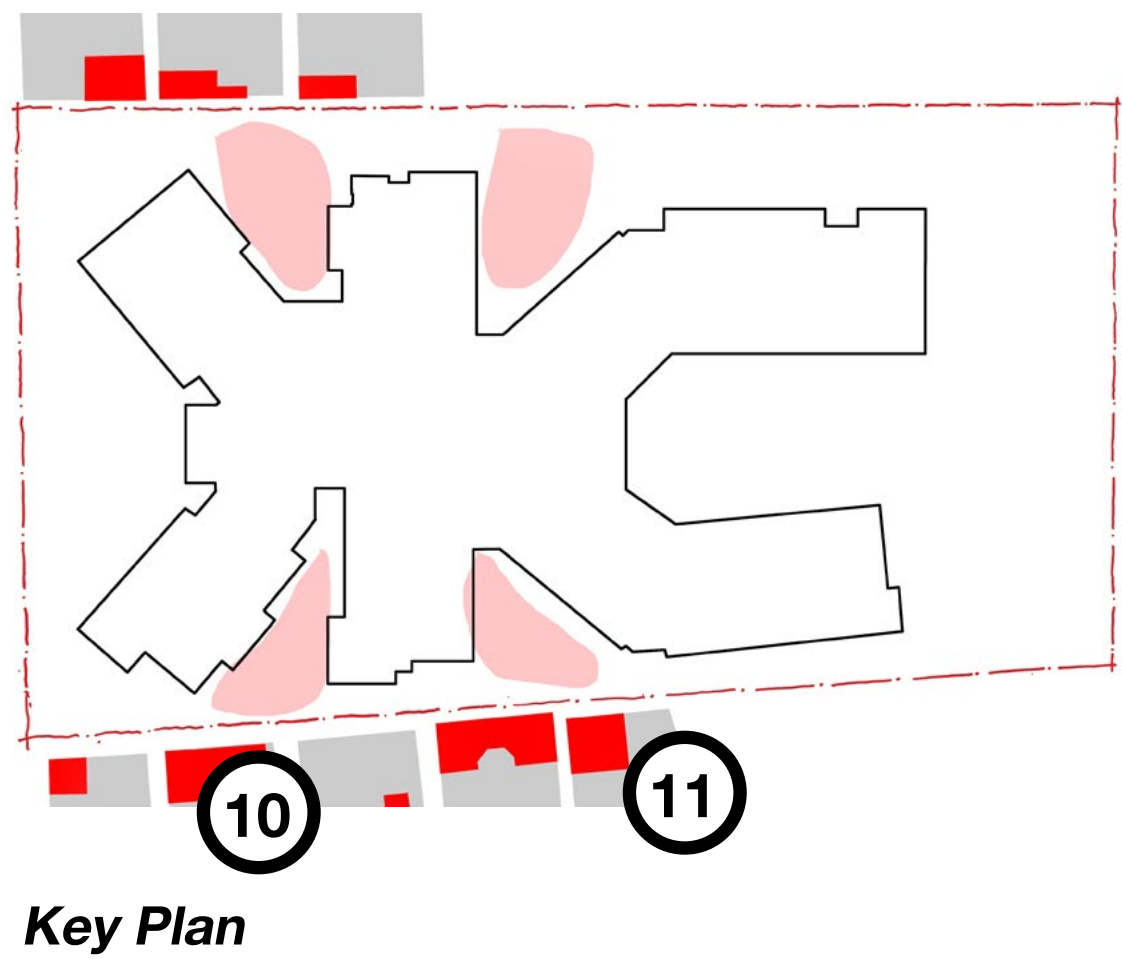
External Views Key Plan



Site plan

Opal St Clair

View 10 and 11



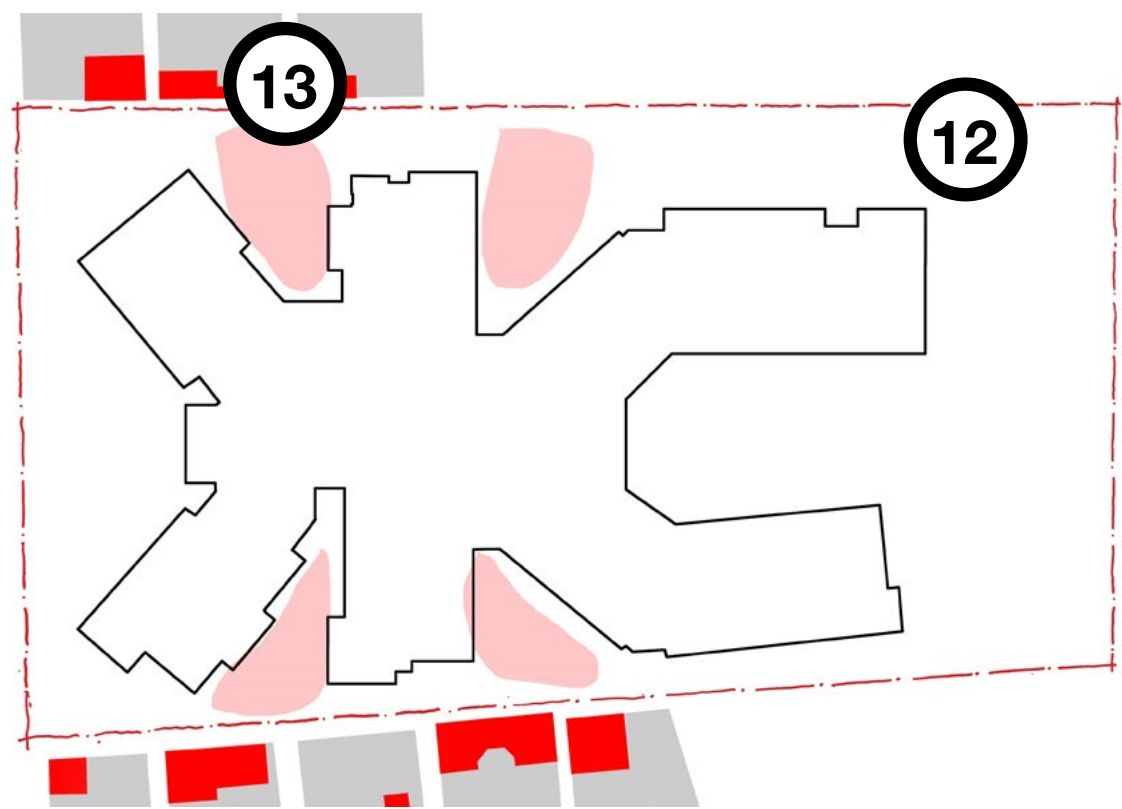
View 10
Artist's impression from 3D model showing proposed building and mature height of trees
Building renders are indicative only in detail and colour and reference should be made to elevations for materiality



View 11
Artist's impression from 3D model showing proposed building and mature height of trees
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Opal St Clair

View 12 and 13



Key Plan



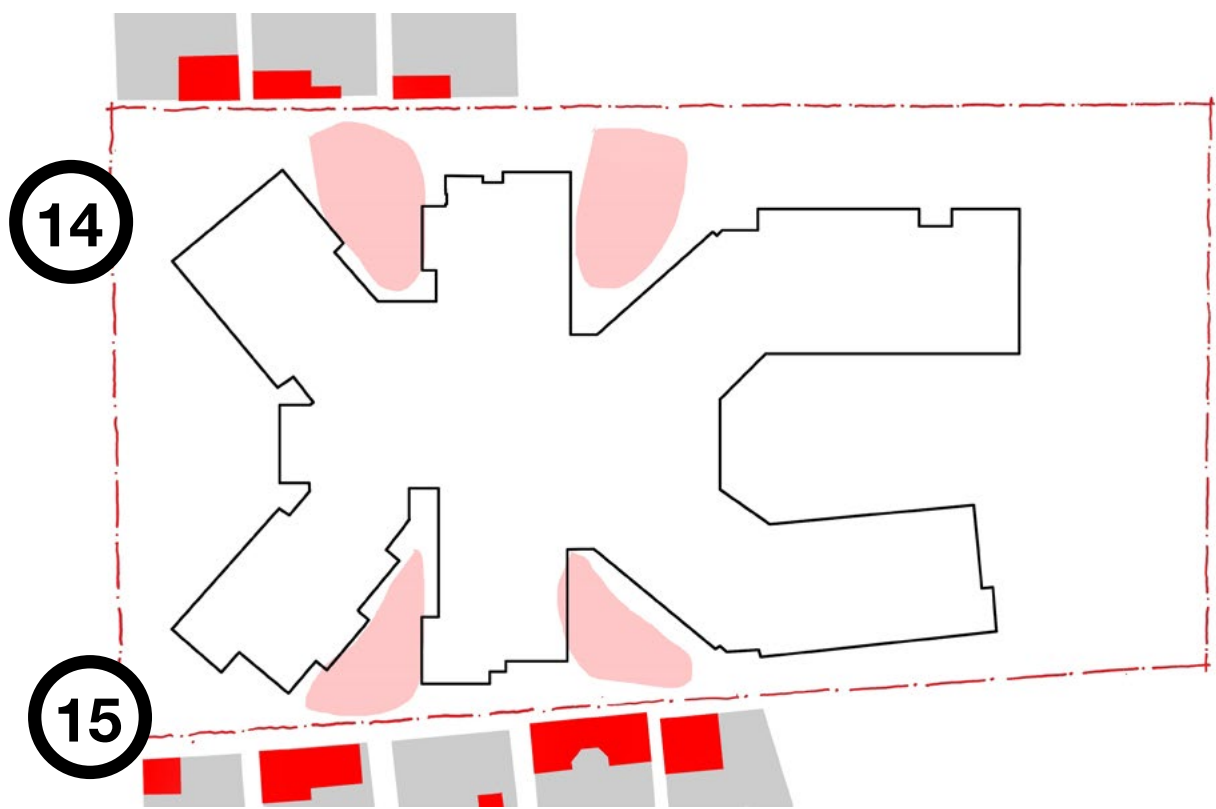
View 12
Artist's impression from 3D model showing proposed building and mature height of trees
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View 13
Artist's impression from 3D model showing proposed building and mature height of trees
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View 14 and 15



Key Plan



View 14
Artist's impression from 3D model showing proposed building and mature height of trees
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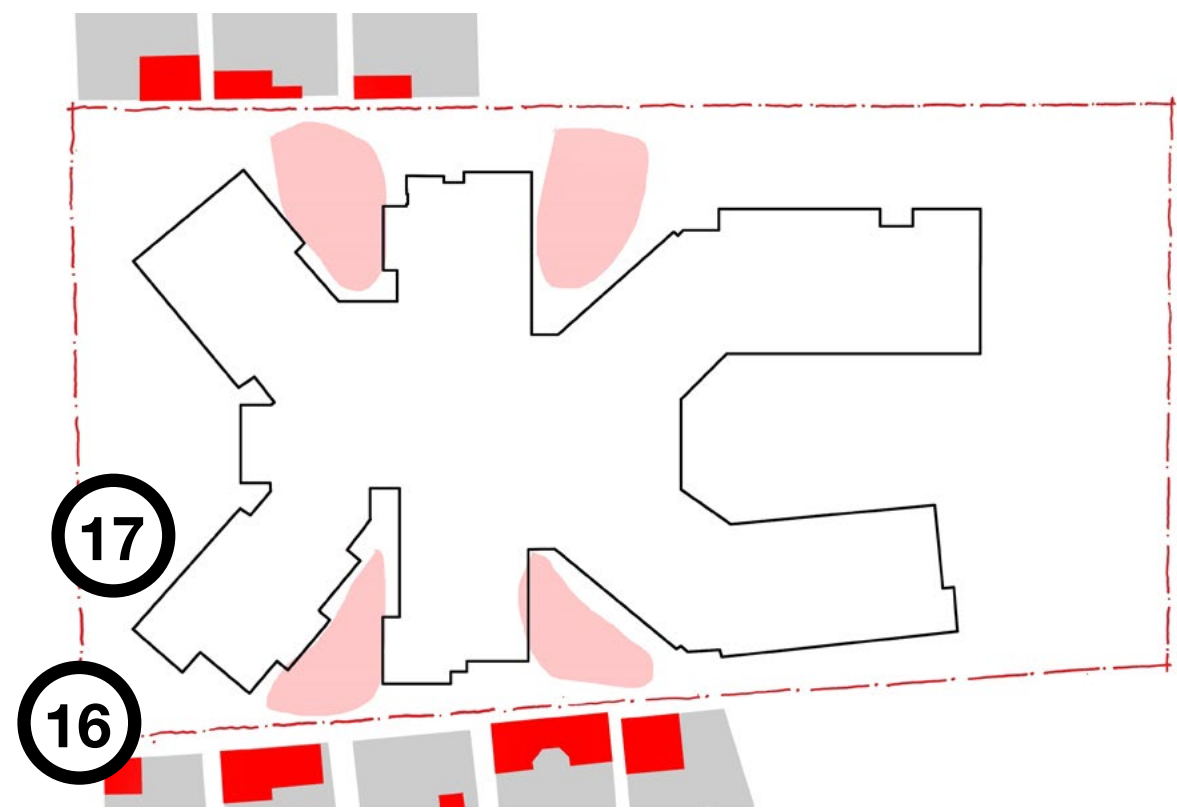
View 15
Artist's impression from 3D model showing proposed building and mature height of trees
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South East Wall elevation

Opal St Clair

View 16 and 17



Key Plan



View 16
Artist's impression from 3D model showing proposed building and mature height of trees
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View 17
Artist's impression from 3D model showing proposed building and mature height of trees
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ITEM 12 – Concerned raised

Screens and Battens



ALUMINIUM
(TIMBER LOOK)
BLADES – TYPICAL
FOR EXTERNAL
STAIRS



600-700MM
PERFORATED
ALUMINIUM
BLADES TO MATCH
WINDOW HEIGHTS

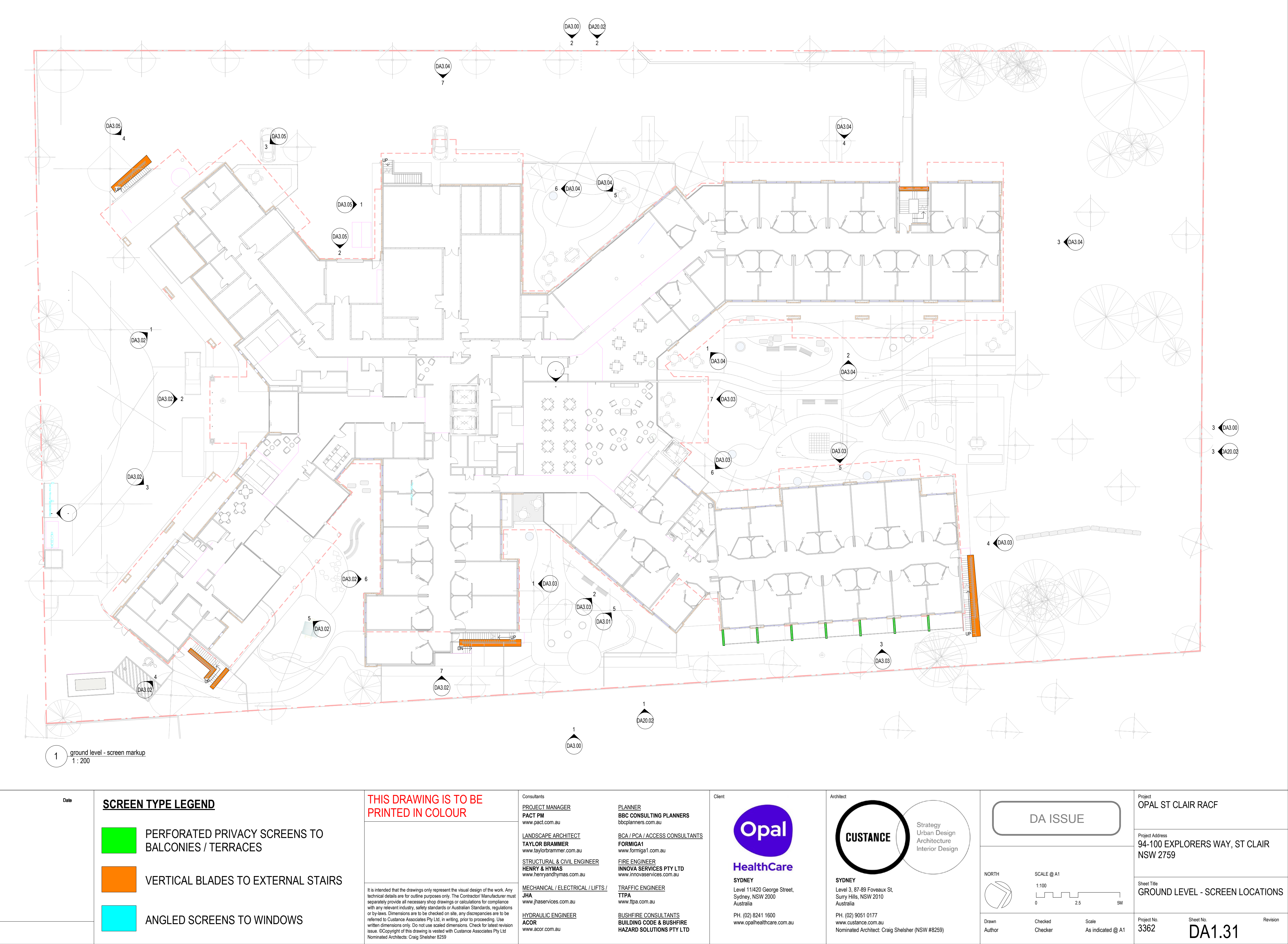


EXAMPLE OF
PERFORATION

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ITEM 12 – Concerned raised

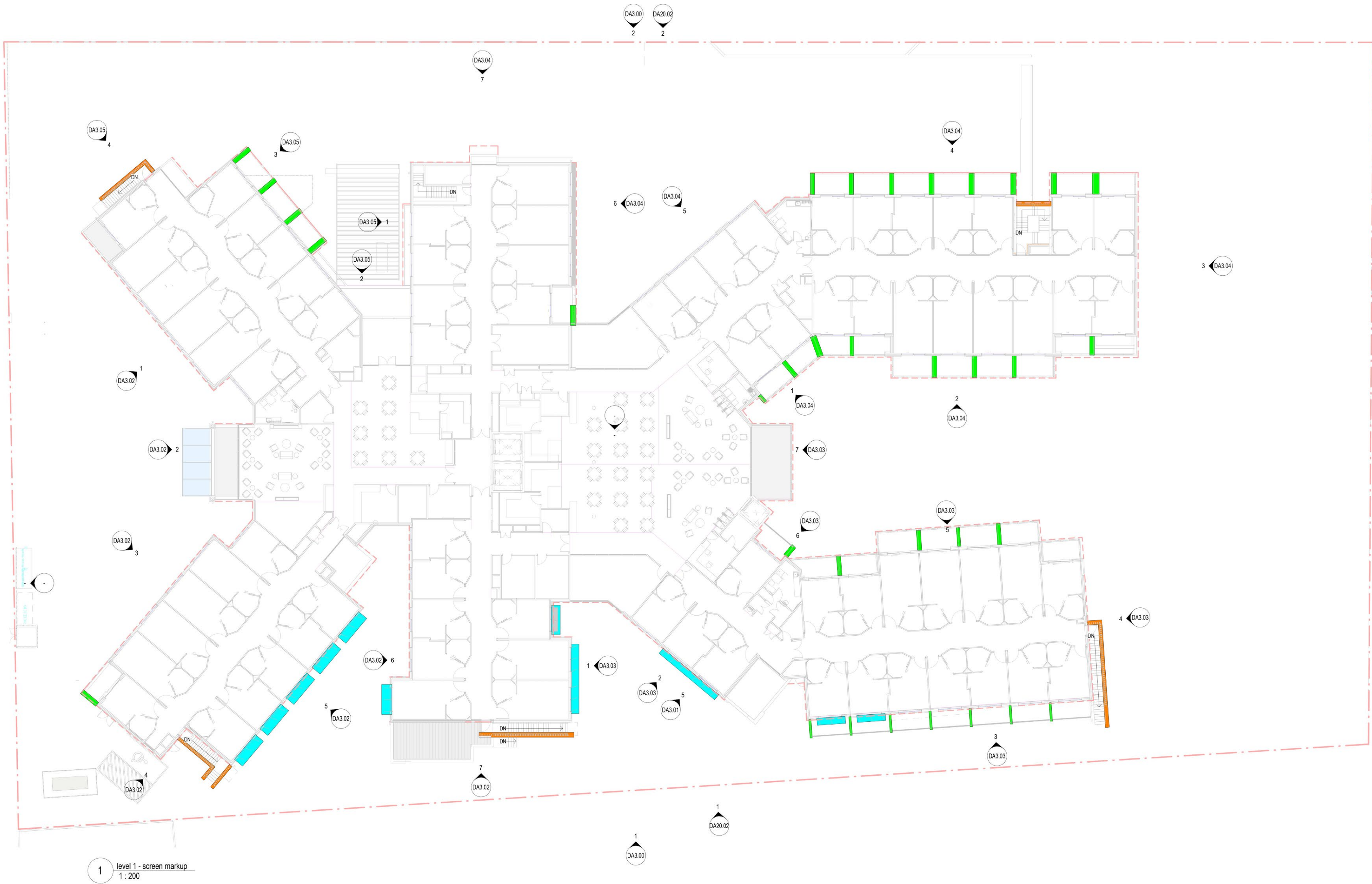
Screens and Battens



Opal St Clair

ITEM 12 – Concerned raised

Screens and Battens



Date	SCREEN TYPE LEGEND <div><div></div>PERFORATED PRIVACY SCREENS TO BALCONIES / TERRACES</div> <div><div></div>VERTICAL BLADES TO EXTERNAL STAIRS</div> <div><div></div>ANGLED SCREENS TO WINDOWS</div>	THIS DRAWING IS TO BE PRINTED IN COLOUR <small>It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issues. ©Copyright of this drawing is vested with Custance Associates Pty Ltd. Nominated Architects: Craig Shelsinger 8258</small>	Consultants PROJECT MANAGER PACT PM www.pact.com.au LANDSCAPE ARCHITECT TAYLOR BRAMMER www.taylorbrammer.com.au STRUCTURAL & CIVIL ENGINEER HENRY & HYMAS www.henryandhymas.com.au MECHANICAL / ELECTRICAL / LIFTS / JHA www.jhaservices.com.au HYDRAULIC ENGINEER ACOR www.acor.com.au	PLANNER BBC CONSULTING PLANNERS bbcplanners.com.au BCA / PCA / ACCESS CONSULTANTS FORMIGA1 www.formiga1.com.au FIRE ENGINEER INNOVA SERVICES PTY LTD www.innovaservices.com.au TRAFFIC ENGINEER TTPA www.ttpa.com.au BUSHFIRE CONSULTANTS BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD	Client <div><div>Opal</div><div>HealthCare</div></div> SYDNEY Level 11/420 George Street, Sydney, NSW 2000 Australia PH. (02) 8241 1600 www.opalhealthcare.com.au	Architect <div><div>CUSTANCE</div><div>Strategy Urban Design Architecture Interior Design</div></div> SYDNEY Level 3, 87-89 Foveaux St, Surry Hills, NSW 2010 Australia PH. (02) 9051 0177 www.custance.com.au Nominated Architect: Craig Shelsinger (NSW #8259)	<div>DA ISSUE</div> <div><div>NORTH</div><div>SCALE @ A1 1:100 0 2.5 5M</div></div> <div>Drawn Author</div> <div>Checked Checker</div> <div>Scale As indicated @ A1</div>	Project OPAL ST CLAIR RACF Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759 Sheet Title LEVEL 1 - SCREEN LOCATIONS	Project No 3362 Sheet No DA1.32 Revision

Opal St Clair

ITEM 13– Concerned raised

Additional Levels for external areas required

RESPONSE

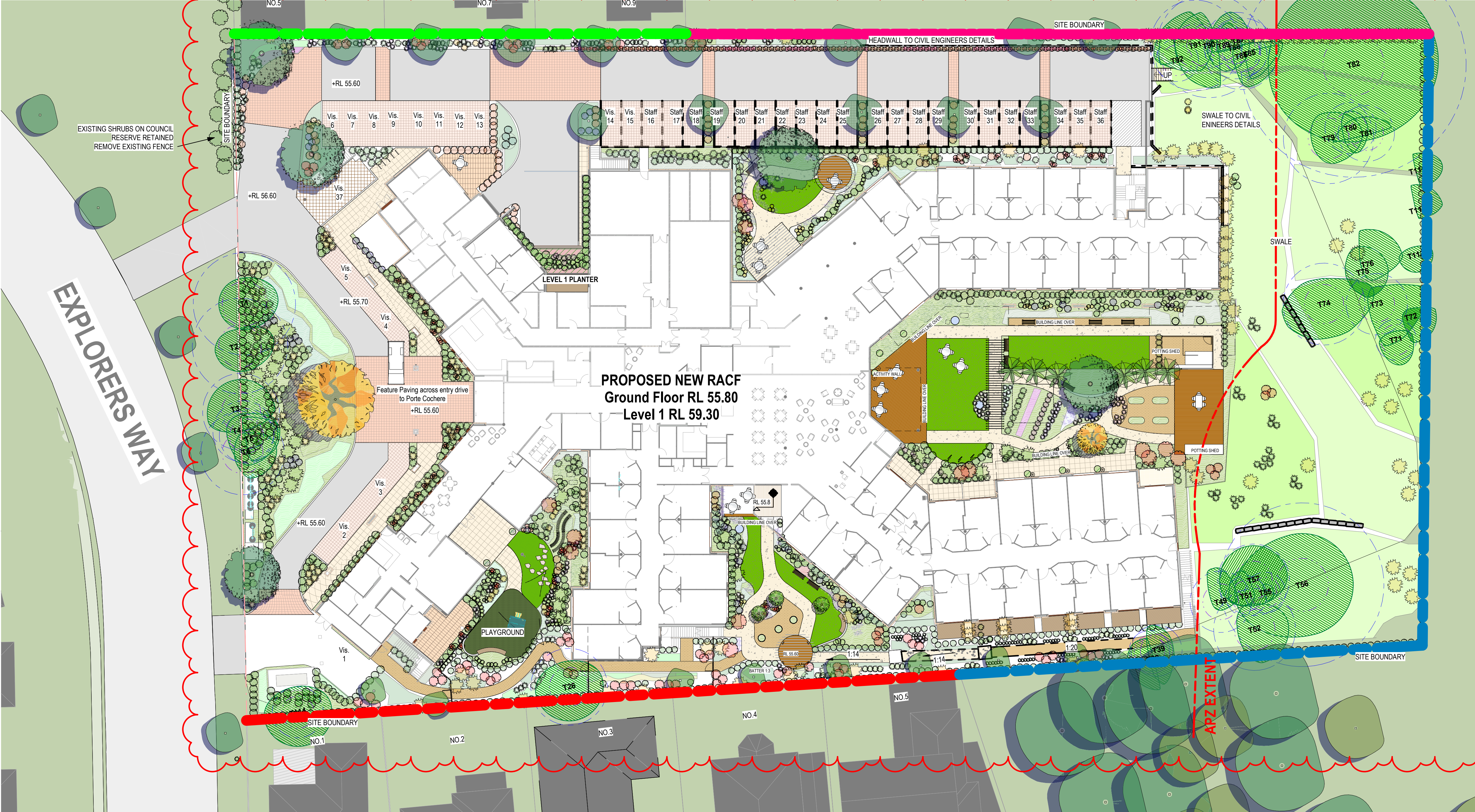
Refer attached levels plan

ITEM 14 – Concerned raised

Fencing plan required

RESPONSE

See diagram:



FENCING KEY



EXISTING FENCE RETAINED AND MADE GOOD AS NECESSARY ASSUMED 1800MM HIGH



OPEN METAL PALISADE FENCE 1800mm HIGH



TIMBER ACOUSTIC FENCE 2200mm HIGH AS PER ACOUSTIC ENG. REPORT



TIMBER LAP AND CAP FENCE 1800mm HIGH

ITEM 27 – Concerned raised

A vehicle turning area has not been provided at the end of the parking aisle (i.e. for in the case of all parking spaces being occupied).

RESPONSE

A vehicle turning area has now been included and is reflected on the Western Boundary Plan on page 17
Detailed sketch by Henry and Hymas, Civil Engineers below

