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Fairfield City Council
 PO Box 21
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Attention: Hayley Tasdarian

DEVELOPMENT APPLICATION: 333.1/2018
56 QUARRY ROAD, BOSSLEY PARK (LOT 8 DP 713734)

Dear Hayley,

Willowtree Planning write on behalf of the applicant Opal Specialist Aged Care in relation to **DA 333.1/2018** for the proposed redevelopment of 56 Quarry Road Bossley Park for the purpose of a Residential Aged Care Facility. This letter has been prepared in response to Fairfield City Council request for additional information dated 30 November 2018 and a further request 18 June 2019 which requested additional information in relation to a number of issues around building height and compatibility with local character.

Council raised a number of key design matters that were address by the applicant.

Following the receipt of Council's request for additional information, the project and design team, met with Council's planning and urban design team on 25 September 2019 to discuss the matters raised in Council's letter in greater detail.

This formal response considers the key controls that apply to the proposed development, including the following:

- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004;
- Fairfield Local Environmental Plan 2013;
- Fairfield City Wide Development Control Plan 2013.

In response to the comments provided by Council, the following key changes have been made to the proposed residential aged care facility in order to mitigate numerous matters as raised by Council.

Table 1. Amendments to Proposed Development		
Development Particular	Original DA	Amended Development
FSR	0.94:1	0.90:1
Number of Beds	151 beds	134 beds (112 rooms)
Car Parking Spaces	34	35
Built Form Amendments	-	<ul style="list-style-type: none"> ▪ Reconfiguration of south-eastern corner element including the removal of three (3) bedrooms; ▪ Removal of balconies along the northern elevation and replacement with louvred windows; ▪ Reduction of 17 beds; ▪ Reduced building height along the eastern

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		<p>portion of the Site to 5.940m;</p> <ul style="list-style-type: none">▪ Reconfiguration of the roof element with the integration of the upper storey into the roof element;▪ Introduction of dormers and articulation around the window frames;▪ Improved loading dock and access;▪ Improved building entry which includes a north balcony and improved Ambulance access;▪ The Roof form changed to hip form that more compatible with local residential roof forms;▪ The room reduction reduces window and balconies and improves the privacy of neighbours; and▪ Addition of a lift lobby to a new roof terrace to increase landscape open space.
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The following amended documentation accompanies the formal RFI response to Council.

- **Appendix A** Response Matrix 30 November 2018;
- **Appendix B** Response Matrix 18 June 2019
- **Appendix C** Photomontages;
- **Appendix D** Revised Architectural Documentation;
- **Appendix E** Addendum Landscape Architectural Plans;
- **Appendix F** Addendum Clause 4.6;
- **Appendix G** Character Assessment;
- **Appendix H** Architectural Design Statement;
- **Appendix I** Traffic Statement;
- **Appendix J** Civil Engineering Statement;
- **Appendix K** Addendum Civil Engineering Drawings;
- **Appendix L** Addendum Acoustic Assessment
- **Appendix M** Operational Waste Management Plan;
- **Appendix N** Construction Waste Management;
- **Appendix O** Hazardous Materials Report; and
- **Appendix P** Capital Investment Value Report.

Further to the above, pursuant to Schedule 7 of *State Environmental Planning Panel (State and Regional Development) 2011* development with a capital investment value (CIV) over \$30 million, the relevant Sydney Planning Panel will be determining authority. As noted in the Capital Investment Value Report, the proposed development has a revised CIV of **\$31,280,000** (excluding GST). Therefore, the Sydney Western City Planning Panel is the consent authority for **DA 333.1/2018**.

We trust the provided documentation responds to Council's queries and as such Council will be able to proceed with the assessment of **DA 333.1/2018**.

In light of the of the above, we formally request a meeting to be scheduled with Fairfield City Council on **5 December 2019** to formally discuss the revised documentation.

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Please do not hesitate to contact Ashleigh Smith on 0499 888 691 or asmith@willowtp.com.au if you have any queries. We look forward to working with Council to reach a favourable determination.

Kind regards



Ashleigh Smith

Associate

Willowtree Planning Pty Ltd