

8<sup>th</sup> April 2021

The General Manager  
Hornsby Shire Council  
Po Box 37  
Hornsby NSW 1630

Attention: Thomas Dale – Town Planner

Dear Mr Dale,

**Development Application DA/485/2020  
Supplementary Statement of Environmental Effects  
Response to Design Excellence Panel meeting minutes and additional  
information request  
Proposed Residential Care Facility  
65 – 71 Burdett Street, Hornsby**

Reference is made to the minutes of the Design Excellence Panel meeting of 21<sup>st</sup> January 2021 and the Council's additional information request via email of 4<sup>th</sup> February 2021. This submission represents a considered response to the issues raised and is to be read in conjunction with amended Architectural plans DA-01 to DA-30 (Revision C) prepared by Gartner Trovato Architects and amended landscape plans (Revision B) prepared by Trish Dobson Landscape Architecture.

The amendments made to the architectural detailing of the proposal can be summarised as follows:

- The redesign and reconfiguration of the basement to facilitate the shortening of the driveway and provision of a single basement access point,
- The relocation of the minibus parking space and the redesign of the loading dock,
- The provision of additional deep soil landscaping to the north of the shortened driveway,
- Landscape plan revisions to reflect the revised architectural detailing including the retention of additional trees, and
- The provision of additional sunlight diagrams and room view amenity diagrams.

The acceptability of the revised driveway and basement parking design and layout is addressed in the accompanying Revised Traffic and Parking Assessment Report, dated 4<sup>th</sup> March 2021, prepared by Varga Traffic Planning Pty Limited.

We respond to the issues raised in Council's correspondence as follows:

### **Design and Sustainability Panel Minutes**

#### **Desired future character**

Response: We note that the issues raised do not appear to relate to an assessment as to the development's consistency/ compatibility with the desired future character of the area but rather concerns regarding the amenity of the development and potential impacts on adjoining development. That said, we respond to the issues raised as follows:

- The driveway has been significantly shortened enabling the provision of additional at-grade deep soil landscaping along the western boundary of the site,
- The additional sunlight diagrams and room view amenity diagrams demonstrate that adequate sunlight and ventilation is afforded to substantial areas of communal private open space with adequate daylight and outlook achieved to all resident rooms including those located at lower ground floor level. Such outcomes satisfy clause 35(a) of SEPP HSPD, and
- The creation of central communal open space provides far superior internal privacy, security, amenity and passive surveillance outcomes compared to a scheme where the primary communal open space is located within the side and rear setbacks of the site and immediately adjacent to surrounding residential development where such outcomes would be compromised together with the amenity of adjoining development.

#### **Height**

Response: The driveway has been significantly shortened affording additional deep soil landscaping opportunity adjacent to the western boundary and a reduction in required excavation. The room view amenity diagrams demonstrate that the resident rooms located adjacent to the proposed driveway are afforded good levels of amenity in terms of solar access, landscaped outlook and privacy given the relative height of the driveway to the windows associated with these rooms.

#### **Setbacks**

Response: For the reasons previously outlined the proposed setbacks afford good levels of amenity to future residents and maintain appropriate amenity to adjoining development in terms of solar access, privacy and visual amenity.

## **Building form and separation**

Response: These comments are noted.

## **Landscaping**

Response: As requested, the driveway has been significantly shortened affording additional deep soil landscaping opportunity adjacent to the western boundary and a reduction in required excavation. The amended landscape plan nominates additional landscaping in the north western corner of the site including an extension to the existing perimeter pathway and informal seating arrangements.

## **Communal open space**

Response: As previously indicated, the additional sunlight diagrams and room view amenity diagrams demonstrate that adequate sunlight and ventilation is afforded to substantial areas of communal private open space with adequate daylight and outlook achieved to all resident rooms including those located at lower ground floor level. Such outcomes satisfy clause 35(a) of SEPP HSPD.

## **Residential amenity**

Response: As previously outlined, the driveway has been significantly reduced in length to minimise required service vehicle travel distances and associated amenity impacts.

## **Sunlight and ventilation**

Response: The acceptability of the design and amenity of the ground floor central courtyards has been addressed in detail previously in this submission.

## **Vehicular access and parking**

Response: The proposal complies with SEPP HSPD in relation to the provision of parking. The waste storage area is located in the basement and will be serviced by a private contractor using a small garbage truck of similar size to a small rigid vehicle. We are of the opinion that the collection of waste within the basement, where associated noise is internalised within the development, is a far superior outcome to a circumstance where waste collection occurs external to the building at the front of the site where adverse noise and visual amenity impacts are likely to arise.

## **Public domain and traffic management**

Response: As previously indicated, the access ramp has been shortened and deep soil landscape opportunity adjacent to the western boundary increased in response to this concern.

## **ESD**

Response: The comments are noted.

## **Council staff assessment issues**

### **Access report**

Response: The access report is currently being updated and will be submitted under separate cover.

### **Kitchen**

Response: The final kitchen layouts are yet to be finalised with such detailing undertaken prior to issue of the Construction Certificate. Should Council insist upon the provision of such detailing we would raise no objection to a suitably worded deferred commencement condition such that Councils Environmental Health assessment staff can undertake such assessment prior to the consent becoming operative.

### **Number of storeys**

Response: As previously indicated, the additional sunlight diagrams and room view amenity diagrams demonstrate that adequate sunlight and ventilation is afforded to substantial areas of communal private open space with adequate daylight and outlook achieved to all resident rooms including those located at lower ground floor level. Such outcomes satisfy clause 35(a) of SEPP HSPD.

### **Building Code of Australia (BCA)**

Response: The hydrant booster has been relocated such that it is not located within 10 metres of the building as requested. The landscape plan has been amended to reflect the architectural detailing in this regard. The landscape plans also show appropriate landscape screening adjacent to the electricity substation.

### **Waste management**

Response: The accompanying Revised Traffic and Parking Assessment Report, dated 4<sup>th</sup> March 2021, prepared by Varga Traffic Planning Pty Limited confirms that waste collection will be by private contractor using a small garbage truck of similar size to a small rigid vehicle. The vertical clearances proposed will accommodate this size of waste collection vehicle.

## **Stormwater management**

Response: This submission is accompanied by a deed of agreement in relation to the creation of a drainage easement through the neighbouring property. The easement will be formally registered prior to issue of the occupation certificate.

## **Key design excellence considerations**

Response: The concerns expressed by the DEP have been comprehensively responded to previously in this submission.

We trust that this submission appropriately responds to the residual concerns raised and will enable the favourable determination of the application. Please do not hesitate to contact me to discuss any aspect of this submission.

Yours sincerely

**Boston Blyth Fleming Pty Limited**

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

**Greg Boston**

B Urb & Reg Plan (UNE) MPIA

**Director**