

Panel Briefing Meeting Sydney North

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| Time & Date: | 3.00pm, 30 October 2019 |
| Meeting Location: | Hornsby Shire Council |
| Project & DA No: | 2018SNH014 – DA201/2018 187-203 Peats Ferry Road & 2-6 Dural Street Hornsby Demolition of existing structures, relocation of heritage building on site, retention of heritage facades and construction of retail and supermarket with shop top housing above comprising 231 residential units in 2 towers |
| Panel Members: | Peter Debnam (Chair) John Roseth (Panel Member) Sue Francis (Panel Member) Felicity Findlay (Panel Member) Ross Walker (Panel Member) |
| Council Staff: | James Farrington (Director Planning and Compliance) Rod Pickles (Manager Development Assessment) Matthew Miles (Senior Town Planner) Kendal Mackay (Consultant Town Planner) |

1. New Submissions

Council received six (6) additional submissions after the Planning Report was submitted to the Panel. Five of the six submissions objected to the proposal. These submissions were forwarded to the Planning Secretariat and are attached to this briefing note.

The submissions raised concerns regarding

- **Out of Character,**
- **Visual Bulk,**
- **Overshadowing,**
- **Privacy loss,**
- **Overdevelopment**

- Traffic congestion,
- Bushfire risk,
- Pressure on Public Schools due to influx of students,
- Pressure on public open space with extra residents,
- Lack of car parking,
- Buildings too high for area,

The above concerns do not raise any new issues that were not discussed in the Planning report.

2. New and modified Conditions

Modified Condition 8c ix and 8f vii

Modified wording to reflect planning report limiting hours of rock breaking between 12 noon and 2pm and limiting hours of truck movements between 8am and 9am and 5pm and 6pm – **Reason:** to protect amenity of residents during peak hour.

Modified Condition 12

Additional wording to include heritage item must only be relocated site and not relocated offsite. **Reason:** to ensure protection of heritage item.

Modified Condition 15a

Additional wording to include (if groundwater is encountered during excavation and construction) **Reason:** whole of site will be excavated

Modified Condition 17e

To include words 'on site' - **Reason:** to ensure protection of heritage item.

New Condition 53 Restriction of Traffic Movements

The applicant is to install the following signage at the intersection of Peats Ferry Road and Dural Street

- a) 'No left-in traffic movement is permitted for vehicles over 8.8m long' into Dural Street from Peats Ferry Road to avoid vehicles crossing over traffic lanes.
- b) No left-out traffic movement is permitted for vehicles over 8.8m long into Peats Ferry Road from Dural Street to avoid vehicles crossing over traffic lanes.
- c) A Traffic Management Plan (TMP) detailing the no right turn restrictions must be submitted to the RMS for approval, prior to installation of the signage.

Reason: To ensure compliance with submitted traffic report which suggests limited left in and out movements for vehicles over 8.8m and avoid vehicles crossing over double lines to leave the site.

New Condition 82 Sustainable Travel Plan

The endorsed Sustainable Travel Plan (or annual revision thereof) must be displayed in prominent locations within the residential lobby and commercial lobby and provided to all new residents and new commercial tenants.

Reason: To ensure travel plan is adhered to during occupation of building.

Deleted advisory notes regarding subdivision

Reason: as no strata subdivision proposed.