

TURNER

06 December 2019

Attention: Matthew Miles
Hornsby Shire Council
296 Peats Ferry Road
HORNSBY NSW 2077

Dear Matthew,

DA AMENDMENT – DESIGN VERIFICATION STATEMENT

DA NUMBER: DA-2018SNH014 – DA/201/2018

SITE ADDRESS: 187 – 203 PEATS FERRY ROAD & 2-6 DURAL STREET, HORNSBY

This letter is an addendum to the Design Report dated November 2018. This letter summarises the implications of the main design changes to the DA that have been made in response to the Sydney North Planning Panel reasons for deferral, dated 30th October 2019.

1. Compliance with the height development standard – has been achieved by removing some residential levels and by reducing the floor to floor heights. This has had no adverse impact on the overall design of the project. The retail base now sits below the parapet of the heritage bank building, which is in keeping with the importance of this heritage façade.

The rooftop pool and communal area on building B has been removed. All rooftop communal area has now been located on building A. This adds to the green outlook of the tower.

2. Compliance with the northern boundary setback – has been achieved by rotating the balconies on the north west corner of building A so that the balconies now face west. Articulation of architectural façades has been maintained.

On building B, the two northern apartments have been reconfigured so that they fully comply with the setback to the northern and eastern boundaries. A recess has been introduced to the northern façade to maintain the articulation of the building form. The architectural language and building articulation have been maintained.

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The updated development maintains compliance with all setbacks, solar access, cross ventilation and amenity provisions of the Apartment Design Guide as detailed in the Design Report dated November 2018. Updated solar + cross ventilation compliance diagrams have been resubmitted with the updated DA drawings.

As part of the addendum, we have prepared 3D views that compare the above DA amendments to the DA set that was submitted to council in July 2019. These 3D views show that the design intent of the overall scheme has been maintained and enhanced by these adjustments.

Yours sincerely,



TURNER

Yvette Olsen
Senior Associate
NSW Registered Architect 7692

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