

December 4, 2019

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

Project Name: Hornsby Gateway
Project Number: IA133101

**Subject: Hornsby Westside Gateway DA - 2018SNH014 - DA/201/2018 - Basement Updates
Summary at 187-203 Peats Ferry Road & 2-6 Dural Street, Hornsby**

Dear Matthew,

The purpose of this letter is to provide a summary of the updates to DA/201/2018 that have been made to the basement levels as a result of the peer review undertaken by McLaren Traffic Engineering. The following table identifies the required parking (black) vs the parking provided (red) in the amended scheme.

Unit for parking rate	Car parking spaces	Car parking spaces (visitors)	Parking spaces (deliveries*)	Car share spaces	Disabled car parking spaces	Bicycle parking spaces	Motorcycle parking spaces
Residential (1-bedroom): 61 units	25/25	29/29	4/4	-/2	20/22	40 for residents and 20 for visitors/96	4/4
Residential (2-bedroom): 118 units	83/83						
Residential (3-bedroom): 21 units	26/26						
Commercial office: 2,127m ² GFA	45/45	-	1/1	-	1/6	4/8	1/9
Supermarket and other retail: 3,361m ² GFA / 2,801m ² GFLA	97/108	-	7/7	-	1/5	6/8	2/6
Childcare centre: 30 children	8/8	-	-	-	1/1	1 rack/1 rack	1/1
Total	284/ 295	29/29	12/12	2/2	23/34	70 plus 1 rack/120 plus 1 rack	8/20

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The design updates to the basement levels 1-4 comprise the following:

- Reduced extent of the car park on basement levels 3-4 adjacent to the western boundary;
- Reduced car parking for residential to reflect the reduced number of residential dwellings;
- Relocation and increase of service vehicle parking for commercial on Basement 1;
- New added service vehicle parking for Residential on Basement 1;
- Identification of motorcycle parking spaces for retail, commercial and residential uses;
- Relocation and addition of disabled car spaces on all basement levels as requested by Council;
- Bike spaces shown in all bike storage areas (basement levels 1, 3 and 4); and
- Addition of service only area to Basement 1 which removes access to the retail blind isle access by retail and commercial customers.

We trust that the updates and refinements to the development application satisfy and address the Sydney North Regional Planning Panels reasons for deferral. We look forward to meeting with the Panel again in December 2019.

Yours sincerely



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