

November 15, 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 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 made to DA/201/2018 in response the record of Deferral issued post the Sydney North Regional Planning Panel meeting on 30 October 2019.

Updated project description

Demolition of existing structures, site remediation, vegetation removal, relocation of a heritage building, retention of heritage facades, construction of a shop-top housing development comprising retail and commercial floor space including provision for a centre-based child care facility, 200 apartments in two Buildings and basement parking for 336 cars.

Reasons for Deferral

1. Amended plans which comply with the height development standard as per Hornsby Local Environmental Plan;
2. Amended plans which comply with the setback from the northern boundary to the Hornsby Park;
3. Further detailed analysis and a peer review of the traffic management in particular commercial vehicles into the site and through the local roads and turning into and out of Dural Street;
4. Details of a covenant on title to maintain the child care use in the Heritage item Norwood;
5. Written confirmation that the applicant is willing to dedicate the road widening to Council.

November 15, 2019

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

Responses to Reasons for Deferral

1. Height

The proposed development has been amended in height to not exceed the Hornsby Local Environmental Plan 2013 Maximum Building Height development standards

The maximum height of Building A is 37.54m than and Building B is 62.49m

To achieve the reduction in building heights the following has been amended

- Ground floor retail floor to ceiling reduced to 4.5m
- First floor commercial floor to ceiling reduced to 3.3m
- Residential floor to floor reduced from 3.1m to 3m throughout
- Communal open space removed from Building B and Building A open space expanded to meet the minimum requirement of 1150.25m² (1,181m² provided)
- Removal of two residential floors from Building A
- Removal of three residential floors from Building B

All changes comply with the minimum floor to ceiling heights required by the Apartment Design Guide.

2. Northern Setback

The minor setback intrusions into the northern setback which contributed to building articulation on the northern and western facades have been removed. The northern setback of Building A and Building B has been amended to 3m.

3. Traffic and Access

The traffic report has been updated to reflect to reduced number of residential units from 231 to 200. Residential car parking provided comprises:

Residential	1B/Studio	2B	3B	Visitor	Total
Rate	0.40	0.70	1.2	1/7	

November 15, 2019

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

Number of units	44(22%)/16(8%)	118 (59%)	21 (11%)		200
Number	24.40	82.60	25.20	28.00	
Parking Achieved (rounded up)	25	83	26	28	162

The extent of parking on Basement 3 and 4 has been reduced to match the parking spaces. Rooftop plant from Building B has been relocated to the basement to further reduce the height of Building B.

There are no changes to the car parking for the following components due to no changes to the floor space proposed in the updated design and to promote increased mode share for residential uses:

- Commercial car parking
- Commercial motorbike parking
- Commercial bicycle storage
- Residential bicycle storage
- Residential motorbike parking
- Child care parking
- Car share parking

The updated Traffic Impact Assessment prepared by Jacobs has been reviewed by Varga Traffic Planning. Updated turn path assessments for HRV's to and from the development are summarised below:

- Dural Street and Peats Ferry Road
 - Left turn from Dural Street to Peats Ferry Road encroaches on the south bound lane of Peats ferry Road
 - Right turn from Dural Street to Peats Ferry Road is possible without encroachment into adjoining lanes or footway overhang
 - Left turn from Peats Ferry Road into Dural Street results in a minor overhang encroachment of the footway on the southern side of Dural Street
 - Right turn from Peats Ferry Road into Dural Street results in a minor encroachment of the footway on the southern side of Dural Street

November 15, 2019

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

- Dural Street and Frederick Street
 - Left turn from Dural Street to Frederick Street requires an encroachment into the eastbound lane of Dural Street
 - Right turn from Frederick Street to Dural Street requires an encroachment into the westbound lane of Dural Street and an overhang encroachment of the verge on the northern side of Dural Street
- Frederick Street and William Street
 - Left turn from Frederick Street to William Street is possible without encroachment of a trafficable lane, verge or footway
 - Right turn from William Street to Frederick Street required encroachment of the roundabout and an overhang encroachment of the footway on the western side of Frederick Street
- William Street and Peats Ferry Road
 - Both left and right turn movements are possible without encroachment.

The following recommendations are proposed in relation to HRV movement:

- Minor curb adjustment to the southern corner of Dural Street and Peats Ferry Road to allow the Right into Dural Street southbound and left turn in northbound.
- Installation of right only exit signage from loading dock
- Installation of signage advising of no access to Peats Ferry Road for Trucks at the intersection of Frederick and Dural Street eastbound

It is agreed that the above recommendations be imposed as a condition of consent, or a condition of consent to the same effect, should the application be approved.

4. Covenant details for the ongoing use of 6 Dural Street

A condition of consent is proposed to the effect of the following:

A covenant on the land restricting use of land created pursuant to s88D or s88E Conveyancing Act 1919 on the land identified as a 'child care centre' on the Lower Ground Floor (Plan number DA-110-007, issue M, dated 15 November 2019, Prepared by Turner Architects) as well as the car spaces identified for that use on Basement Level 1 (Plan number DA-110-006, issue M, dated 15 November 2019, Prepared by Turner Architects). The covenant shall be placed on the land at the time of subdivision of the lot in a Stratum or Strata scheme whereby the lot created will solely include the area burdened by the covenant for the restriction on use of land.

November 15, 2019

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

Note: a separate application required for the subdivision of land

It is agreed that this condition, or a condition to the same effect, be imposed as a condition of consent should the application be approved.

5. Dedication of Road

The owners 187-203 Peats Ferry Road & 2-6 Dural Street, Hornsby agree to dedicate a 2 metre by 2 metre splay at the corner of Peats Ferry Road and the pool access road on the north eastern corner of the landholding subject of the application to Council. The dedication is to occur prior to the issue of an occupation certificate.

It is agreed that the above road dedication be imposed as a condition of consent, or a condition of consent to the same effect, should the application be approved.

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



Myall Stevens

Associate Urban Planner

0422 488 438

myall.stevens@jacobs.com