

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 4 December 2019
LOCATION	Christie Conference Centre, 100 Walker Street, North Sydney

BRIEFING MATTER(S)

2018SNH062 – Hornsby – DA1016/2018 at 18 Waitara Avenue Waitara

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Caroline Maeshian
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel agreed that the proposal as submitted is unacceptable in terms of design and internal amenity.

The Panel considers that the following matters should be included as issues in the SOFAC:-

1. The solar analysis provided by the applicant does not demonstrate solar access to the private open space of units as required by the ADG. It thus needs to be demonstrated that 2 hours solar access is achieved mid winter to 70% of the balconies of the development
2. The Panel agrees that the solar analysis has not demonstrated 2 hours solar access to the habitable areas of the units for 70% of the time during mid winter. Demonstrating 15mins of solar access to 1sqm of the unit does not absolve the need to have 2 hours access to the unit. Rather it is a method of demonstrating the quality of that solar access. The key is that solar access must penetrate the unit and not simply 'kiss' or 'graze' the windows.
3. Due to concerns raised in 2 above the Panel considers that solar access (POS and habitable rooms) should be provided for both equinoxes to establish the annual access to sun.
4. The applicant purports to comply with the cross ventilation. However, the Panel doubts this compliance since it appears to rely on ventilation from openings on the same elevation or through windows of disproportionate size or of windows not sufficiently distant from one another to get cross ventilation. This should be a matter of contention
5. The Panel notes that the ceiling heights in habitable rooms (shown in cross section through the kitchen) are only 2.4m. This is unacceptable.

TENTATIVE PANEL MEETING DATE: N/A