

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 18 December 2019 at 12.45pm
LOCATION	Hornsby Shire Council, 296 Peats Ferry Road, Hornsby

BRIEFING MATTER(S)

018SNH062 – Hornsby – DA1016/2018 at 18 Waitara Avenue Waitara

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rodney Pickles, Cassandra Williams, Caroline Maeshian
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel agreed that the amended proposal is acceptable in terms of design and internal amenity and would be prepared to grant delegation for Council staff to instruct in this matter and enter into a s34 agreement

The Panel considered that the following amendments to the design of the development:

- The enclosed corridors have been eliminated and windows to the termination of both the south and north corridors have been provided,
- Ends of both corridors are 2m wide which offers reasonable opportunities for furnishing clear of the entries to the apartments,
- Amendments to Apartments numbered 07 plan layout to improve solar access,
- Apartments numbered 06 balcony have been widened,
- Widening of the lift lobby to 3.35m,
- Addition of north facing window to living room of apartments numbered 11,
- Addition of a north facing window to kitchen of apartments numbered 03,
- The proposed further amendments have addressed solar access and have improved sunlight to living areas. The proposed further amendments would provide 2 hours of effective sunlight to 67% of the proposed apartments.
- Ventilation plena have been provided for the one bedroom south facing apartments numbered 04. The proposal would satisfy the ADG's 60% cross ventilation requirement.

TENTATIVE PANEL MEETING DATE: N/A