



31 March 2021

Atten: Benjamin Jones
Assessment Officer
Hornsby Shire Council
Via email: devmail@hornsby.nsw.gov.au

Dear Benjamin,

RESPONSE TO RECORD OF DEFERRAL | DA/509/2020

We write to you on behalf of MostynCopper as the applicant to DA/509/2020, seeking consent for the demolition of two buildings and new innovation hub within existing educational establishment at Oakhill College, located at 423-521 Old Northern Road, Castle Hill.

As you are aware, at the public meeting held by teleconference on 17 March 2021, PPSSNH-122, the majority of the panel resolved to defer the determination of the matter for urgent advice on a range of issues. These issues included several clarifications of the information provided by the applicant, along with additional embellishments and changes as requested. In response to the items raised, the following documentation supports this letter:

- Revised Clause 4.6 Variation Request Prepared by Urbis.
- Updated Floor Plan (North Verandah) prepared by BVN.
- Updated window / north façade plans to show revised louver heights, prepared by BVN.
- Updated roof plant drawings prepared by BVN.
- Visual Impact Assessment prepared by BVN and Urbis.
- Revised Landscape Drawings prepared by Urbis.
- Clarifications Pack regarding options considered regarding top floor setback, prepared by BVN.

The purpose of this letter and supporting documentation is to respond to these items as outlined in Table 1 below:

Table 1 Clarification Items

Additional Information Requested	Response
1. Revised Clause 4.6 written request	Urbis has prepared a response addressing the points of clarification raised by the panel.

Additional Information Requested	Response
2. Review of plans to indicate the verandah on the northern edge of the building is either non trafficable or a landscaped planted roof	Updated floor plans have been prepared by BVN, showing the removal of doors to the northern verandah.
3. Revision of plans to show the horizontal shelf angles on the window s on the northern edge of the building to be increased to a height of 1.6m from FFL to protect the privacy of residential properties to the north.	Updated plans have been prepared by BVN increasing the heights of the horizontal shelf louvers, ensuring the visual privacy to the neighbouring residential properties is protected. Views from the building will limited to horizontal views which will limit any opportunity for overlooking to occur.
4. Revision of plans to include roof plant details.	Plant details have been confirmed and shown on plans.
5. Visual Impact analysis of the new building from surrounding streets.	An analysis of the potential visual impacts of the proposal from surrounding streets has been prepared by BVN and Urbis. The analysis, taken from Armidale Crescent, confirms that the minor amount of built form introduced to the composition will not create any significant view loss or change to the composition.
6. Revised Landscape Plan along the northern boundary of the site to reduce the width of the access way, increase the width of the garden bed, increase canopy tree planting, and ensure maximum screening of the built form.	Revised landscape plans have been prepared by Urbis. The plans show a revised planting strategy along the northern boundary and adequately responds to the panel's comments.
7. Consideration of options which may increase the northern setback of the top level of the building.	A clarifications pack has been prepared by BVN and supports this letter. The pack discussed options which were considered in relation to the top floor setback, and highlights key design considerations which require the proposed built form, such as the need to maintain the ceremonial walk, existing site constraints, and design efficiencies.
8. Revised construction conditions to include a monthly tree health report to Council	Noted. The applicant is accepting of such a condition.



Additional Information Requested	Response
9. Revised conditions to ensure the building' s internal lights are extinguished by 10pm daily.	Noted. The applicant is accepting of such a condition.

CONCLUSION

We trust that the information contained within this letter and in the accompanying documents adequately responds to the matters raised by Council and responds to the key issues raised by the community during the public exhibition of the proposal.

Should you wish to discuss further, please do not hesitate to contact the undersigned on (02) 8233 7697.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Andrew Hobbs".

Andrew Hobbs
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