

BROOKS PROJECTS

Architects

3rd February 2023

Hornsby Shire Council
Att: Madeleine Bayman

BPA2202.cncl.030223

Re: Proposed Seniors Living Development 15b-21 Penrhyn Ave Beecroft + 579 Pennant Hills Rd West Pennant Hills DA/1244/2021

Madeleine

Please find attached revised Architectural Drawings, Arborist Report, Sepp 65 + ADG Review and Construction Management Plan for the above as requested by the Local Planning Panel.

(a) Demonstrate emergency vehicles can access all dwellings within the site including vehicle access/ thoroughway and height requirements beneath the townhouse building.

An ambulance parking space is to be established off the main driveway with access to Lift 1 located to the north of the apartment building and Lift 2 in the Apartment Building.

The paths of access to all dwellings from the ambulance parking bay are to be signposted and are shown on the attached plan.

The access paths involve access designed for people with a disability and include ramps and a lift capable of accommodating a stretcher.

Access to Dwellings 23 to 26 is little different to access to Town Houses 4 to 14 and Apartments 15 to 22.

It is not unusual for residential complexes on larger sites, particularly those with site areas in the order of 8,000m², not to have accesses for ambulances to the front door of each dwelling.

(b) Design issues with the north-western component of the site and the relationship with the townhouse building, noting that the ramp should be setback from the boundary to retain existing camellias/ screen planting and the bin area should also be re-located.

Plan No. 4o has been amended to remove the Bin Room and the associated ramp system in the north-western area of the site between Town Houses 13 and 14 and 573 Pennant Hills Road to facilitate the establishment of a deep soil landscaping area 1.5m wide adjoining the common boundary.

This deep soil landscape area is to remain unexcavated, designed to ensure that existing screen planting adjacent to the boundary on 573 Pennant Hills Road will be unaffected by excavation works and to facilitate deep soil landscaping on the site itself. Refer to G1 in the Arborist Report

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The relocated Bin Room is shown on Plan No. Sk 4o adjacent Dwelling 5. This room includes the previously housed in the bin room adjacent Lift 1 at the level below which has not been deleted and this area landscaped (Refer drawing 3o)

(c) Provide further detail regarding the 3-storey element within the townhouse building adjoining the northern boundary.

Clause 40(4) of the *Seniors Housing SEPP* provides that if development is proposed in a residential zone where residential flat buildings are not permitted:

- (a) the height of all buildings in the proposed development must be 8 metres or less, and
- (b) a building that is adjacent to a boundary of the site must be not more than 2 storeys in height.

The note associated with Clause 40(4) (b) states that the purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.

Clause 3(2) of the *SEPP* provides that, in calculating the number of storeys in a development for the purposes of the *Policy*, a car park that does not extend above ground level by more than 1m is not to be counted as a storey and Clause 3(1) defines "ground level" as the level of the site before development is carried out pursuant to the *Policy*.

The northern elevation of the town houses adjacent to the site's northern common boundary with the public pathway linking Penrhyn Avenue and Pennant Hills Road is to have a height above existing ground levels of between:

- 4.2m and 6.5m to the topmost ceiling;
- 0.8m and 0.9m to the ceiling of the car park.

Consequently, there are no 3-storey elements in the elevation of the town houses adjoining the northern boundary. This is shown on the northern elevation of the town houses on Plan No. 7f.

The site experiences a fall to the south-east which results in parts of the car park projecting more than 1m above ground level in its southern elevation and which would represent a 3-storey element. This is shown on the southern elevation of the town houses on Plan No. 7f.

The building's southern elevation is an internal elevation within the site and will not be visible from the northern boundary or in the Penrhyn Avenue streetscape.

The proposal is consistent with the stated purpose of the standard which is to avoid an abrupt change in the scale of development in the streetscape.

The town houses are to have a maximum height of 7.5m measured to the ceiling of the topmost floor, well below the 8m non-discretionary building height standard contained in the *SEPP*.

A request, under Clause 4.6 in the *Hornsby LEP*, has been prepared on a precautionary basis by Ludvik & Associates Pty Ltd to enable the application to be approved despite the 3 storey elements in the town houses.

(d) Address State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development with respect to the 3 storey element of the central apartment building (Units 15-22).

An assessment of the apartment building in accordance with *SEPP 65* is attached.

(e) Demonstrate and/or provide further clarification with respect to the 2-storey element for Dwellings 26 and 29 within the rear 25% of the site.

Clause 40(4)(c) of the *Seniors Housing SEPP* provides that if development is proposed in a residential zone where residential flat buildings are not permitted, a building located in the rear 25% area of the site must not exceed 1 storey in height.

A "storey" is defined in the *Standard Instrument (Local Environmental Plans) Order 2006* and in the *Hornsby LEP* as a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

While Dwellings 26 and 29 are elevated due to the site's irregular topography, they only contain 1 storey and comply with the standard in Clause 40(4)(c) of the *SEPP*.

The area between the dwellings and the southern boundary represents part of the development's general landscape setting and the design of Dwelling 26 for these areas has been amended to redirect the stairs providing access to this area to the side of the building opposite the boundary and providing an 1800mm high screen to the deck to minimise overlooking. Extra screen planting has been provided to Dwelling 29 to complement the existing privacy screen proposed for the deck to this dwelling.

(f) Provide further detail regarding accessibility for the pathway/ walkway to Pennant Hills Road including longitudinal section and details of lighting/ gate/ platform lift. Furthermore, the pathway/ walkway should be centralised to allow for landscaping on both sides.

The primary access to the site for both pedestrians and cars is to be from Penrhyn Avenue.

The internal pathway to Pennant Hills Road has principally been designed to give residents access to the bus services which connect the site to the shops and services required by the *Seniors Housing SEPP* and not as a general access.

The *SEPP* requires access to be available to the bus services, both to and from the site, at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday.

Consequently, the pathway is not expected to experience any significant pedestrian volumes and even less likely during high time periods.

A security gate at the site's Pennant Hills Road boundary is to control access to it.

Motion activated bollard-style lighting is to be installed along the pathway to facilitate its use when required.

The ramp system has been designed in accordance with the recommendations of the Access Report which accompanies the application, including facilities which would enable 2 wheelchairs to pass one another at specified intervals.

The structure accommodating the platform lift has been relocated to the west of the common boundary between 573 and 575 Pennant Hills Road where it will not be visible from the bedroom in the house at 573 Pennant Hills Road.

The platform lift will not make any readily noticeable noise when it operates.

The pathway is currently used as an unconstructed driveway to a house on the site and, except for the southern boundary of 575 Pennant Hills Road, is bounded with 1.8m high timber fences with significant screen planting projecting above the fences.

A 1.8m high timber fence is to be constructed on the common boundary between the pathway and southern boundary of 575 Pennant Hills Road and the pathway is to be landscaped.

A plan showing details of the pathway including centralised path, longitudinal section and details of lighting, gating, platform lift and landscaping is attached.

(g) Retention of tree no. 139 to be explored as part of the pathway landscaping works in point above.

Tree 139 is to be retained in accordance with the tree preservation measures recommended by the Project Arborist.
(Refer amended report attached)

(h) Provide a detailed Construction Management Plan, with particular regard to traffic management during all stages of demolition and construction works.

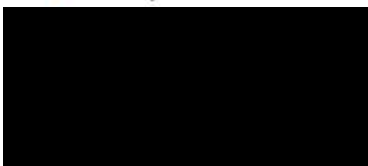
A construction management plan is attached for Council's approval.

Attachments

Attached are:

- a plan showing emergency access paths to all dwellings from the proposed ambulance bay;
- a request under Clause 4.6 in *Hornsby LEP* relating to the 3-storey elements in the southern elevation of the town houses;
- a landscape plan amended to show:
 - the amended landscape detail between Town Houses 13 and 14 and 573 Pennant Hills Road;
 - the retention of Tree 139;
 - increased screen landscaping in the deep soil landscaped areas between Dwellings 26 and 29 and the southern boundary of the site;
- Plan No. Sk4o showing the amended detail between Town Houses 13 and 14 and 573 Pennant Hills Road;
- Plan No. Sk3o showing the relocated Bin Room;
- an assessment of the apartment building in accordance with *SEPP 65* and the Apartment Design Guidelines.
- a plan showing details of the pathway to Pennant Hills Road including centralised path, longitudinal section and details of lighting, gating, platform lift and landscaping; and
- advice from the Project Arborist regarding the retention of Tree 139 and the proposed deep soil area between Town Houses 13 and 14 and 573 Pennant Hills Road.
- Construction Management Plan

**Yours Sincerely
Brooks Projects Architects**



Peter Brooks