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DATE 25/11/2022

COMPANY Taylor Richardson
Team Leader
Strategic Land Use Planning
Hornsby Shire Council

SUBJECT **Ref: PP-2022-908**
7 City View Rd Pennant Hills

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Dear Taylor,

Part 4.1 of the Gateway Determination of the Planning Proposal for the above site requested further evidence demonstrating compliance with solar access requirements of the Apartment Design Guide and therefore SEPP 65.

As illustrated in the Planning Proposal, the site has an east west orientation along its length, exposing a long southwest facing façade. It also has a considerable cross fall of 26m over its 130m length. Medium rise commercial buildings exist to the north of the site and low-density residential houses exist to the south and east. Design consideration has been undertaken to mitigate overlooking of these houses. The site therefore presents challenges to achieve the required solar access, which have been addressed in concept design work for the Planning Proposal.

In light of the Gateway Determination, the building envelope and floor plate configuration established in the Planning Proposal have been further tested and residential apartment locations analysed for solar access between 9am and 3pm on June 21st. We confirm that the design is capable of achieving 2 hours or more of solar access for 70% of apartments and a maximum of 15% of apartments with no solar access during the winter solstice.

Please contact us if you have any further queries over the proposal.

Yours sincerely,

Robert Mirams

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Appendix: Solar Access Compliance Schedule from PP report