



ATTACHMENTS

GENERAL MEETING

**Wednesday 10 October 2018
at 6:30PM**



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REPORT NO. CS45/18

ITEM 2

- 1. BORROWINGS REPORT AUGUST 2018**
- 2. INVESTMENT SUMMARY REPORT AUGUST 2018**

HORNSBY SHIRE COUNCIL BORROWINGS SCHEDULE AS AT 31 AUG 2018

1. LOANS			\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Lender	Date Drawn	Maturity Date	Amount Borrowed	01/07/2018 Opening Balance	New Loan	2018/19 YTD Repayments Principal	Closing Balance	Fixed Interest Rate %
National Australia(48)	30-Jun-09	30-Jun-19	2,000	279			279	8.16
National Australia(49)	22-Jun-10	23-Jun-20	2,000	532			532	7.77
National Australia(50)	27-Jun-11	28-Jun-21	1,000	383			383	7.68
Westpac(51)	26-Jun-13	25-Jun-23	2,000	1145			1145	5.89
*TOTAL			7,000	2339			2339	6.88%

* Average weighted interest rate based on principal balances outstanding is 6.88%

2. OPERATING LEASES			\$'000	\$'000	\$'000	\$'000	\$'000
Lessor	Date Executed	Expiry date	Total Lease Payments	01/07/2018 Opening Balance	New Leases	2018/19 YTD Repayments	Closing Balance
Macquarie Equipment Finance(99)	15-Nov-14	15-Nov-18	59	5		5	
Macquarie Equipment Finance (101)	15-Nov-15	17-Aug-20	545	244		27	217
Macquarie Equipment Finance (102)	15-Feb-16	15-Aug-19	11	3		1	3
Macquarie Equipment Finance (103)	25-Aug-16	15-Aug-20	83	44		5	39
Macquarie Equipment Finance (104)	18-Aug-16	15-Aug-19	13	5		1	4
Macquarie Equipment Finance (105)	22-Sep-17	15-Nov-21	444	359		28	331
Macquarie Equipment Finance (106)	22-Sep-17	16-Nov-20	32	24		3	21
Macquarie Equipment Finance (107)	22-Sep-17	15-Nov-22	56	47		3	45
Canon Finance Australia Pty Ltd (108)	15-Nov-17	1-Nov-22	109	96		4	93
TOTAL			1,351	827	0	75	752

3. DEBT SERVICE RATIO		Ratio %
Year ending Jun 18		1.08
Year ending Jun 17		1.73

Debt Service Ratio =	Debt Service Cost
	Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions



**Investment Summary Report
August 2018**

ATTACHMENT 2 - ITEM 2

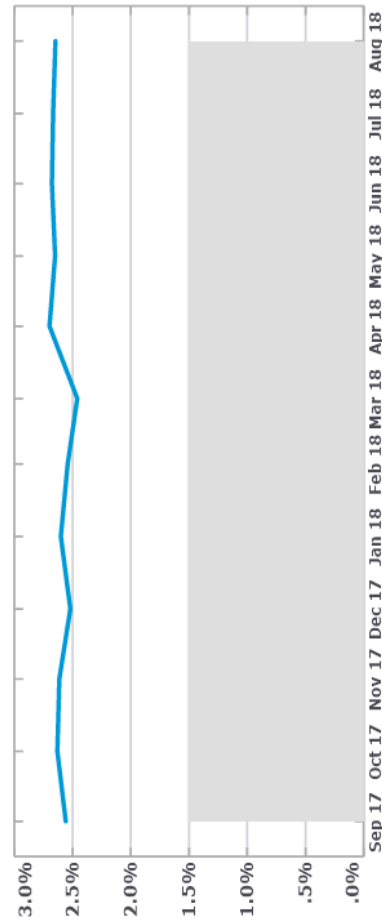
Hornsby Shire Council Executive Summary - August 2018



Investment Holdings

By Product	Face Value (\$)	Current Value (\$)	Current Yield (%)
Cash	30,773,630.38	30,773,630.38	2.4500
Managed Funds	21,856,207.30	21,856,207.30	2.1663
Term Deposit	191,618,080.00	193,682,006.85	2.7337
	244,247,917.68	246,311,844.53	2.6472

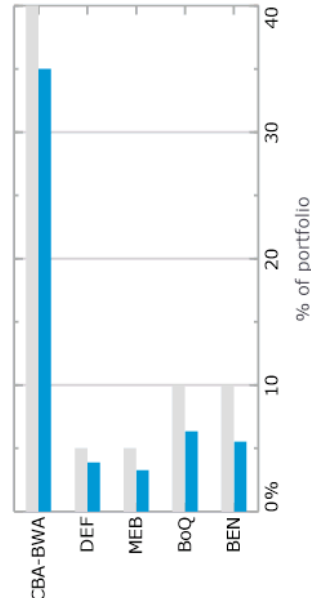
Investment Performance



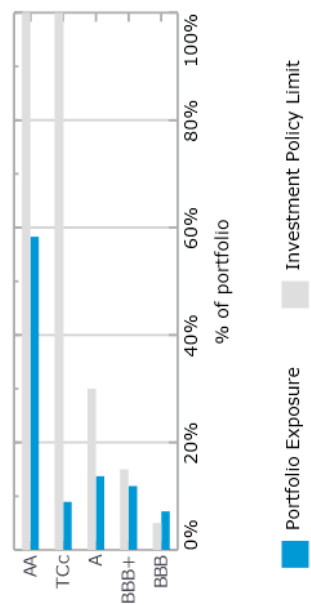
Portfolio Annualised Return Bloomberg BB Index Annualised Return

Investment Policy Compliance

Highest Individual Exposures vs Policy



Total Credit Exposure



	Face Value (\$)	Policy Max
Between 0 and 90 days	120,747,918	49%
Between 90 days and 1 year	92,000,000	38%
Between 1 and 2 years	28,500,000	12%
Between 2 and 5 years	3,000,000	1%
	244,247,918	



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Hornsby Shire Council**Investment Holdings Report - August 2018**

Cash Accounts								
	Face Value (\$)	Current Yield	Institution	Credit Rating	Current Value (\$)			
	30,773,630.38	2.4500%	Westpac Group	AA-	30,773,630.38			
	30,773,630.38	2.4500%			30,773,630.38			
Managed Funds								
	Face Value (\$)	Current Yield	Institution	Credit Rating	Current Value (\$)			
	21,856,207.30	2.1663%	NSW T-Corp (Cash)	Tcc	21,856,207.30			
	21,856,207.30				21,856,207.30			
Term Deposits								
Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Current Value (\$)
2-Jul-18	3-Sep-18	63	51,000,000.00	2.5700%	Bankwest	AA-	51,000,000.00	51,219,048.49
8-Mar-18	12-Sep-18	188	2,000,000.00	2.6000%	National Australia Bank	AA-	2,000,000.00	2,025,216.44
18-Oct-17	18-Sep-18	335	2,000,000.00	2.7500%	Defence Bank	BBB	2,000,000.00	2,047,917.81
27-Sep-17	27-Sep-18	365	2,000,000.00	2.6200%	National Australia Bank	AA-	2,000,000.00	2,048,667.40
1-Nov-17	3-Oct-18	336	1,500,000.00	2.7000%	Defence Bank	BBB	1,500,000.00	1,533,731.51
7-Jun-18	5-Oct-18	120	68,080.00	2.7800%	Westpac Group	AA-	68,080.00	68,525.93
18-Oct-17	17-Oct-18	364	2,000,000.00	2.7500%	Defence Bank	BBB	2,000,000.00	2,047,917.81
19-Jun-18	19-Oct-18	122	50,000.00	2.7900%	Westpac Group	AA-	50,000.00	50,282.82
25-Oct-17	31-Oct-18	371	2,000,000.00	2.7500%	Defence Bank	BBB	2,000,000.00	2,046,863.01
18-Jan-18	14-Nov-18	300	2,500,000.00	2.6100%	Commonwealth Bank of Australia	AA-	2,500,000.00	2,540,401.37
13-Feb-18	14-Nov-18	274	1,000,000.00	2.5500%	Commonwealth Bank of Australia	AA-	1,000,000.00	1,013,972.60
22-Nov-17	28-Nov-18	371	2,000,000.00	2.6500%	Bank of Queensland	BBB+	2,000,000.00	2,041,093.15
6-Dec-17	5-Dec-18	364	2,500,000.00	2.6500%	Bank of Queensland	BBB+	2,500,000.00	2,548,825.34
14-Jun-18	19-Dec-18	188	3,000,000.00	2.8000%	National Australia Bank	AA-	3,000,000.00	3,018,180.82
3-Jan-18	2-Jan-19	364	3,000,000.00	2.6200%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,051,897.53

**ATTACHMENT 2 - ITEM 2**

Hornsby Shire Council**Investment Holdings Report - August 2018****Term Deposits**

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Current Value (\$)
1-Jun-18	9-Jan-19	222	2,000,000.00	2.8200%	Rural Bank	BBB+	2,000,000.00	2,014,215.89
11-Jan-17	11-Jan-19	730	3,000,000.00	3.0000%	Westpac Group	AA-	3,000,000.00	3,057,452.05
16-Jan-18	16-Jan-19	365	3,000,000.00	2.6400%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,049,472.88
16-Apr-18	16-Jan-19	275	2,500,000.00	2.7000%	AMP Bank	A	2,500,000.00	2,525,520.55
18-Jan-17	23-Jan-19	735	3,000,000.00	3.0000%	Westpac Group	AA-	3,000,000.00	3,055,726.03
1-Jun-18	23-Jan-19	236	2,500,000.00	2.8200%	Rural Bank	BBB+	2,500,000.00	2,517,769.86
18-Jan-17	30-Jan-19	742	2,500,000.00	3.0000%	Westpac Group	AA-	2,500,000.00	2,546,438.36
25-Jul-18	30-Jan-19	189	3,000,000.00	2.8000%	Bank of Queensland	BBB+	3,000,000.00	3,008,745.21
31-Jan-18	31-Jan-19	365	2,500,000.00	2.6500%	Commonwealth Bank of Australia	AA-	2,500,000.00	2,538,660.96
25-Jan-17	6-Feb-19	742	2,500,000.00	3.0000%	Westpac Group	AA-	2,500,000.00	2,545,000.00
7-Feb-18	6-Feb-19	364	3,000,000.00	2.6200%	Westpac Group	AA-	3,000,000.00	3,044,360.55
1-Jun-18	13-Feb-19	257	3,000,000.00	2.8200%	Rural Bank	BBB+	3,000,000.00	3,021,323.84
28-Feb-18	20-Feb-19	357	2,000,000.00	2.6100%	Bankwest	AA-	2,000,000.00	2,026,457.53
1-Mar-17	27-Feb-19	728	2,000,000.00	3.0000%	Defence Bank	BBB	2,000,000.00	2,030,246.58
1-Mar-18	27-Feb-19	363	3,000,000.00	2.6300%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,039,774.25
1-Mar-18	28-Feb-19	364	3,000,000.00	2.6300%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,039,774.25
7-Mar-18	7-Mar-19	365	2,500,000.00	2.6500%	Commonwealth Bank of Australia	AA-	2,500,000.00	2,532,308.22
12-Mar-18	12-Mar-19	365	3,000,000.00	2.6600%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,037,823.01
13-Mar-18	13-Mar-19	365	3,000,000.00	2.6700%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,037,745.75
14-Mar-18	14-Mar-19	365	3,000,000.00	2.6600%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,037,385.75
8-Aug-18	3-Apr-19	238	3,000,000.00	2.7700%	Bendigo and Adelaide Bank	BBB+	3,000,000.00	3,005,464.11
25-Jul-18	24-Apr-19	273	3,000,000.00	2.8000%	Bankwest	AA-	3,000,000.00	3,008,745.21
17-May-18	8-May-19	356	2,500,000.00	2.7500%	AMP Bank	A	2,500,000.00	2,520,154.11
22-May-18	15-May-19	358	3,000,000.00	2.8000%	ME Bank	BBB	3,000,000.00	3,023,473.97
17-May-18	19-May-19	367	2,500,000.00	2.7500%	AMP Bank	A	2,500,000.00	2,520,154.11

**ATTACHMENT 2 - ITEM 2**

Hornsby Shire Council**Investment Holdings Report - August 2018****Term Deposits**

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Current Value (\$)
23-May-18	22-May-19	364	2,000,000.00	2.8000%	ME Bank	BBB	2,000,000.00	2,015,495.89
30-May-18	29-May-19	364	3,000,000.00	2.8000%	ME Bank	BBB	3,000,000.00	3,021,632.88
18-Jul-18	17-Jul-19	364	2,500,000.00	2.8500%	AMP Bank	A	2,500,000.00	2,508,784.25
25-Jul-18	24-Jul-19	364	3,000,000.00	2.8300%	Bendigo and Adelaide Bank	BBB+	3,000,000.00	3,008,838.90
30-Aug-18	28-Aug-19	363	5,000,000.00	2.7000%	National Australia Bank	AA-	5,000,000.00	5,000,739.73
11-Oct-17	9-Oct-19	728	2,500,000.00	2.9500%	ING Bank (Australia)	A	2,500,000.00	2,565,667.81
17-Oct-17	17-Oct-19	730	2,000,000.00	2.9800%	ING Bank (Australia)	A	2,000,000.00	2,052,088.77
16-Nov-17	13-Nov-19	727	2,000,000.00	2.9100%	ING Bank (Australia)	A	2,000,000.00	2,046,081.64
21-Nov-17	27-Nov-19	736	3,000,000.00	2.9100%	ING Bank (Australia)	A	3,000,000.00	3,067,926.58
22-Nov-17	27-Nov-19	735	2,000,000.00	2.9100%	ING Bank (Australia)	A	2,000,000.00	2,045,124.93
29-Nov-17	27-Nov-19	728	2,000,000.00	2.9100%	ING Bank (Australia)	A	2,000,000.00	2,044,008.77
13-Dec-17	18-Dec-19	735	3,000,000.00	2.8500%	ING Bank (Australia)	A	3,000,000.00	3,061,372.60
18-Dec-17	18-Dec-19	730	2,000,000.00	2.8700%	ING Bank (Australia)	A	2,000,000.00	2,040,415.89
7-Feb-18	5-Feb-20	728	3,000,000.00	2.9000%	ING Bank (Australia)	A	3,000,000.00	3,049,101.37
28-Feb-18	19-Feb-20	721	2,000,000.00	2.8900%	ING Bank (Australia)	A	2,000,000.00	2,029,295.89
8-Aug-18	12-Aug-20	735	3,000,000.00	3.0000%	Bank of Queensland	BBB+	3,000,000.00	3,005,917.81
15-Aug-18	12-Aug-20	728	2,000,000.00	3.0000%	Bank of Queensland	BBB+	2,000,000.00	2,002,794.52
10-May-18	12-May-21	1098	3,000,000.00	3.2000%	Bank of Queensland	BBB+	3,000,000.00	3,029,983.56
			191,618,080.00	2.7337%			191,618,080.00	193,682,006.85

**ATTACHMENT 2 - ITEM 2**

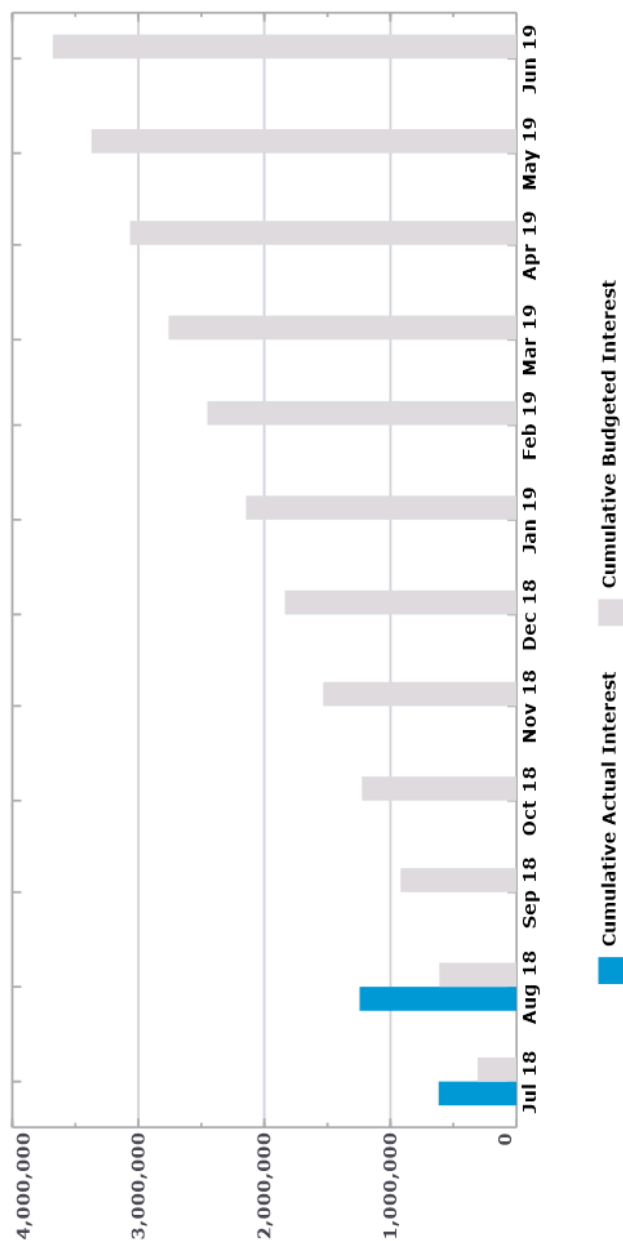
Hornsby Shire Council

Budget vs Actual Income Report - August 2018



Budgeted vs Actual Returns

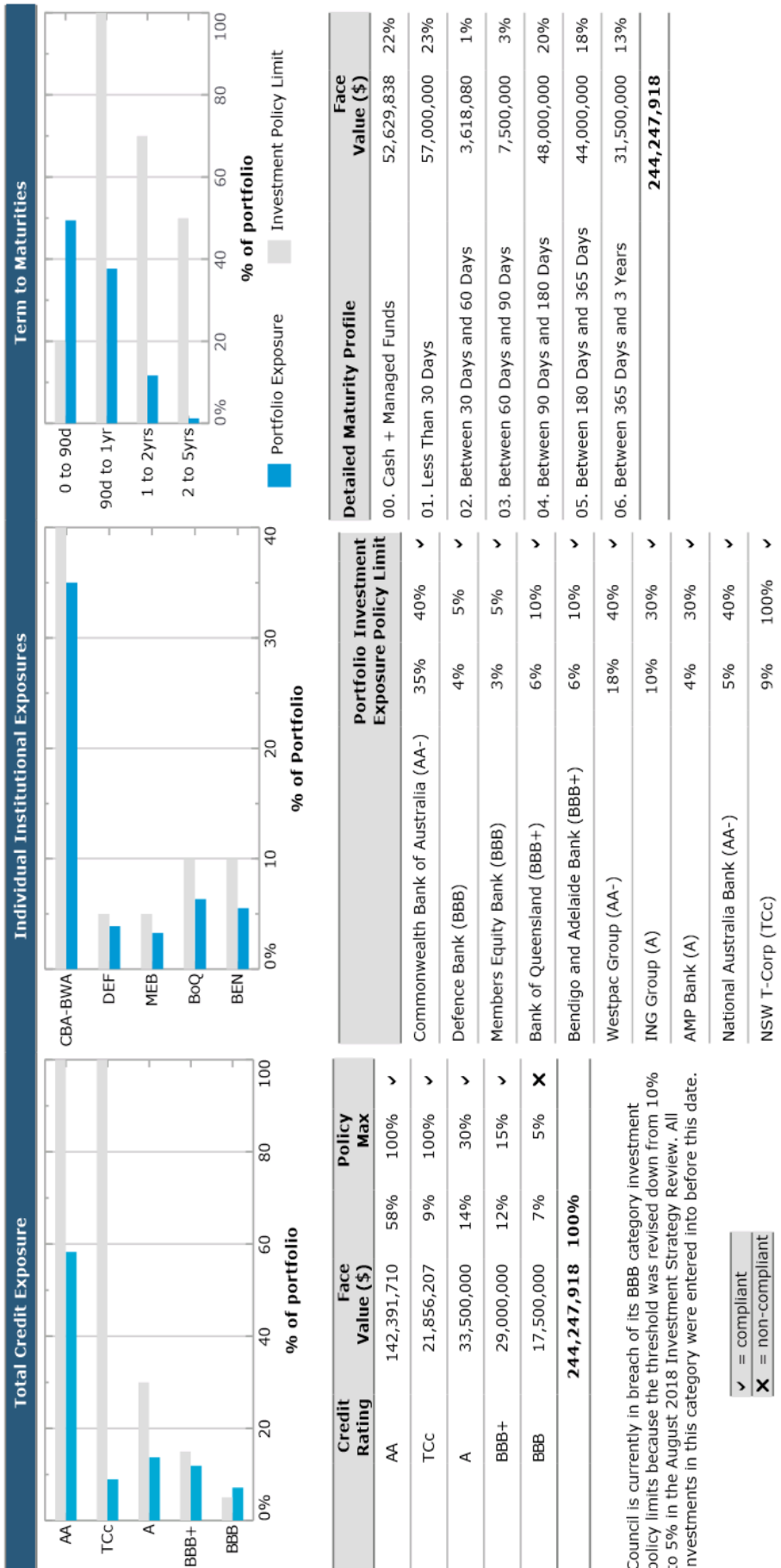
	Cumulative Actual Income	Cumulative Budgeted Income
July 2018	617,105	306,625
August 2018	1,245,770	613,250
Budget Target		3,679,500



ATTACHMENT 2 - ITEM 2

Hornsby Shire Council

Investment Policy Compliance Report - August 2018



ATTACHMENT 2 - ITEM 2

ATTACHMENT/S

REPORT NO. PL25/18

ITEM 3

- 1. AFFORDABLE HOUSING DISCUSSION PAPER -
SEPTEMBER 2018**



ATTACHMENT 1 - ITEM 3

Affordable Housing Discussion Paper

September 2018

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1. Introduction and Purpose

The cost of housing is becoming a significant affliction across Sydney. Access to housing is a critical issue and the increasing lack of availability of affordable housing is affecting social sustainability and community wellbeing.

With house prices increasing and private rental stock dwindling, Hornsby Shire has a high level of need for affordable housing¹. Despite Council's proven track record of responding to State Government housing policy and the preparation of housing strategies to promote an increase in dwelling supply, our housing policy needs to be updated to focus on the type of housing that the Shire needs as it grows – not just in numbers but in diversity that can accommodate the changing needs of households.

The purpose of this discussion paper is to:

1. explore housing affordability as it relates to Hornsby Shire;
2. explore options for local government to assist address housing affordability issues;
3. consider how Hornsby Council can update its housing strategy to encourage the provision of adequate, appropriate and affordable housing;
4. seek feedback from the community to better understand housing affordability concerns; and
5. seek suggestions from the community to help develop an updated housing strategy.

Note: Where possible, 2016 Census data has been used in this paper. Some data from the Centre for Affordable Housing is based on 2011 Census and some data was recorded between 2011 and 2016. Dates are outlined in the report or in the footnotes where relevant.

¹ Centre for Affordable Housing using Census 2011 data and Rent and Sales Report data

2. Context

The issue of affordable housing is important in the context of metropolitan and local planning. One of the ten objectives of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* is the delivery and maintenance of affordable housing. The *EP&A Act* also gives effect to Strategic Planning and the implementation of the State Government's metropolitan and district planning which require improved housing choice, diversity and affordability.

The Greater Sydney Commission's *A Metropolis of Three Cities* provides a framework for future growth and planning within the Greater Sydney Region. It predicts that Greater Sydney will require an additional 725,000 new homes by 2036. The vision of the plan is one of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. One of the goals of the plan is to achieve greater housing choice with a range of housing types that meet our needs and lifestyle, while also delivering more opportunities for affordable housing.

District Plans sit between the State Government plans outlined above and council Local Environmental Plans, to enable metropolitan planning to be put into action at a local level. The North District Plan applies to Hornsby Shire and requires that Council prepare a local housing strategy to create capacity for additional housing in the Shire, deliver housing diversity and affordable rental housing. As part of the North District, the following housing targets apply for Hornsby Shire:

HOUSING TARGETS	North District	Hornsby Shire
5 year target (2016 – 2021)	25,950	4,350
20 year target (2016 – 2036)	97,000	TBC
Affordable Rental Housing	5 to 10% (subject to viability) of new urban renewal or land release developments	

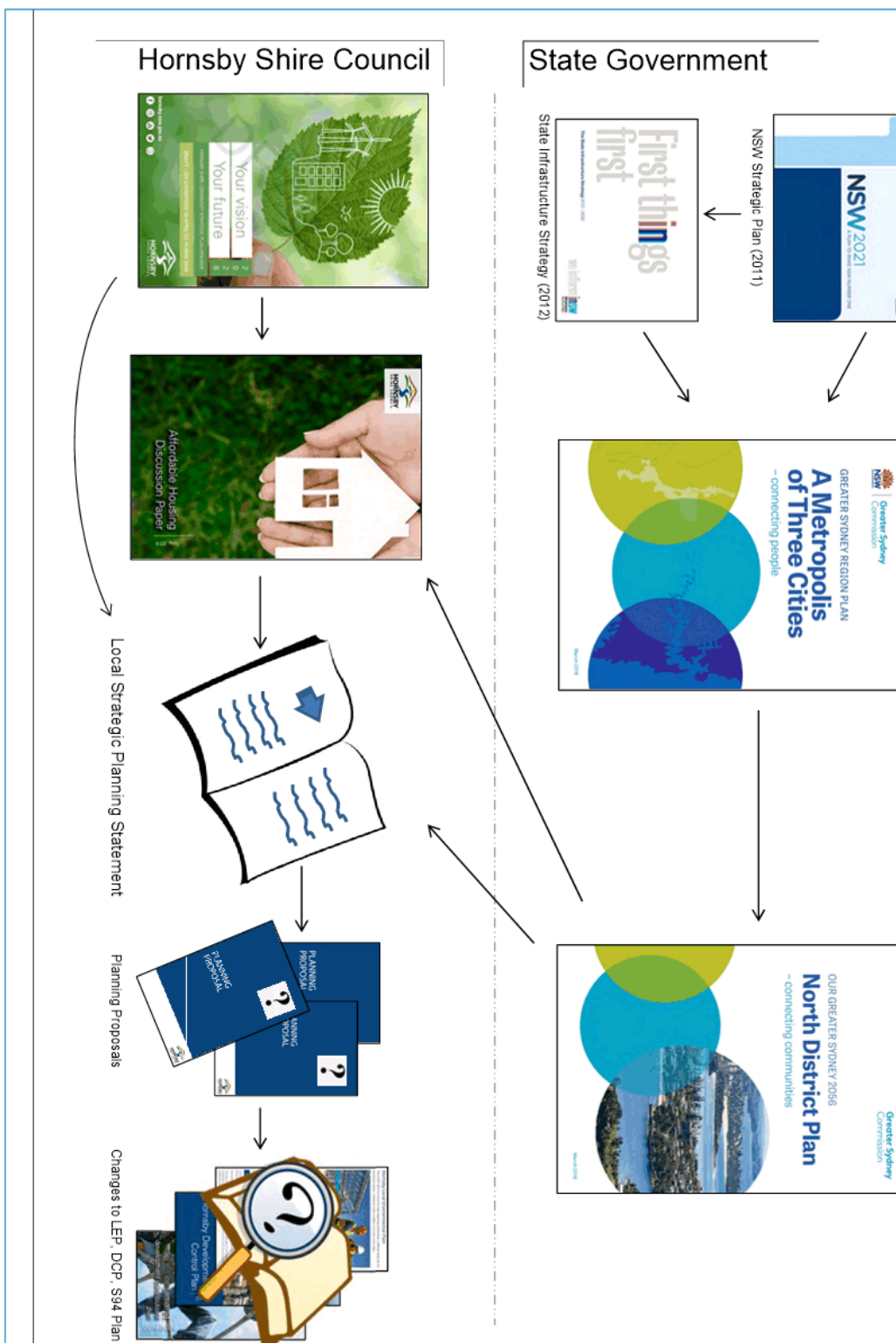
Part 3.8 of the *EP&A Act* requires that Council review the *Hornsby Local Environmental Plan 2013* and amend it through the preparation of planning proposals to give effect to the North District Plan. Among other things, Council's housing policy will need to be updated to provide additional capacity for housing. Part 3.9 of the *EP&A Act* is a new obligation requiring that Council make and prepare a local strategic planning statement. The statement is to be prepared by Council staff, Councillors and the community and will set the vision for land use in the local areas, aligned with metropolitan and district plans and Council's own priorities. This Affordable Housing Discussion Paper will assist in the preparation of Council's local strategic planning statement and the priorities for the type of new dwellings required to achieve improved housing choice, diversity and affordability in meeting our housing obligations.

Council's Community Strategic Plan 2018 - 2028, which identifies the main priorities and aspirations for the future of the Shire, was recently exhibited. It contains an action statement that confirms Council's commitment to "*collaboratively implementing infrastructure, sustainability, livability, productivity and affordability initiatives to ensure our Bushland Shire thrives now and into the future.*"

The flow chart on the following page illustrates the context of this discussion paper.

ATTACHMENT 1 - ITEM 3

Policy Context

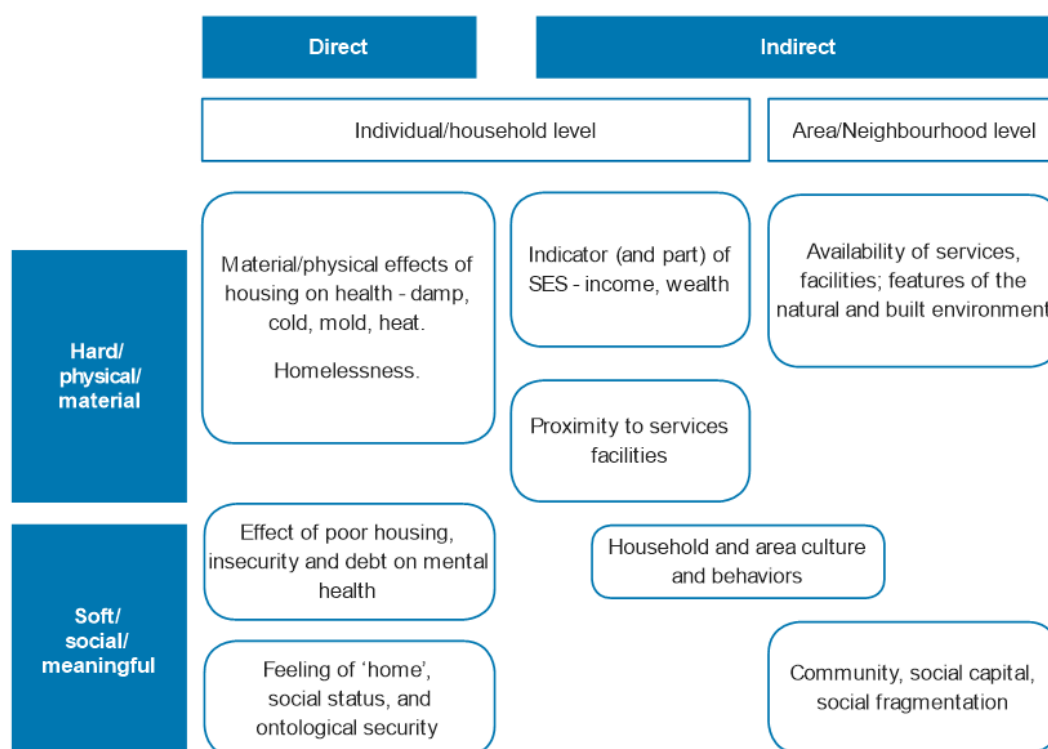


3. What is Affordable Housing?

The term affordable housing refers to housing that is within a household's means to pay and appropriate to their needs in terms of size, form and location.

The means of a household to pay for their housing depends not only on the income of the household but also the cost of appropriate housing. Whether housing meets the needs of a household depends on whether the housing is of reasonable standard and quality, not overcrowded or underutilised, located close to services and jobs that the members of the household travel to and is cost efficient to maintain.

When housing is not affordable it can put households at risk of homelessness, which in turn can lead to increased demand for government services. Households may be forced to relocate and commute further to work which can lead to poor environmental outcomes. Housing insecurity and poor quality housing can also lead to poor physical and mental outcomes².



Source: Shaw, M, *Housing and Public Health* (2004)

The provision of affordable housing is therefore a key issue in planning for population growth.

Local Government can assist in the provision of affordable housing. That is, quality housing in various sizes and locations which meets the changing needs of households and is within their means to pay. This differs from social housing which is subsidised rental housing provided by not for profit or government organisations for households with little to no means to pay.

² Shaw, M *Housing and Public Health* (2004)

3.1 Types of affordable housing problems

Affordability can be or can become an issue for households when their circumstances change across their family lifecycle. The NSW Centre for Affordable Housing lists the following examples of affordability problems which could occur based on the dynamic needs of households in a community:

- A resident retires and needs smaller and more affordable housing that is not available in their community;
- A resident loses their spouse or partner and can no longer afford the rent on the family home;
- Adult children in a local family require independent housing;
- Working households want to start a family but will lose some of their earning potential and capacity to pay for their housing;
- The capacity of a family to pay for their existing housing is reduced through long term illness or disability;
- A lower paid worker obtains employment in the local area but cannot afford to live there; or
- A key worker such as a police officer, a nurse or a child care worker is just starting out in their career.

3.2 Measuring affordability

Affordability is generally measured by the ratio of rent or purchase price to household income. Lower income households who are paying more than 30% of their household income to meet their housing costs are generally considered to be in housing stress³. The table below uses categories provided in the NSW Local Government Housing Kit to define households which are considered to have very low, low or moderate incomes based on a percentage of the Sydney median income.

Income category	Definition	Greater Sydney Median Household Income \$1,750 ⁴
Very low	50% or less of median household income	\$875 or less
Low	50% to 80% of median household income	More than \$875 but less than \$1,400
Moderate	80% to 120% of median household income	More than \$1,400 but less than \$2,100

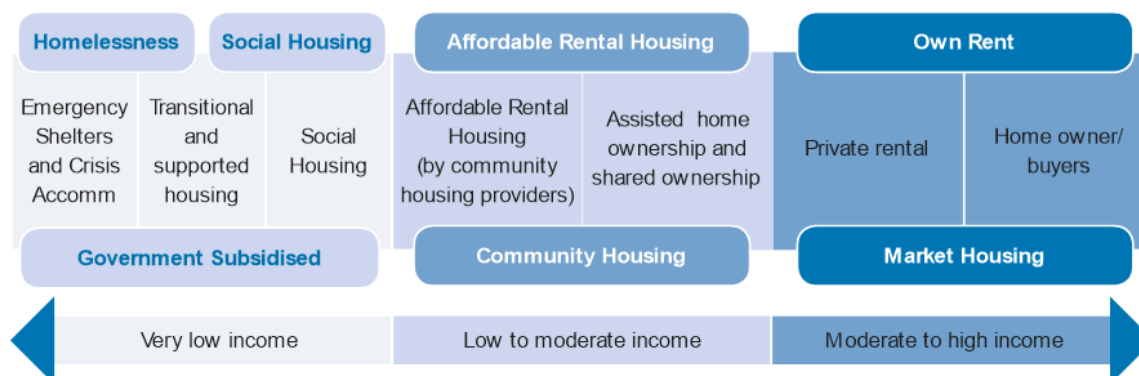
Housing stress is not the only measure of affordability. A low income household may not have housing costs exceeding 30% of their income. However, their residual income may not be adequate to meet other basic household costs, due to other high household costs such as a disability or chronic poor health.

³ National Housing Strategy 1992

⁴ Centre for Affordable Housing 2016 Census data

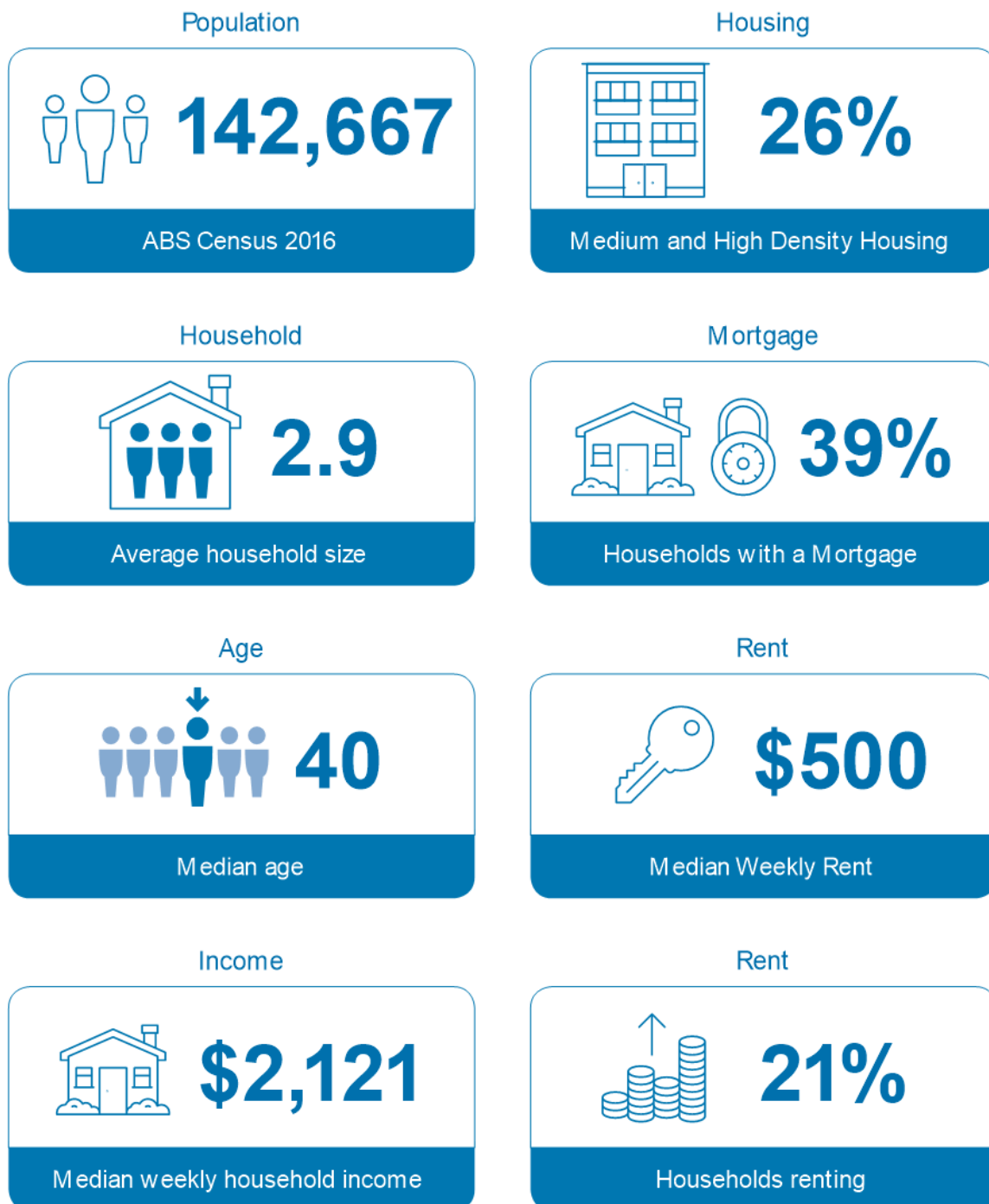
3.3 The Housing Continuum

The housing continuum is a concept used by a number of councils and housing organisations to illustrate the housing needs problem. It highlights the connection between the range of housing tenure, level of assistance available for various housing types and the connection between them. The adaptation of the housing continuum below shows the affordability issue, type of housing, level of government assistance and target group that the types of housing are available to.



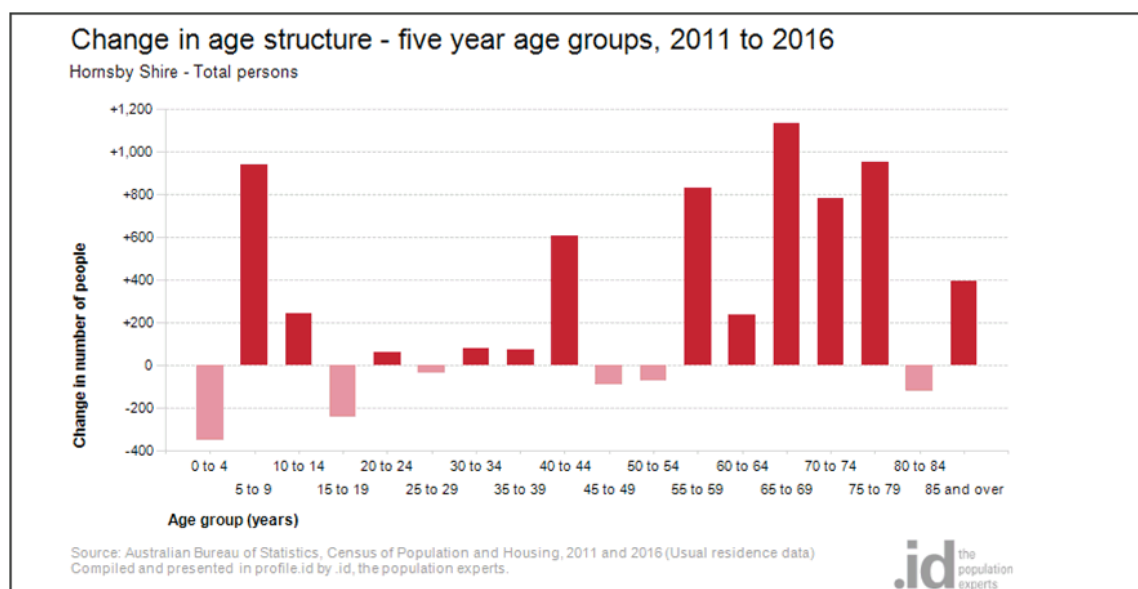
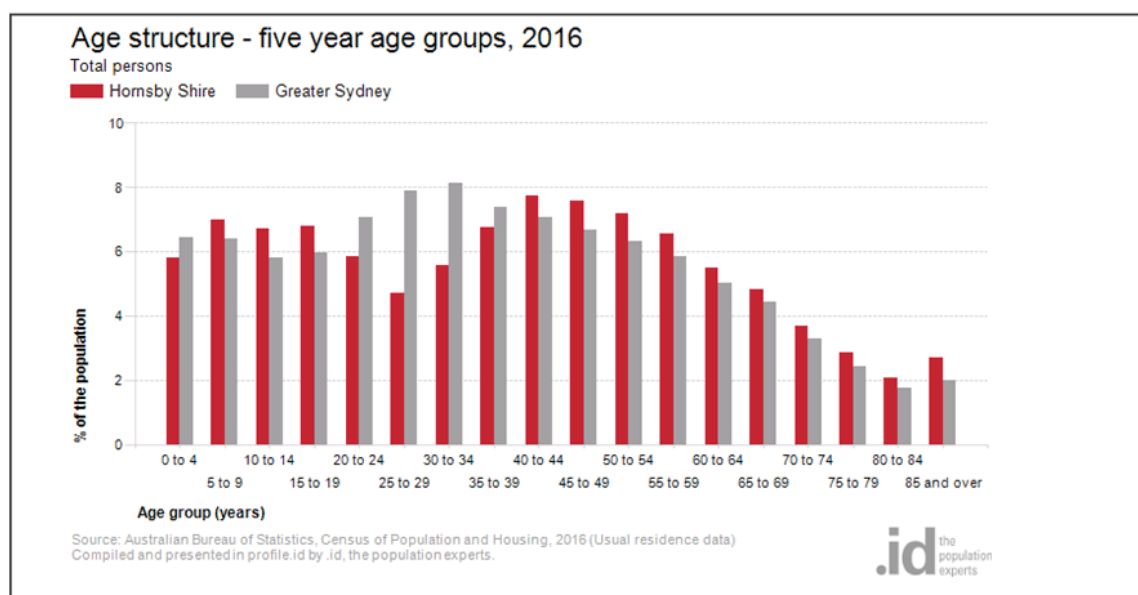
4. Demographics and Housing in Hornsby Shire

4.1 Snapshot of Hornsby Shire



4.2 Living in Hornsby Shire

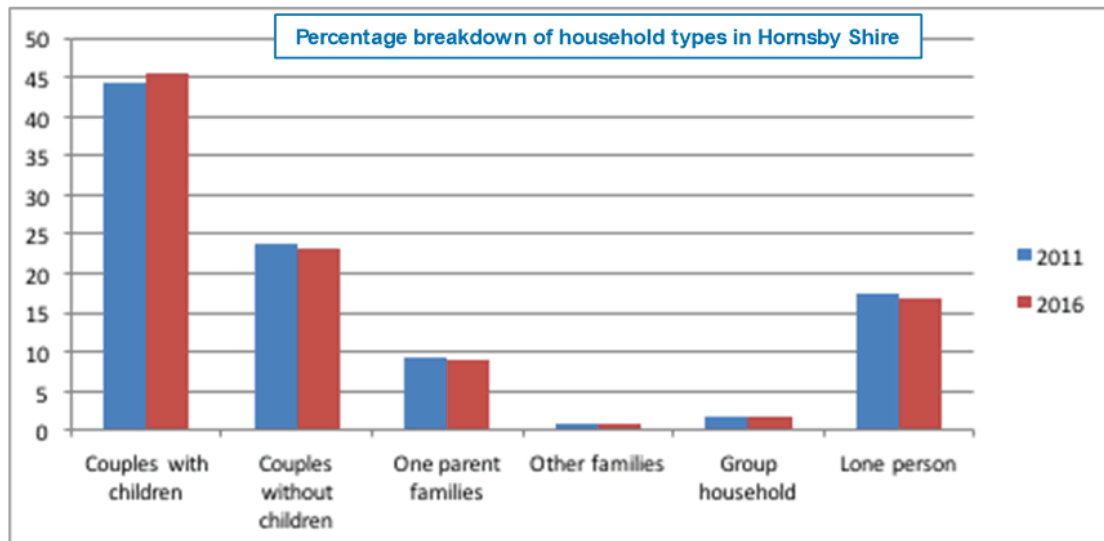
The usual resident population of Hornsby Shire is 142,667⁵. The population of Hornsby Shire is continuing to age, with a lower proportion of preschoolers and a higher proportion of retirees than Greater Sydney in 2016. Hornsby also has a lower proportion of young workforce, parents and home-builders than Greater Sydney⁶. Between 2011 and 2016, the largest increases in age structure occurred in the age groups of 55 and over, with a large increase also in the 5 to 9 age group. The largest decrease occurred in the 0 to 4 age group.



5 ABS 2016 Census

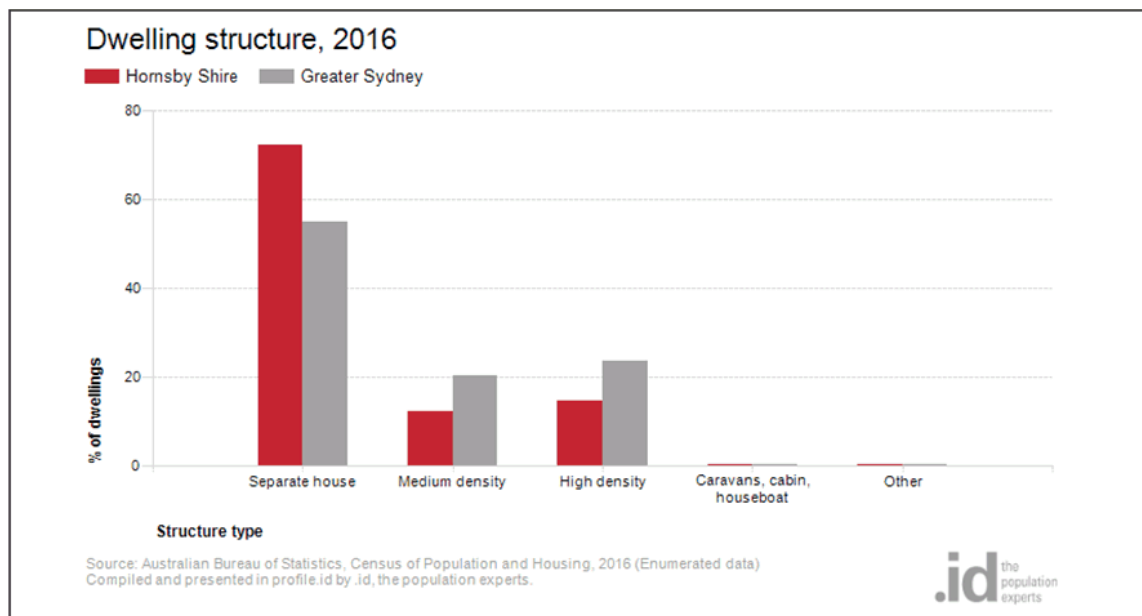
6 Profile ID

Hornsby Shire continues to be dominated by “Couples with children” households, which account for 45% of all households and is higher than Greater Sydney. The number of households in Hornsby Shire increased by 1,267 between 2011 and 2016, with the majority being couples with children households. However, the breakdown of household type within the Shire is virtually unchanged since the 2011 Census.



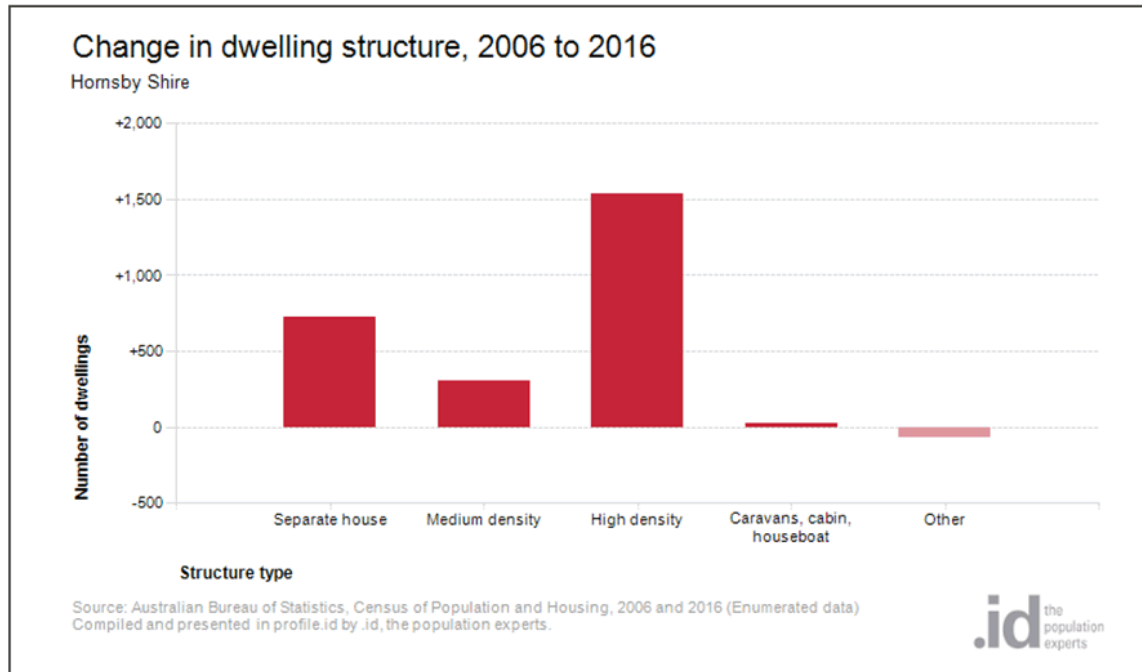
Source: Profile ID

In 2016, 72% of all dwellings were separate houses. Approximately 12% were medium density and 15% were high density dwellings, compared to 20% and 23.5% respectively in Greater Sydney⁷.



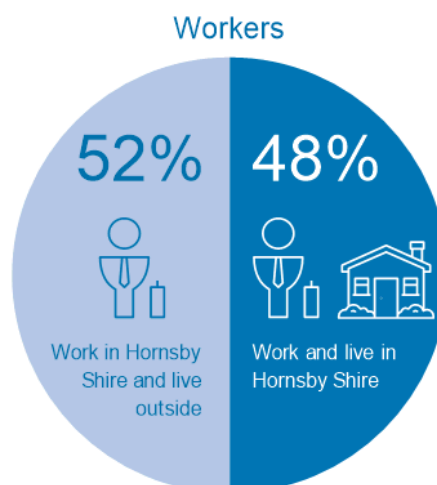
Profile ID

In the ten years between 2006 and 2016, the number of separate houses in Hornsby Shire increased by 721. The number of medium density dwellings increased by 309 and the number of high density dwellings increased by 1,537. This reflects the implementation of Council's Housing Strategy in 2011 which rezoned land for high density dwellings.

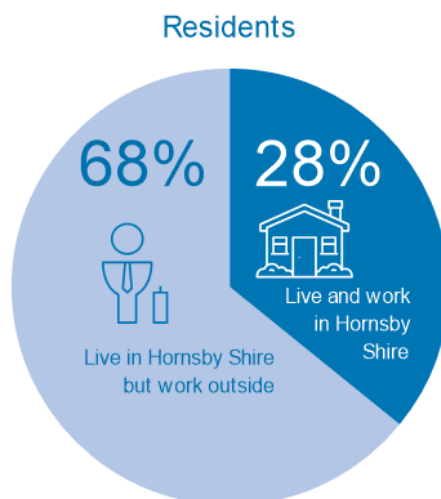


4.3 Working in Hornsby Shire

According to the National Institute of Economic and Industry Research (NIEIR), in 2017 there were 49,262 local jobs in Hornsby Shire. The largest employer is the Health Care and Social Assistance sector (17.1%), followed by Education and Training (13.1%) and Retail Trade (12.2%). Over half of the local workforce (52.5%) lives outside of the Hornsby local government area.



The labour force participation rate in Hornsby Shire as at 2016 is 64.8%, with 74,371 residents over the age of 15 employed. More Hornsby Shire residents worked in Health Care and Social Assistance than in any other industry in 2016. The second highest employment industry for residents of Hornsby Shire was Professional, Scientific and Technical Services. Approximately 68% of the Shire's residents travel outside of the local government area to work and only 28% live and work in the Shire.



Key workers

Key workers provide essential services and are an important part of an area's safety, vitality, sustainability and social diversity. Key workers include teachers, nurses, police, ambulance officers, fire and emergency workers. Key workers are affected by housing affordability as they can be priced out of housing in the communities they service. They may be forced to rent longer or buy further away and face a long commute to work. The lack of affordable housing for key workers also affects businesses in the way of recruitment and retention, which then affects essential services.

A recent study by the University of Sydney on key worker housing affordability in Sydney confirms that high house prices and rents are pushing key workers out of the LGAs in which they serve.⁸ There are very few LGAs in Greater Sydney where the ratio of median purchase price to median key worker income is less than 5:1.

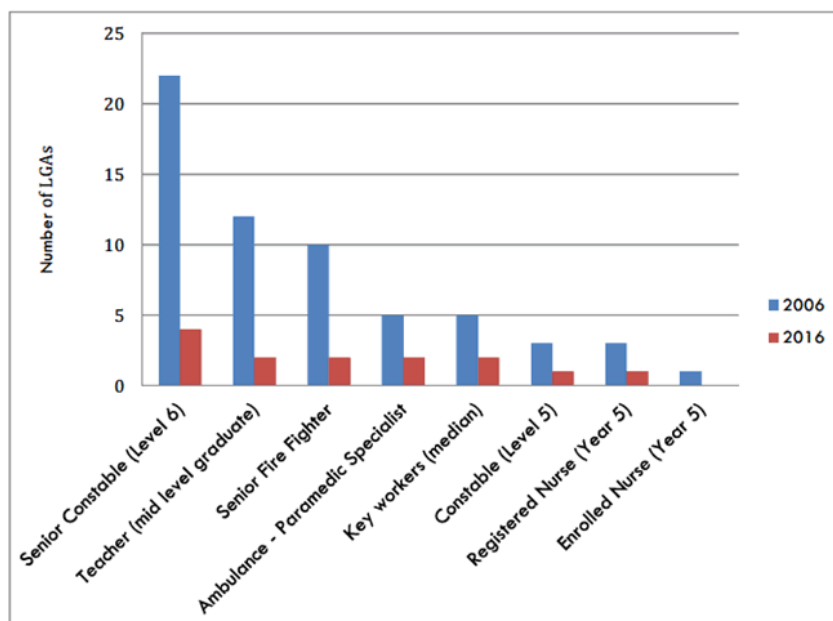
The same study found that North Sydney and Hornsby Shire had a net loss of 1.8% of key worker population in the 10 years between 2006 and 2016. In Hornsby Shire in 2011, the median house price was 9.5 times the earnings of a key worker.⁹ In 2018 this is closer to 16 times the earnings of a key worker.



Source: <https://www.tmbank.com.au/~media/community/news/pdf/2018/key-worker-housing-affordability-in-sydney.ashx>

⁸ Gurrán, N, Gilbert, C, Zhang, Y, Phibbs, P. 2018 "Key workers housing affordability in Sydney"

⁹ Bankwest 3rd Key Worker Housing Affordability Report 2011



Source: Gurran, N, Gilbert, C, Zhang, Y, Phibbs, P 2018 "Key workers housing affordability in Sydney"

4.4 Ageing in Hornsby Shire

Hornsby Shire has a higher proportion of retirees than Greater Sydney¹⁰. The largest changes in age structure were increases in the age groups between 65 and 74. According to census data there were 3,872 persons aged 85 years and over living in the Shire in 2016, representing a higher proportion of the population than Greater Sydney.

Along with an ageing population there has also been a change in housing patterns. Home ownership is in decline and more people are retiring with a mortgage or living in long-term private rental with ever-increasing rents and the threat of eviction¹¹.

There are 4,299 older (65+) lone person households in Hornsby Shire in 2016¹². There is a lack of housing for older people suitable for ageing in place, connected to their community and service infrastructure.

4.5 Affordability in Hornsby Shire

Key 2011 census data reveals that Hornsby Local Government Area has a high level of need for affordable rental housing¹³. An indicator of the unmet demand in the North District Subregion is the 1,602 homeless people recorded in the 2011 census. Almost 20% (282) of those people are homeless within the Hornsby LGA.

The Centre for Affordable Housing has calculated that 69% of very low, low and moderate income households that were renting in Hornsby Shire in 2011 were in rental stress.

¹⁰ <http://profile.id.com.au/hornsby/service-age-groups>

¹¹ https://www.older tenants.org.au/sites/default/files/older_persons_housing_strategy_nov_2016.pdf

¹² <http://profile.id.com.au/hornsby/households-without-children>

¹³ NSW Centre for Affordable Housing

Number of LGAs with median house price to median key worker income ratio of 5:1 or less

RENTAL STRESS	Very Low Income Households	Low Income Households	Moderate Income Households	Total
Households in rental stress	97% (1,483)	78% (1,176)	43% (908)	69% (3,567)
Households renting	1,534	1,514	2,126	5,174

Source: 2011 Census Special Tables

The Centre for Affordable Housing has calculated that 55% of very low, low and moderate income households with mortgages in Hornsby Shire in 2011 were in home purchase stress.

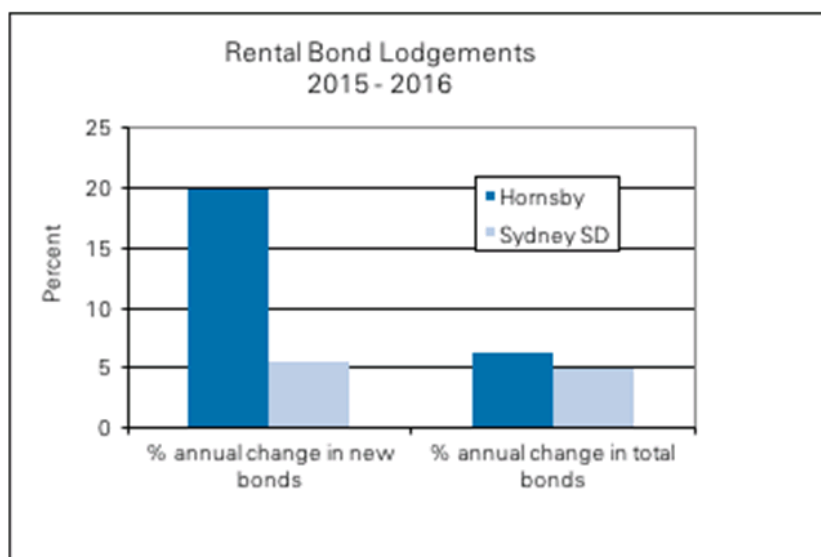
PURCHASE STRESS	Very Low Income Households	Low Income Households	Moderate Income Households	Total
Households in purchase stress	78% (1,043)	62% (1,196)	44% (1,730)	55% (3,969)
Households with mortgages	1,336	1,920	3,952	7,208

Source: 2011 Census Special Table

4.6 Affordable rental stock in Hornsby Shire

Family and Community Services (FACS) calculates that all local government areas within the North District experienced a significant loss of affordable rental housing in the period between 2006 and 2013. Based on the number of new private rental bonds lodged between 2006 and 2013, Hornsby had a 70% reduction in the number of affordable rental properties available to low income households¹⁴.

Since 2013, a number of new units have been built across the Shire. Although these produced an increase in new rental bonds lodged over the year 2015 – 2016, the overall increase in new rental bonds is low. Over a five year time period from 2011 to 2016 the proportion of rental housing increased by only 1.4%.



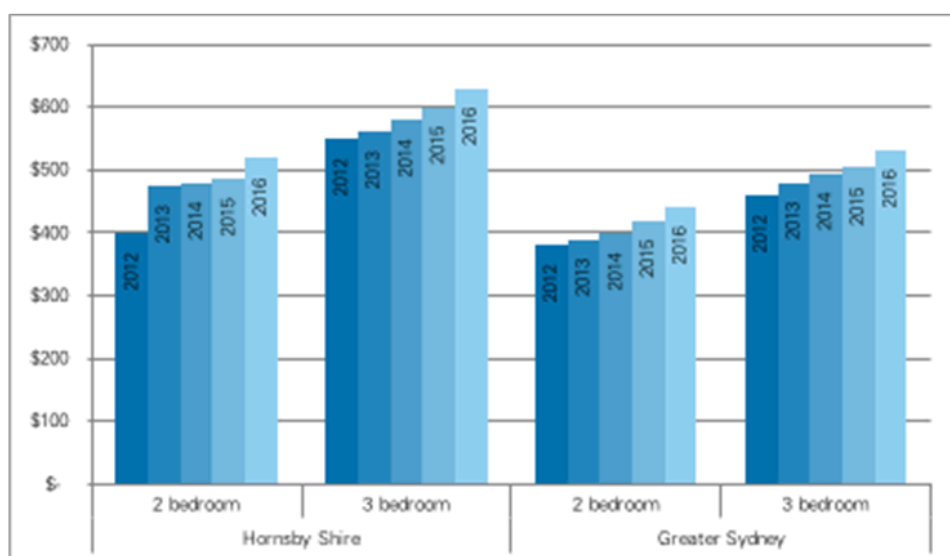
Source: Rental Bond Board (RBB) Data June 16 & June 15 Quarters

¹⁴ NSW Family and Community Services North Subregion Snapshot

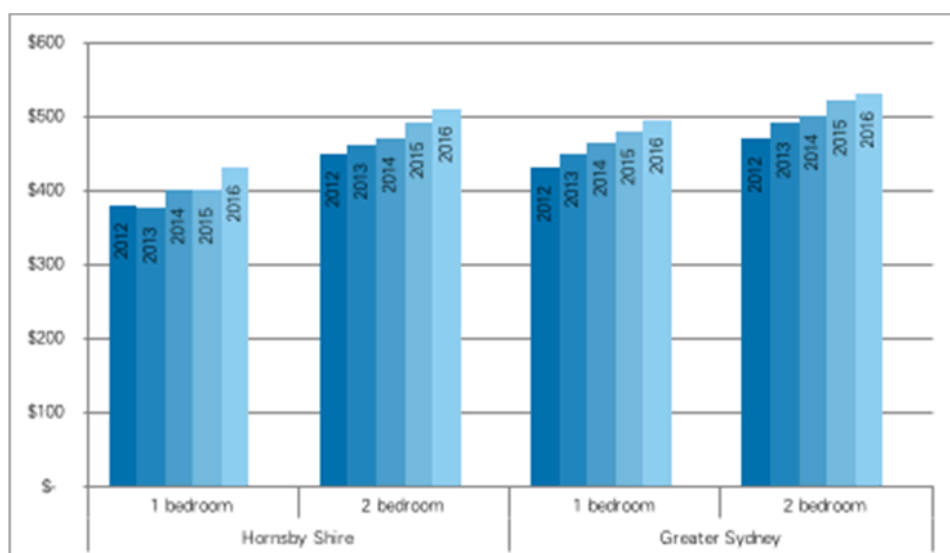
A vacancy rate of 3% is regarded as representing a balance between supply and demand¹⁵. As at February 2018, the average vacancy rate for Outer Ring Sydney (which includes Hornsby) was 2.3%¹⁶. This data indicates a shortage of supply in private rental accommodation in Hornsby and in Sydney generally.

The charts below show the change in median rents in Hornsby and Greater Sydney for houses and units by number of bedrooms in the five years between 2012 and 2016.

Median Rent – Houses



Median Rent - Units



Source: Department of Family and Community Services Rent and Sales Report Issue 118

¹⁵ NSW Centre for Affordable Housing

¹⁶ REINSW Vacancy Rate Survey Results February 2018

Rents for 3 bedroom houses in Hornsby have increased from \$550 in 2012 to \$630 in 2016 and are higher than median rents in Greater Sydney. Rents for 2 bedroom units in Hornsby have increased from \$450 in 2012 to \$510 in 2016 and are consistent with median rents in Greater Sydney.

Median household income has increased relative to rental increases across Sydney, meaning the ratio of rent to income has remained stable for moderate income earners¹⁷.

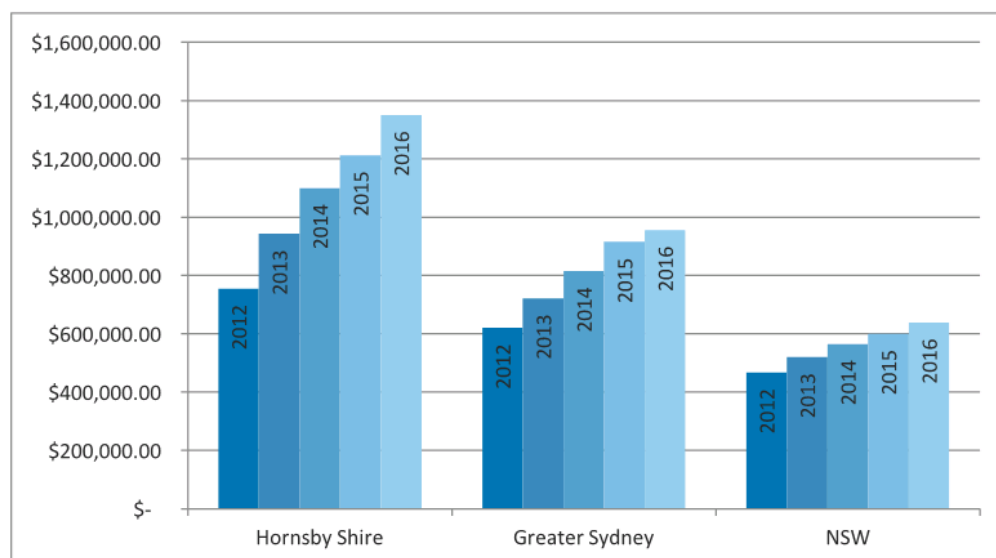
However, as at June 2014, there was just 2% of private rental stock that was affordable for very low income earners in Hornsby and 6.2% for low income earners¹⁸.

4.7 Affordable purchase stock in Hornsby Shire

FACS calculates that purchase affordability for very low income households in the North District has been at close to 0% in most local government areas for the last 12 years. For low income households purchase affordability in Hornsby is only marginally better at 0.2%. Affordability for moderate income households to purchase in Hornsby is 3.5%, well below the average for Greater Sydney of 17.4% at June 2014.

The tables below show the change in median sales price in Hornsby Shire, Greater Sydney and NSW in the five years between 2012 and 2016.

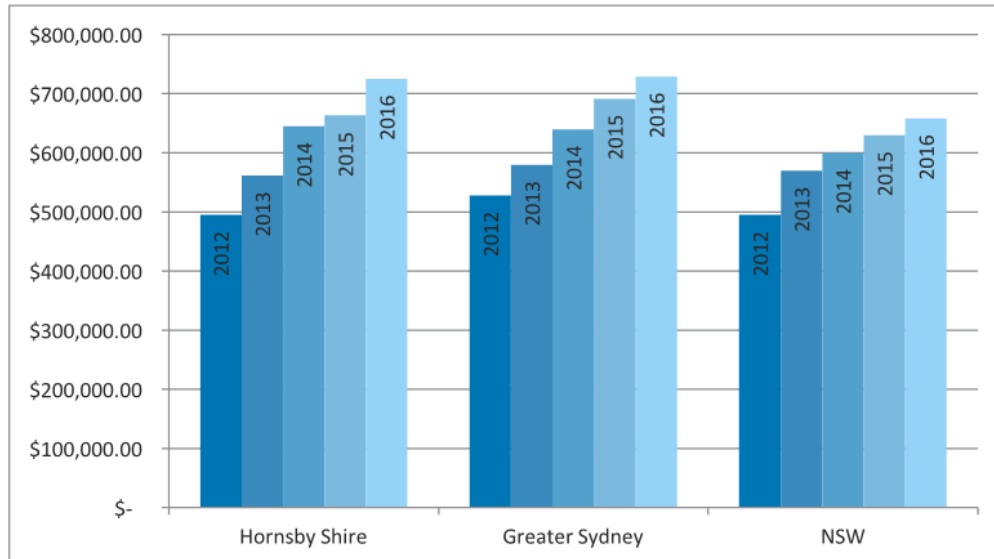
Median Sales Price – Houses



¹⁷ Peter Abelson – Presentation to Local Government NSW Association 24 May 2017

¹⁸ NSW Family and Community Services North Subregion Snapshot

Median Sales Price - Units



Source: Department of Family and Community Services Rent and Sales Report Issue 118

The median house price in Hornsby has increased from \$755,000 in 2012 to \$1.35M in 2016, an increase of 79%. The median unit price in Hornsby has increased from \$495,000 in 2012 to \$725,000 in 2016, an increase of 46%. These increases have been exponentially higher than the rise in median income.

5. State and Federal Government Roles

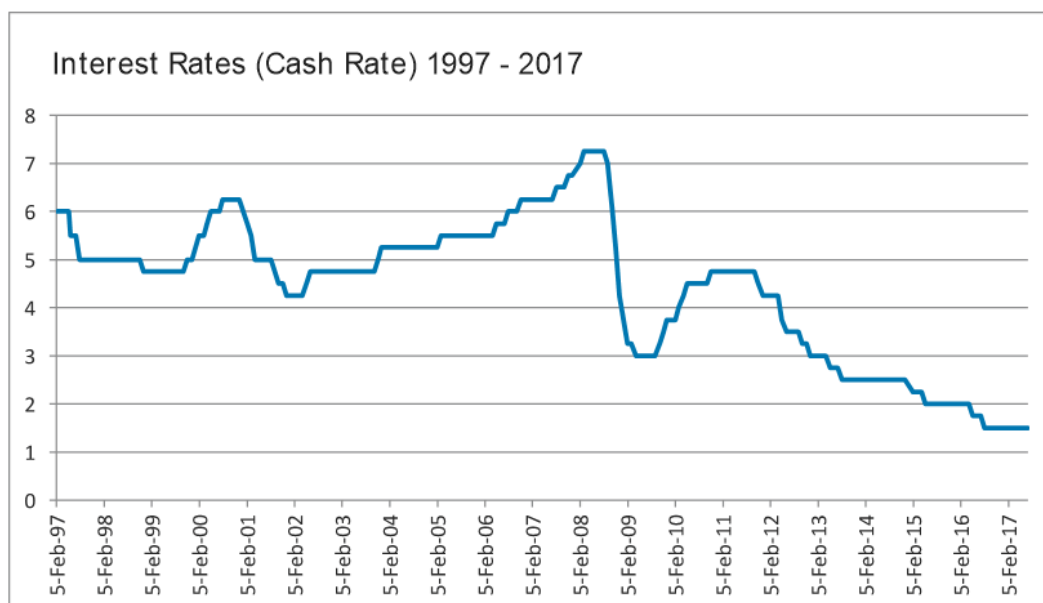
The State and Federal Governments play a large role in influencing the housing market through fiscal and monetary policy, which in turn impacts on housing affordability. Fiscal policy shapes the market and affects housing supply and costs. Planning policy impacts development outcomes and housing growth. Despite (and sometimes due to) these policies, State and Federal assistance is critical in providing monetary relief to make housing available to those in need.

5.1 Influences on affordable housing

Government policies which influence the housing market include:

Interest Rates

In Australia, interest rate decisions are made by the Reserve Bank of Australia's Board. The official interest rate is the cash rate¹⁹. As a response to the global financial crisis, official interest rates (and therefore bank borrowing rates) are at historically low levels.

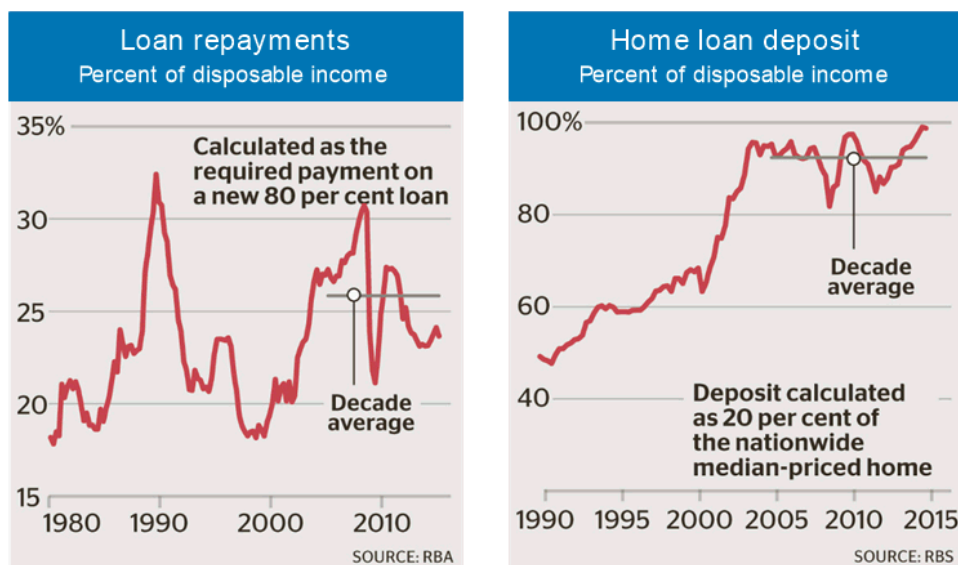


Source: Based on information from <http://www.rba.gov.au/statistics/cash-rate/>

¹⁹ [Tradingeconomics.com/Australia/interest-rate](http://tradingeconomics.com/Australia/interest-rate)

Low interest rates have driven up housing prices as it makes the repayments on mortgages more affordable even at higher purchase prices. Repayments on new housing loans as a percentage of household disposable income are below the 26% average of the past decade²⁰.

Instead, the key constraint to home ownership due to low interest rates and rising house prices is the deposit hurdle. A 20% deposit on a median priced house is worth an entire year of an average household's disposable income, higher than the average of the past decade.



Source: Sydney Morning Herald²¹

Negative Gearing

The Federal Government administers a negative gearing policy which allows property investors to claim a loss on an investment property as a tax deduction. This policy encourages investors into the housing market. There are arguments that this pushes up house prices and has led to an increase in the number of homes sitting vacant²². There are alternate arguments that encouraging investment properties is vital to increasing the supply of rental housing.

Stamp Duty - First Homebuyers Assistance Scheme

The NSW Government administers a stamp duty tax which is charged on the sale or transfer of property. Stamp duty for first homebuyers of new and existing homes up to \$650,000 is currently exempt and there are concessions on stamp duty for homes valued between \$650,000 and \$800,000. This potentially lifts one hurdle to home ownership. However, the Property Council of NSW indicates that traditionally any assistance by Government has been perceived by some to increase the cost of houses which would have an adverse effect on the housing market²³.

Greater Sydney Region Plan - A Metropolis of Three Cities

The State Government's Greater Sydney Region Plan promotes more affordable housing in areas close to friends and family, workplaces and schools, public transport, shops and services, along with more options for types of homes available during different life stages.

The supporting District Plans outline housing targets and affordable rental housing targets to be met by local council strategies to increase housing supply.

²⁰ Sydney Morning Herald - The five charts that prove there is a housing affordability crisis (17 April 2017)

²¹ Sydney Morning Herald - The five charts that prove there is a housing affordability crisis (17 April 2017)

²² Sydney Morning Herald - A million homes left empty across the country (18 July 2017)

²³ SBS News Article: <http://www.sbs.com.au/news/article/2017/06/01/pointless-or-helpful-nsws-first-home-buyer-stamp-duty-sweetener-gets-mixed>

Affordable Rental Housing State Environmental Planning Policy 2009

The NSW Government introduced the Affordable Rental Housing State Environmental Planning Policy (SEPP) in 2009 to increase the supply and diversity of affordable rental and social housing in the state. It offers development incentives if a portion of the development is rented as affordable housing through a community housing provider. It also permits boarding houses and secondary dwellings in residential zones.

State Environmental Planning Policy 70 Affordable Housing

SEPP 70 Affordable Housing (Revised Schemes) provides local councils with a mechanism to levy an affordable housing contribution to certain developments. It identifies local government areas where there is a need for affordable housing in the area, which then permits a council to impose a condition on a development application under Section 94(f) requiring the dedication of land or the payment of money to be used for the purpose of affordable housing. Currently, the SEPP identifies that there is a need for affordable housing in the following local government areas:

- City of Sydney
- City of Willoughby
- Leichhardt

City of Sydney has applied an affordable housing contribution under SEPP 70 to 11 developments across Green Square and Pyrmont-Ultimo, which have delivered over \$23 Million in contributions which have been passed on to City West Housing, a not for profit affordable rental housing provider. City West Housing will use the funds to support and construct additional affordable housing units in the City of Sydney.

The Department of Planning and Environment has recently proposed to expand SEPP 70 to five additional Council areas, Randwick, Inner West, Northern Beaches, City of Ryde and City of Canada Bay.

Affordable Housing Taskforce

The Government established an Affordable Housing Taskforce in 2011. The taskforce has provided advice to the government on options for facilitating the delivery of affordable housing.

Draft Medium Density Guide and Housing Code

The State Government has identified the need for an increase in the supply and quality of low rise medium density development and has now released a Low Rise Medium Density Housing Code effective from 6 July 2018. The new Code will allow assessment of medium density development, including dual occupancies, townhouses, terraces and manor homes, as complying development. The new Code is supported by the Low Rise Medium Density Design Guide to ensure a consistent approach to the design and delivery of quality medium density housing. The aim is to make approvals for these housing types faster and more straightforward, providing greater housing supply and choice including more affordable housing.

Housing Supply Association

The State Government has supported the launch of the Housing Supply Association, a not-for profit organisation which represents developers, builders and professional service providers. The Association aims to assist Government address the housing supply crisis through constructive dialogue and input into policy formulation. It also plans to assist in the development of affordable rental stock and important purchase opportunities for key workers, people with a disability and medically discharged returned service personnel.

5.2 Assistance with affordable housing

Traditionally the State and Federal governments have been responsible for providing financial and housing assistance to people on very low incomes, particularly those with special needs. The following financial assistance or grants programs are currently offered:

Commonwealth Rent Assistance

Rent Assistance is a non-taxable income supplement payable to pensioners and other eligible people who rent in the private or community housing rental markets. Rent assistance payments vary according to family situation and number of children. To be eligible, a person must qualify for an eligible social security payment, service pension or income support supplement.

National Affordable Housing Agreement

This is an agreement by the Council of Australian Governments that commenced in 2009, aiming to ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation. The agreement has provided \$9 billion worth of housing assistance to low and middle income Australians but is due to end this year amid speculation that its benchmarks have not been met in terms of increasing social housing and reducing homelessness.

National Rental Affordability Scheme

The National Rental Affordability Scheme commenced in 2008. It aims to increase the supply of new and affordable rental dwellings by providing an annual financial incentive to housing providers for up to ten years where affordable rental dwellings are provided at least 20 per cent below market rates. However, there are no further application rounds planned for the scheme.

National Partnership Agreement on Homelessness

This agreement commenced in July 2015. The Federal Government agreed to provide \$230 million over two years, 2015-2017, match by states and territories, to fund frontline homelessness services. Priority is given to women and children experiencing family violence and homeless youth.

Social Housing

Social housing is rental housing provided by not-for-profit, non-government or government organisations to assist people who are unable to access suitable accommodation in the private rental market. The NSW Department of Family and Community Services estimates that there are 144,000 social housing properties across NSW. There are 59,000 households on the NSW social housing waiting list.

Rentstart

Rentstart is a NSW Government initiative which provides financial assistance in setting up or maintaining a tenancy in the private rental market. Assistance can include a bond loan, advance rent, help with moving out of public housing, short term support for people facing eviction or homelessness.

homeownership.gov.au

Most government assistance is based around affordable rental housing. However, the Australian Government has introduced a series of measures to help first homebuyers and downsizers. The First Home Super Saver Scheme allows voluntary contributions to superannuation which can go towards the purchase of a first home. The downsizer measure offers incentives for those ready to downsize by allowing a contributions of up to \$300,000 from the proceeds of selling their home into their superannuation.

Tell Council...

1. Are there other influences on housing affordability?
2. What is your experience with Federal and State Government housing assistance?



6. Local Government Role

Local government, particularly through the land use planning process, can promote better housing outcomes for their communities and assist with housing supply. Due to predicted substantial population growth, councils are being pushed to ensure long term housing provision and affordability.

Research by the Reserve Bank indicates that zoning and council restrictions on housing density within their LGAs is pushing up prices by up to 40% in Sydney and Melbourne in suburbs where there is scarce land available²⁴. The research suggests that resistance to rezonings for higher densities has added a 'shadow price' to areas which allow for such densities²⁵.

The State Government's North District Plan outlines a 5 year target of 4,350 dwellings for Hornsby Council. Council is well placed to meet the target based on current housing policy. However, as outlined in the North District Plan, achievement of the target requires a focus on the type of housing that the Shire needs as it grows – not just in numbers but in diversity that can accommodate the changing needs of households.

6.1 Current Housing policy

Council is proactive in preparing housing strategies and policies that encourage new dwellings to help address population growth and plan for our Shire's future. Council has a proven track record of responding to State Government directives around long term housing provision and affordability.

The Shire's first comprehensive housing strategy in 1994 included a range of new housing initiatives to meet the State Government's urban consolidation requirements and local community expectations. Two precincts were rezoned for high density multi-unit housing adjacent to the Hornsby Town Centre. The subsequent 1998 Housing Strategy involved the rezoning of eight precincts from Berowra to Epping to allow medium and high-density multi-unit housing to further accommodate the Shire's growing population.

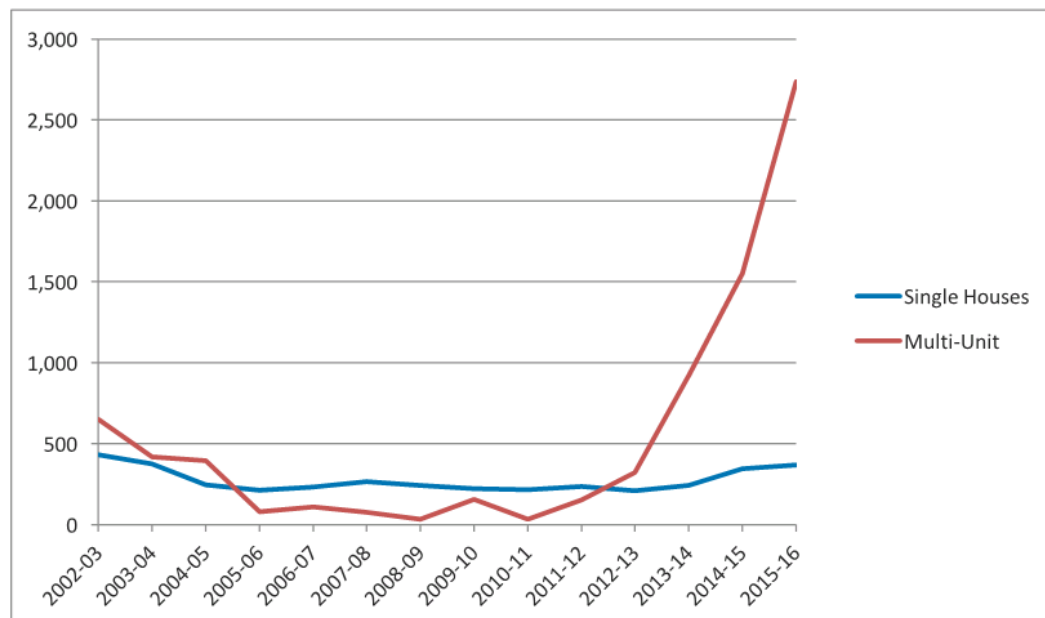
Council's most recent Housing Strategy (2011) rezoned additional precincts across the Shire for medium and high density housing, mainly in the form of 5 storey residential flat buildings. A review of development applications and take-up rates indicate that approximately 7,000 new multi unit dwellings will be constructed by 2024²⁶. However, this figure will decrease due to the boundary adjustment which amalgamated the area south of the M2 freeway (Carlingford and Epping) into Parramatta Council area.

The table below shows the increase in multi-unit housing development since 2011. With approvals for single houses remaining steady, the table indicates a possible change in dwelling structure in the Shire in the future.

²⁴ Sydney Morning Herald - Homebuyers are paying a heavy price for zoning restrictions: Reserve Bank

²⁵ Reserve Bank of Australia RDP 2018-03 The Effect of Zoning on Housing Prices

²⁶ Hornsby Shire Section 94 Development Contributions Plan 2014-2024

Building approvals in Hornsby Shire 2011-2016

Source: ABS Building Approvals

Through its planning controls Council currently addresses affordable housing through the following:

- Preparation of housing strategies to rezone land and increase supply;
- Increase the proportion of multi-unit dwellings;
- Encourage apartments in areas which otherwise lack opportunities for downsizing;
- Mandate a mix of one, two and three bedroom units in apartment developments; and
- Encourage adaptable housing and universal design.

6.2 What other Councils are doing

6.2.1 City of Sydney

Planning

City of Sydney levies for affordable housing under SEPP 70 within the areas of Ultimo/Pymont, Green Square and an area known as the Southern Employment Lands (Alexandria). The money is collected in a trust and passed on to the City West Housing Company, which uses the funds for the purchase of land and the construction of affordable housing within the specified areas. The three affordable housing programs are structured as follows:

1. Ultimo/Pymont, introduced in 1996, which requires 0.8 percent of residential floor area and 1.1 percent of commercial floor area to be provided as affordable housing;
2. Green Square urban renewal area (Green Square), introduced in 1999, which requires 3 percent of residential floor area and one percent of commercial floor area be provided as affordable housing; and
3. Southern Employment Lands, introduced in 2015, which requires three percent of residential floor area and one per-

cent of commercial floor space to be provided as affordable housing.

In July 2018, a total of 835 affordable housing dwellings were located in the City of Sydney Local Government Area with an additional 586 in the development pipeline announced. The majority of existing affordable housing dwellings in the City of Sydney have been built and are managed by City West Housing, which is currently the beneficiary of monetary contributions made under the Green Square and Ultimo/Pymont programs.

Source: City of Sydney

Facilitation

City of Sydney dedicates or subsidises the sale of land by passing on monetary contributions made under the affordable housing programs to the community housing sector for the construction of affordable housing.

Case Study - The Platform Apartments, North Eveleigh

The Platform Apartments were the first residential building planned for the North Eveleigh precinct by registered community housing provider City West Housing. The building was designed by Architectus and constructed by Richard Crookes Constructions in 2015 at a cost of \$25.6m. The 7 storey building comprises 88 affordable rental housing apartments (5 x 3 bed units, 36 x 2 bed units and 47 x 1 bed units) for inner city key workers on low and very low incomes.

Eligibility for tenancy within an affordable housing apartment is based on the following criteria:

1. Income - pre-tax household incomes must sit within certain bands and the % of household income paid toward market rent must be higher than those nominated by City West Housing.
2. Local Connection - applicants must live in the City of Sydney Local Government Area.
3. Housing Need - applicants must be living in housing which is unsuitable or inadequate for their needs.
4. Financial Circumstances - applicants must not own assets or property, or have savings, shares or investments which could reasonably be expected to be used to solve their housing needs.
5. Residency - Permanent Australian residents only.

Source: City West Housing - 'Who can apply for housing with City West Housing' [website](#)



The Platform Apartments
Source: Richard Crooke Constructions



Communal open space and landscaping
Source: Richard Crooke Constructions

6.2.2 Inner West Council

Planning

Inner West Council has found that the strata area of apartments is a relevant factor in cost and affordable housing. In response, it sets out a percentage requirement of apartments which are studio, one or two bedroom apartments with a cap on the strata area, including parking.

The Council is looking to share the land value uplift resulting from major rezonings between the community in the form of affordable housing and developers. To do so, Council will enter into planning agreements with developers which are legal documents that outline what the developer has agreed to provide or fund. Council is also seeking amendments to SEPP 70 to allow for monetary contributions.

6.2.3 Randwick City Council

Planning

Randwick City Council has submitted a Planning Proposal to the State Government which promotes sustainable growth in housing and employment in Kensington and Kingsford Town Centres. The Planning Proposal involves the introduction of a new clause in the Randwick Local Environmental Plan to levy for affordable housing under SEPP 70. This is on the basis that the Council has received in principle support from the Minister for Planning to amend SEPP 70 to include Randwick as an area in need of affordable housing.

Facilitation

Randwick City Council has its own affordable rental housing program. To generate a supply of affordable housing units, Council enters into negotiation with developers with a percentage of development yield transferred to Council ownership. Council retains ownership of the rental dwellings and appoints a housing association to assume the role of landlord. The program is designed to be cost neutral and self-sustaining.

Randwick City Council supplied Council-owned land at Maroubra for the joint venture development of an 8 unit affordable housing development comprising four two-bedroom units and four one-bedroom units. Developed by Community Housing Ltd, the tenants pay anywhere between 60-75% of the market rent or up to 30% of their income whichever is applicable.

6.2.4 City of Parramatta

Planning

City of Parramatta uses Voluntary Planning Agreements to negotiate affordable housing provision.

Facilitation

City of Parramatta currently provides one affordable rental housing unit that is contracted to a community housing provider. It is expected that Council's stock of affordable housing units will increase to 7 units by mid-2017.

6.2.5 The Hills Shire Council

Planning

The Hills Shire Council, at its meeting on 25 July 2017, resolved to prepare a planning proposal to incentivise the delivery of transitional housing. Transitional housing provides safe and temporary accommodation for vulnerable members of the community, including women and children experiencing homelessness and/or domestic violence. The incentive is proposed to apply to residential flat buildings and shop top housing developments of 50 or more dwellings in the form of bonus floor space for every transitional group home provided.

Tell Council...

3. Does Council currently address affordable housing adequately?
4. Have you had any experience with any of the methods used by other Councils?
5. Are there any other local government solutions you are aware of?



7. Moving Forward

7.1 Council's Goals for affordable housing

One of the goals of Council's 2011 Housing Strategy was to assist in the provision of affordable housing by rezoning precincts for multi-unit housing with various dwelling sizes in locations which lacked that form of housing to provide choice and affordability. Similarly, one of the goals in the State Government's Greater Sydney Region Plan is to achieve a city of housing choice, with homes that meet our needs and lifestyles. The North District Plan outlines that, to make living in the District more affordable, new housing will offer a diversity of type, tenure and price points.

Moving forward, Council's responsibility within the planning legislation context is to provide affordable housing opportunities within the framework of the Greater Sydney Commission and the North District Plan through strategic planning and regulatory functions. Building on previous goals set by both Council and the State Government and in the context of the recently exhibited Community Strategic Plan 2018 - 2028, Council's core housing goal is to:

Support community well-being through the provision of housing that is affordable and appropriate to household needs and preferences in terms of choice and location, while protecting and enhancing local surroundings and the natural environment.

7.2 Council's Objectives for affordable housing

In the context of the above core goal, in direct response to the demographic and market analysis discussed above, and consistent with the North District Plan, Council's housing policy moving forward should:

- Value green spaces and landscaping;
- Increase the supply of rental housing;
- Promote housing diversity through a range of housing types;
- Promote adaptable housing for the aging;
- Increase the proportion of medium density dwellings*;
- Promote good quality urban and housing design;
- Promote multi-unit housing in locations which currently lack housing choice and affordability;
- Ensure that the location of new housing offers residents adequate access to transport, employment, services, and to social and support networks;
- Promote housing development that reflects land capability and pursues the principles of ecologically sustainable development;
- Minimise impact on the environment, including the environmental costs of infrastructure construction;
- Retain potentially productive agricultural and environmentally sensitive land; and
- Provide additional housing in areas where adequate sewerage, drainage, transport, community services and facilities, water, open space, recreation opportunities, schools, employment and public transport are or can be provided.* This objective would be subject to consideration of implications of the State Government's 'Low Rise Medium Density Code' discussed later in this Paper.

Tell Council...

- 6. Do you agree with Council's core housing goal?
- 7. Can you suggest an alternate goal?
- 8. Are there any other objectives that Council's housing policy should cover?



8. Options for Housing Policy

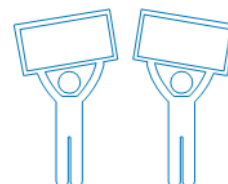
Council can address affordability through planning mechanisms, direct facilitation/provision of affordable housing, and advocacy or partnership. Options for Council's housing policy moving forward are outlined below, under the three categories.



PLANNING



FACILITATION



ADVOCACY



Mandating a mix of dwelling types

Councils planning controls currently mandate a minimum 10% each of 1, 2 and 3 bedroom units within any new developments. Council could investigate increasing the minimum percentage of each dwelling type, or of a particular dwelling type, to target unmet demand.



Rezoning for dual occupancies, terraces and townhouses (The Missing Middle):

Medium density development can provide a greater variety of housing sizes to suit individual household needs, preferences and budgets. Census data shows that the growth of medium density development is low when compared with high density development growth within the Shire between 2011 and 2016. Council could investigate opportunities for rezoning further areas to R3 Medium Density in transition areas between urban renewal precincts, around smaller commercial centres and schools, or across existing low density suburbs. Alternatively or concurrently, Council could investigate whether dual occupancy should be permitted in the R3 Medium Density or R2 Low Density Zone.

The Department of Planning and Environment has announced a new Medium Density Housing Code to allow dual occupancies, manor homes and terraces to be assessed under a fast-track approval for straightforward development, known as 'Complying Development'. For Hornsby, this means that manor homes and terraces will be permitted as Complying Development in the R3 Medium Density Residential Zone. However, the controls in the Code are inconsistent with local area planning and Hornsby Council's approach of encouraging medium density housing within a landscape setting. Therefore, its commencement may have the opposite effect by discouraging councils from expanding the application of the R3 Medium Density zone in future housing strategies to avoid local controls being overridden by the Code. Council has been granted a deferral from the Code until 1 July 2019 to prepare its own code that reflects the character of the Hornsby Shire.



Source: planning.nsw.gov.au



Requiring the provision of affordable housing in new development (inclusionary zoning):

Council could investigate adopting a requirement that a certain proportion of apartments in a new development be dedicated as affordable rental housing. The requirement would only apply to land that is identified through the rezoning process for new urban renewal or Greenfield areas so that it can be factored into the development equation. This is otherwise known as an 'inclusionary zoning' provision.

The Greater Sydney Region Plan identifies an Affordable Rental Housing Target of 5-10% of the new floor space created through a rezoning to be dedicated as affordable rental housing. For example, if a rezoning creates 1000sqm of extra floor space then 50-100sqm of that floor space would need to be dedicated as affordable rental housing.

Alternatively, in lieu of the dedication of affordable rental housing apartments, Council could consider accepting a monetary contribution to a comparable dollar value and place these contributions into an affordable housing fund. The fund could then be used by Council or a registered community housing provider to purchase affordable rental housing dwellings.



Section 7.11 Contributions (SEPP 70):

Section 7.32 and 7.33 of the *EP&A Act* enable councils to impose conditions on a development application requiring the dedication of land (free of cost to council) or the payment of money to be used for the purpose of affordable housing to compensate for the impact of the development. Council may use this approach if SEPP 70 - Affordable Housing (Revised Schemes) identifies that there is a need for affordable housing in an area. Details of the contributions/dedications schemes must also be included in an adopted Section 7.11 Plan. The contribution is not restricted to the \$20,000 cap established for "local infrastructure contributions" under Section 7.11 of the *EP&A Act* but must be reasonable in regard to the extent of the affordable housing in the area, the scale of development and any other Section 7.11 contributions required by the applicant. SEPP 70 - Affordable Housing (Revised Schemes) does not apply to Hornsby Shire. The Greater Sydney Commission advises that it will, in relevant areas, support councils and the Department of Planning and Environment in amending SEPP 70 – Affordable Housing (Revised Schemes)²⁷.



Voluntary Planning Agreements:

Voluntary planning agreements (VPAs) between a council and a developer are a non-mandatory alternative to Section 7.11 developer contributions. Under the agreement a developer agrees to provide or fund public amenities and services, affordable housing or transport and other infrastructure. Council could investigate providing development concessions/incentives in exchange for the provision of contributions to finance or produce affordable housing stock.



Supply of Council-Owned Land

Council could consider dedicating or subsidising the sale of land to the community housing sector for the construction of affordable housing, or enter joint ventures for the development of affordable rental housing on Council land.

²⁷ Greater Sydney Commission Draft District Plan Information Note 4 - <https://www.greater.sydney/info-notes>



Engage a community housing organisation:

To facilitate the provision of affordable housing and the land use planning options above, Council could investigate engaging a community housing organisation. The organisation could act as tenancy and property manager for affordable housing opportunities created by planning strategies and would take responsibility for identifying eligible tenants and managing the property and tenancy capped at an affordable rental price for a specified number of years.

According to Family and Community Services, the following community housing providers currently manage over 200 homes in Hornsby Shire.

- Evolve Housing
- Ecclesia Housing
- Women's Housing Company
- St George Community Housing
- Link Housing
- Metro Community Housing
- Community Housing Limited
- My Foundations Youth Housing



Advocate and advertise

The Centre for Affordable Housing suggests councils can take a leading role in providing information about local and sub-regional housing needs, bringing regional stakeholders together or advocating on behalf of the local community, through the following:

- Media releases about the need for certain types of housing within the community;
- Media releases about new housing initiatives;
- Official openings of housing projects;
- Design competitions for projects incorporating affordable housing;
- Sponsorship of housing seminars open to the public;
- Encouraging local schools to undertake projects relating to housing;
- Offering awards for local housing initiatives;
- Reviewing council's brochures, public documents and website to ensure that opportunities to promote council's objectives and strategies for housing are appropriately incorporated; and
- Educating developers about more appropriate and environmentally sustainable housing types.

The Greater Sydney Commission has outlined actions it will take on moving forward in terms of housing affordability and the Affordable Rental Housing Target. It will support councils to achieve additional affordable housing, and will prepare a guidance note on Affordable Rental Housing Targets. It will also provide data and projections on population and dwellings for local government areas across Greater Sydney, which will be vital for Council to make decisions moving forward with housing policy.

9. 'Tell Council' Questions

The follow questions are a complete list of the 'Tell Council' questions included throughout this Paper.

1. Are there other influences on housing ability?
2. What is your experience with Federal and State Government housing assistance?
3. Does Council currently address affordable housing adequately?
4. Have you had any experience with any of the methods used by other Councils?
5. Are there any other local government solutions you are aware of?
6. Do you agree with Council's core housing goal?
7. Can you suggest an alternate goal?
8. Are there any other objectives that Council's housing policy should cover?
9. Are there other options you think Council should consider?
10. Which option or options do you think Council should pursue?

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10. Feedback

We are seeking feedback from the community to better understand housing affordability concerns and suggestions to help develop our local strategic planning statement.

You may wish to answer the questions posed throughout the discussion paper, provide other feedback on the document, or a combination of both.



Submissions can be emailed to
affordablehousing@hornsby.nsw.gov.au



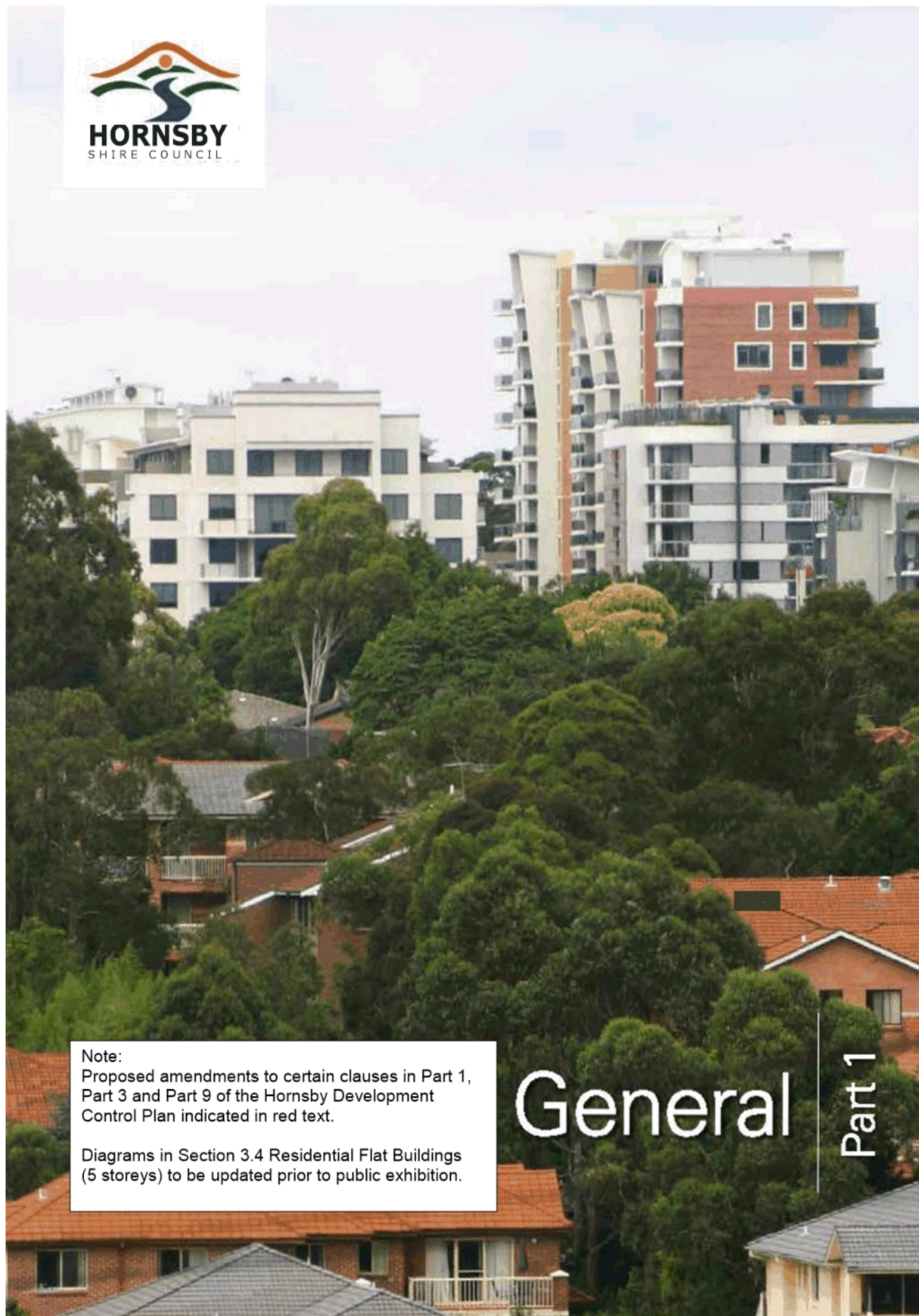
Submissions can be mailed to
Manager, Strategic Planning
PO Box 37
HORNSBY NSW 2077

ATTACHMENT/S

REPORT NO. PL26/18

ITEM 4

- 1. DRAFT AMENDMENTS TO HDCP**
- 2. DESIGN EXCELLENCE AND RESIDENTIAL
DEVELOPMENT (PLANNING CONTROLS) REVIEW**



Note:
Proposed amendments to certain clauses in Part 1,
Part 3 and Part 9 of the Hornsby Development
Control Plan indicated in red text.

Diagrams in Section 3.4 Residential Flat Buildings
(5 storeys) to be updated prior to public exhibition.

General

Part 1

ATTACHMENT 1 - ITEM 4

Proposed amendments to certain clauses in Part 1 –
General under Section 1C.1 Natural Environment**1C.1.2 Stormwater Management****Desired Outcomes**

- a. Development that protects waterways from erosion, pollution and sedimentation, and maintains or improves water quality and aquatic habitats.
- b. Water management systems that minimise the effects of flooding and maintains natural environmental flows.

Prescriptive Measures**Sediment and Erosion Control**

- a. Development should have appropriate controls to stabilise and retain soil and sediments during the construction phase, designed in accordance with *Landcom's Managing Urban Stormwater (2006)* also known as *The Blue Book* and/or Council's water management guidelines.
- b. Applicants should submit a plan with the development application according to the level of sensitivity and amount of disturbed area on the site as outlined in Table 1C.1.2(a).

Table 1C.1.2(a) Erosion and Sediment Control

Development Scale	Submission Requirement (Refer to Council's Water Sensitive Urban Design Guidelines)
Less than 1,500 m ² of disturbed area	An Erosion and Sediment Control Plan (ESCP) prepared in accordance with Council's water management guidelines for all environmentally sensitive sites such as steep land (>20%), or works in the vicinity of waterways or
1,500 m ² to 2,500 m ²	An Erosion and Sediment Control Plan (ESCP) prepared in accordance with the Blue
More than 2,500 m ² of disturbed area	A Soil and Water Management Plan (SWMP) prepared in accordance with the Blue Book

Note*

For non-sensitive sites an Erosion and Sediment Control Plan may be required to be prepared as a condition of development consent, to be certified by the relevant accredited certifier.

For further information on The Blue Book refer to *Managing Urban Stormwater (2006)* by Landcom available at the website landcom.com.au

For further information on Council's water management guidelines for Erosion and Sediment Control refer to Council's Water Sensitive Urban Design (WSUD) Guidelines (2015) available at hornsby.nsw.gov.au

Water Hydrology

- c. An on site stormwater management system that deals with detention, retention and discharge rates is required for all development involving external works to maintain environmental flow* rates in the receiving watercourses.
- d. An on-site detention (OSD) system, designed in accordance with the HSC Civil Works Specification, should be provided for the following types of development:
 - Subdivision,
 - Single dwellings where required by covenant,
 - Two or more dwellings, or
 - Non-residential developments with external alterations.
- e. Natural flow paths within a site and the discharge point from the site should be retained and directed to its natural catchment.
- f. Stormwater should be gravity drained to Council's drainage system, which may require inter-allotment drainage, except for single dwellings on existing lots where inter-allotment drainage is not available.
- g. Where an inter allotment drainage easement is required, proponents should negotiate the creation of easement/s over downstream properties for drainage purposes. A letter of consent from the owner/s of the downstream properties is to be submitted with the development application.
- h. On non urban properties, development should not prevent or significantly alter water flows to adjoining properties or natural ecosystems. Flows from impervious areas should be dispersed on-site to minimise erosion and impacts on adjoining properties
- i. OSD systems should be located under driveways or hardstand areas where practicable to allow for deep soil landscaping requirements
- j. Design of drainage easements through properties should include suitable planting that is included in the design flow rates.

Note:

*Environmental flows are the flows of water in streams and rivers that are necessary to maintain aquatic ecosystems.

Proposed amendments to certain clauses in Part 1 –
General under Section 1C.2 Built Environment

1C.2.9 Landscaping

Desired Outcomes

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Landscaping that improves the environmental performance of the development.
- c. Landscaping that retains existing landscape features such as trees, flora and fauna habitats and urban streams.

Prescriptive Measures

- a. Landscaping on site should be incorporated into the site planning of a development to (where appropriate):
 - reinforce the desired future character of the locality,
 - maintain significant landscape features,
 - provide planting within setback zones (setbacks identified within the relevant applicable parts of the DCP),
 - soften the visual impact of buildings, carparks and roads,
 - cater for outdoor recreation areas,
 - separate conflicting uses,
 - screen undesirable elements, and
 - improve the aesthetic quality of the development.
- b. Landscape planting should achieve a mature height in scale with the structures on the site.
- c. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants.
- d. Street tree planting within public land should comply with Council's Tree Management Plan.
- e. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.

Planting on Structures

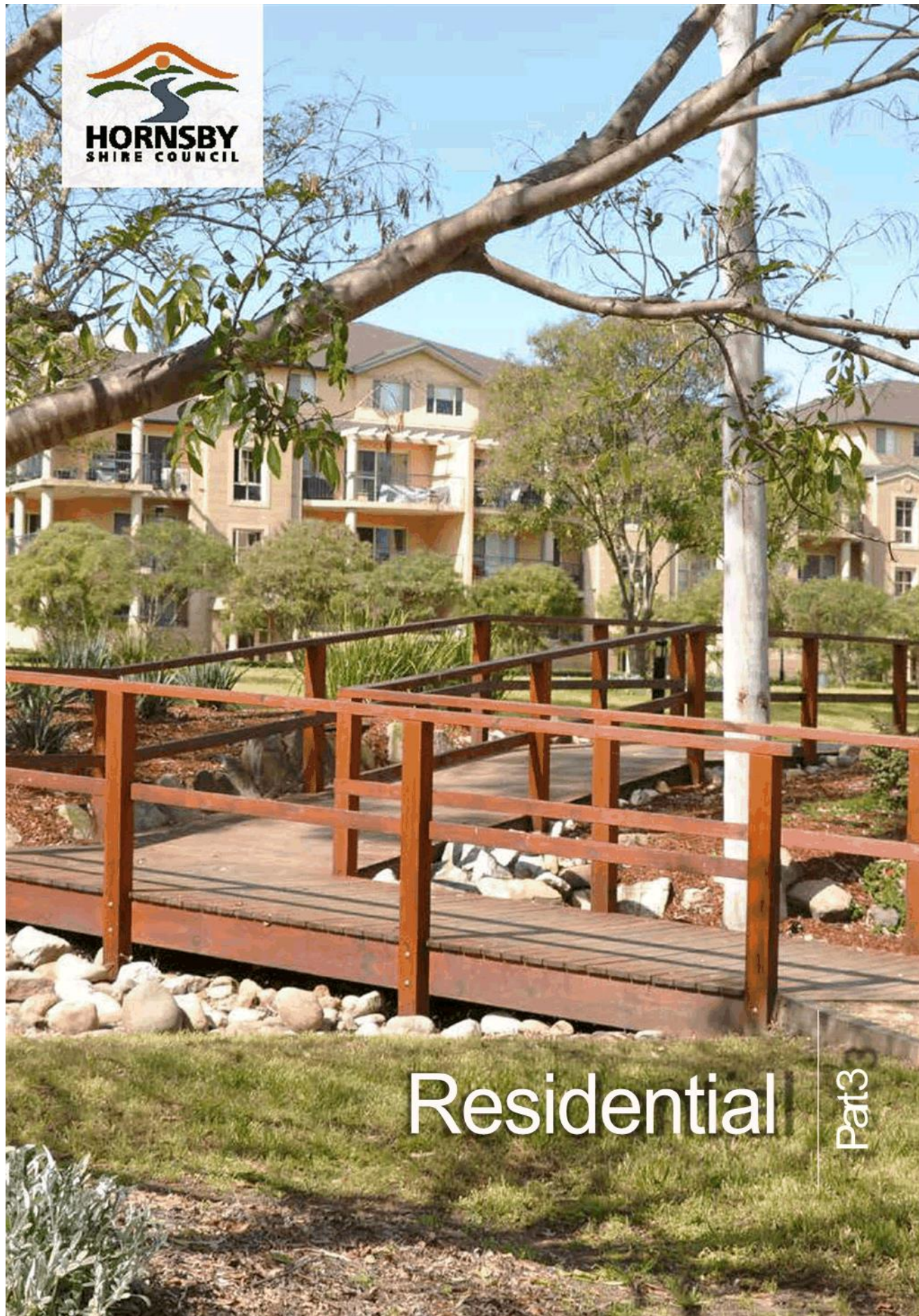
- f. Where landscaping is provided in a structured environment such as a raised planter box or 'on slab' they should include waterproofing, drainage and automatic irrigation.
 - The minimum plant material pot container sizes for trees should be 75 litres, shrubs 200mm and groundcovers 150mm.

- g. Green roofs and walls should be provided in higher density urban environments where opportunities for deep soil landscaping are limited and/ or where large walls face active areas of the public domain.
- h. Public landscape works in high density urban areas are to refer to Council's Public Domain Manual and Technical Guides for details and specifications.
- i. Development Applications should be accompanied by fully detailed landscape plans with provision for vegetation that maximises potential for shading to communal spaces, reducing heat load and improving visual qualities.

Notes:

The following should be considered in designing your landscape plan:

- Detailed landscape requirements for some localities are prescribed within the relevant applicable parts of this DCP.
- DA Submission Guideline available at hornsby.nsw.gov.au
- SEPP 65 Design Quality of Residential Apartment Development - Apartment Design Guidelines
- The following Australian Standard specifications should be considered in the design of landscaping:
 - AS4419-2001 Soils for landscaping and garden use*
 - AS4454-2003 Composts soils conditioners and mulches*
 - AS4654.2-2009 Waterproofing membrane systems for exterior use – above ground level*
 - AS3500.3-2003 Plumbing and drainage – stormwater*
 - AS1377-2006 PVC pipes and fitting for pressure applications*
 - AS2032-2006 Installation of PVC pipe*
 - AS4678-2002 Earth retaining structures AS*
 - 2303-2015 tree stock for landscape use*
- The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at website hornsby.nsw.gov.au. The use of non-locally indigenous plants is acceptable where they are recognised as providing a superior performance to the micro-climatic conditions of the development.



Residential

Pat3

ATTACHMENT 1 - ITEM 4

Proposed amendments to certain clauses in Part 3 – Residential under Section 3.2 Medium Density Housing

3.2.2 Site Requirements

Desired Outcome

- a. Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.
- d. Where a development proposal results in an adjoining site within the precinct with no street frontage or primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the street frontage.
- b. Sites should not be accessed via a battleaxe driveway or right-of-way.
- c. Basement driveways and access stairs should be planned and coordinated to minimise the loss of landscape open space and deep soil zones.
 - Where practicable locate driveway entries beneath building envelope.
 - Driveways should run perpendicular to the street for sites with a regular geometry.
 - Driveways should be consolidated on large sites and adjacent development lots where topographically possible to avoid large expanses of driveways to street frontages
- e. Where a property is likely to be isolated by a development and it cannot be demonstrated that the site can be developed to its full potential, applicants should provide documentary evidence that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.



Figure 3.2(d): Lot amalgamation should avoid isolating sites (I)

3.2.3 Height

Desired Outcome

- A built form not exceeding 2 storeys + attic in height and comprising town houses and residential flat buildings in areas designated K(10.5m - 2 storeys) on the HLEP Height of Building Map.
- A built form not exceeding 3 storeys in the height and comprising town houses in areas designated M(12m - 3 storeys) on the HLEP Height of Building Map.

Prescriptive Measures

Storeys

- Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.2.3(a).

Table 3.2.3(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement car parking)
K	10.5	2 storeys + attic
M	12	3 storeys

- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

- A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- Developments incorporating mezzanine levels in the roof space, should be visually recessive and lightweight in design. A light weight design character is achieved by roofs that overhang exterior walls which incorporate materials or finishes that provide a distinct contrast with face brick or rendered masonry.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means 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, but does not include:

- a space that contains only a lift shaft, stairway or meter room, or
- a mezzanine, or
- an attic.

Attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

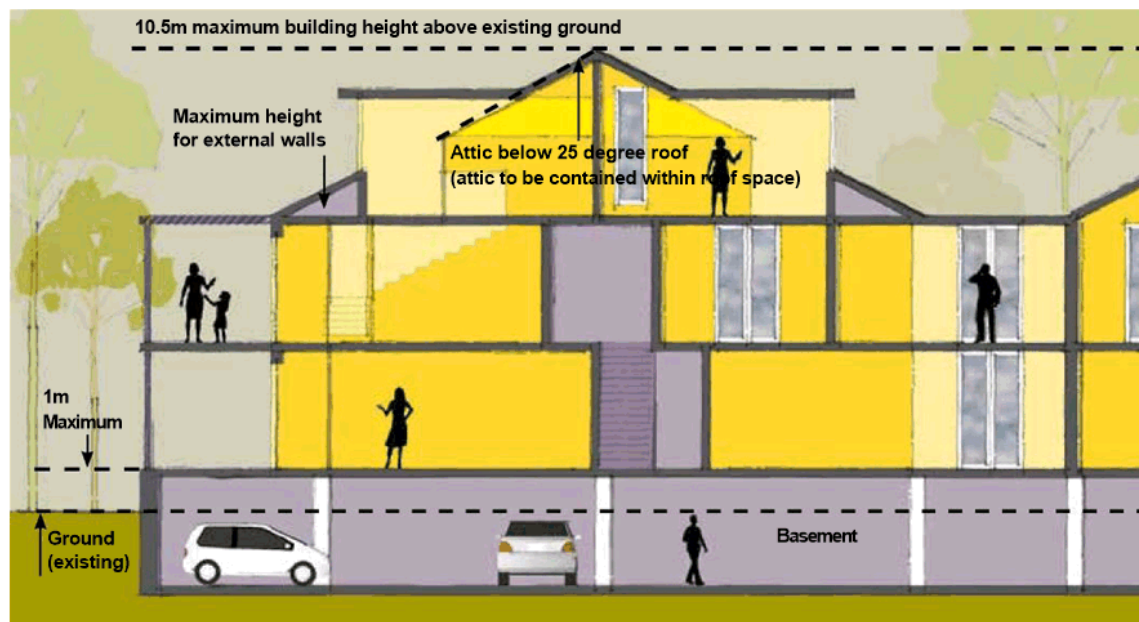


Figure 3.2(e): Building Height Controls - residential flat building of 2 storeys + attic. (I) Height controls are based on a typical residential floor to floor height of 3 metres, with a 3.5 metre allowance for roof articulation and a 1 metre basement projection.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Roof Design

- f. Pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.
- g. Pitched roofs should not be steeper than 25 degrees, other than gable ends that predominately face a side boundary when used as a minor design feature.
- h. Gable roof ends should form a minor design feature of a building's facade and pitch from the external wall of the building, with the exception of eaves.
- i. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.

Attic Design

- j. The design of attics should be as follows:
 - Any attic level should be contained wholly within the roof space;
 - Roof span should not be more than 15 metres;
 - Internal height should not be more than 3.5metres (measured from attic floor to roof ridge); and
 - Roofs should be pitched or setback from exterior walls and should not be pitched from any point above a verandah or balcony.
- k. The external walls of the building should not extend above the attic floor level.
- l. The design of dormer windows in any attic level should comply with the following:
 - Dormers should be setdown below the ridge line and setback from the side walls,
 - Dormers should not be wider than 2 metres and the sides of adjoining dormers should be separated by at least 2 metres, and
 - Preferably face the front and rear boundaries of the site.
- m. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.



Figure 3.2(f): Building Height Controls - 2 storey town houses with a maximum roof pitch of 25 degrees and basement car parking. (E)

Street Elevations

- n. Development Applications should be accompanied by plans showing street elevations which include adjacent existing and potential future height envelopes to allow consideration of potential environmental and visual impacts

3.2.4 Setbacks

Desired Outcome

- a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.

Prescriptive Measures

- a. The minimum setback of all buildings and structures to the boundaries of the site should comply with Table 3.2.4(a):

Table 3.2.4(a): Minimum Boundary Setbacks

Setback - Town Houses	Minimum Setback	Minimum Setback - Residential Flat Buildings
Front Boundary	7.6m to local roads and 9m to designated roads	
Side Boundary (Including balconies)	6m This setback can be reduced to 3m where a dwelling is oriented to the front/rear property boundaries, and not the side boundary	6m This setback can be reduced to 3m for a maximum of 1/3 of the building length.
Rear Boundary	6m	6m
Basement Parking Setback	6m to front property boundary, 3m from side boundary and 4m from rear boundary to allow for deep soil landscaping	

Sites with more than one frontage

- b. For buildings with a corner frontage:
- front boundary setbacks apply to all street frontages, and
 - Side boundary setbacks to apply to all other boundaries.
- c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Note:

Orientation of a dwelling is perpendicular to the principal windows of living rooms, and to the longest dimension of the principal private open space.

- d. Units should be oriented to front or rear boundaries. Where balconies are oriented to side boundaries, they should have a setback of 6 metres.

Setback Encroachments

General

- e. The following minor structures are able to encroach into prescribed setbacks:

- Driveways or basement ramps up to 6 metres wide, with deep soil verges at least 2 metres wide adjacent to the side boundary;
- ~~Ground level terraces above basement ramps;~~
- ~~Stairs to private terraces on the ground floor;~~
- ~~Pedestrian ramps to building lobbies at the ground level with deep soil verges at least 2 metres wide adjacent to the side boundary;~~
- ~~Garbage stores, letter boxes, meter enclosures, electricity kiosks and fire hydrants, located at least 2 metres from the front boundary and screened by plantings;~~
- ~~Fences; and eaves.~~

Front Setbacks

- f. Balconies are able to encroach by 1.6 metres toward the front boundary, for no more than 2/3 of any front facade, including privacy screens or party walls that are part of a light weight verandah or pergola.
- g. Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like are permitted in the front setback where:
- The structures are thoughtfully sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.
 - The structures are screened where possible.
 - Sufficient areas for deep soil landscaping remain.

Notes:

Designated roads

Designated roads are Council identified roads that require development to have an increased setback from the road edge, consistent with the established streetscape. A list of designated roads is provided in Annexure C.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades and should not include the main roof of the building.

3.2.5 Building Form and Separation

Desired Outcome

- Articulated buildings that are limited in width and depth, and separated by garden areas.

Prescriptive Measures

Floorplates

- Floorplates of residential flat buildings should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies and terraces may project beyond this maximum provided that there is no adverse impact in relation to shadowing or privacy.
- Floorplates exceeding 25 metres for residential flat buildings should incorporate a distinct indentation which measures at least 4 metres by 4 metres and should create the appearance of two separate "building pavilions" rather than a single building mass. The appearance of separate pavilions should be accentuated by individual roofs above each pavilion element.



Figure 3.2(k): Internal separation and articulation of town house buildings. (E)

Articulation

- All facades should include elements that contribute to a variety of building forms and minimise scale, such as sunshades, balconies and verandahs that display a light weight design character. Wall planes of buildings should not exceed the following lengths in Table 3.2.5(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.2.5(b): Facade Articulation

Facade	Town Houses	Residential Flat Buildings
For facades that face a street	6m	8m
All other facades	8m	12m

- d. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.
- e. All town houses should have a covered entry to the dwelling at least 1.5 metres deep, with a direct line of sight towards the street, or to a common walkway on the site.
- f. To maintain the design integrity of buildings the enclosure of existing balconies should not occur.
- g. Development form and scale should be guided by the principles and recommended guidelines for managing development scale, relationship to context and elements that contribute to relevant character influences for a specific area contained with the Apartment Design Guide Part 2.

Materials and Finishes

- h. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight cladding.
- i. Sunscreens and awnings comprised of timber battens or metal frames are encouraged.

Notes:

A habitable room is any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and playroom.

A prescriptive floorplate control does not apply to town houses because the floorplate of a town house will be limited in depth given the need for cross flow ventilation in each dwelling per Section 3.2.9. In addition the DCP requires more facade articulation of town houses given the potential for longer elevations.

3.2.6 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Development that retains existing landscape features.

Prescriptive Measures

General

- a. Street trees should be planted for every 7 metres of road frontage.
- b. Landscaped areas should adjoin property boundaries in accordance with Table 3.2.6(a) and be designed to accommodate:
 - Deep soil landscaping for a minimum 50% of the front setback;
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setbacks, and
 - Shrubs or small trees that will reach mature heights of at least 3 to 5 metres in the side setbacks.

Table 3.2.6(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on corner lots)	3m wide
Side Boundary	3m wide
Rear Boundary	4m wide

- c. Where there is minimal opportunity for deep soil zones, deep soil landscaped areas with minimum dimensions of 2m x 2m should be provided along basement walls for planting
- d. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

- c. In addition to the boundary setbacks at 3.2.6(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:

- have a minimum total width of 4 metres, with a minimum dimension of 2 metres,
- accommodate shrubs or small trees that will reach a mature height of at least 3 to 5 metres,
- provide a minimum soil depth of 1 metre, and
- be located in a deep soil area or above a basement car park.

- f. Development Applications should be accompanied by fully detailed landscape plans with provision for vegetation that maximises potential for shading to communal spaces, reducing heat load and improving visual qualities.

- g. Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like proposed in the front setback are to be:
- Sited and designed to minimize the impact on the streetscape and integrate into the landscape setting
 - Screened where possible
 - Designed to retain sufficient areas for deep soil landscaping
 - Indicated on the landscape plan.

Retention of Landscape Features

- h. Existing healthy trees should be retained and protected where practicable. Any trees removed as part of the development should be replaced elsewhere on site where practicable.
- i. Connectivity of large street trees with adjoining or nearby remnant groups should be protected where practicable.
- j. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
- in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- k. Within street setbacks, front fences should be avoided. Planting at grade, or low walls screened by planting, or and planter boxes may be permitted at the interface between private land and public domain, subject to privacy, security and environmental impacts.

Notes:

Landscaped area means a part of the site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above.

The applicant is encouraged to incorporate species from Council's publication "Indigenous Plants for the Bushland Shire" available at Council's website hornsby.nsw.gov.au.

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, impervious surfaces including driveways, paths and roof areas.

Deep soil zones have important environmental benefits, such as allowing infiltration of rainwater to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

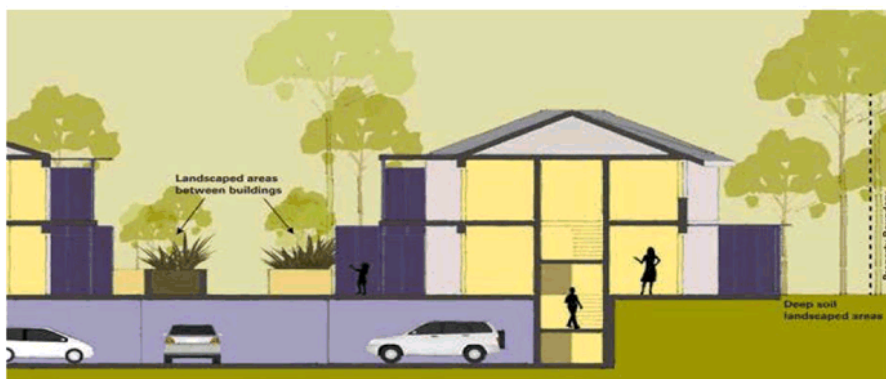


Figure 3.2(l): Landscaped areas for town house developments: deep soil adjacent to the property boundary and landscape planters between townhouses above basements. (l)

3.2.7 Open Spaces

Desired Outcome

- Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- Every dwelling should be provided with a principal private open space area in accordance with Table 3.2.7(a):

Table 3.2.7(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
0-1 Bed Unit	10m ²	2.5m
2 Bed Unit	12m ²	2.5m
3+ Bed Unit	16m ²	2.5m
Town house	24m ²	3m

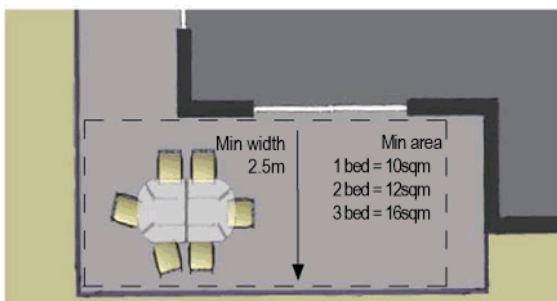
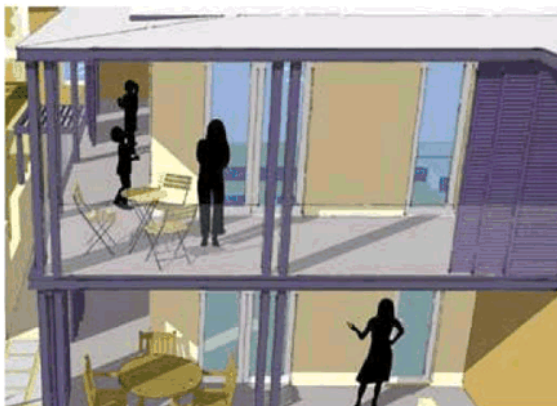
- Private open space should be designed as "outdoor rooms" that adjoin interior living areas, with L-shaped or irregular floorplans that would accommodate a number of outdoor activities plus extensive screening to provide privacy and shade.
- Private open spaces at ground level may be located within the side and rear boundary setback areas where there is communal landscaping along the adjacent boundary with a minimum width of 2.5 metres.
- Roof terraces or balconies are not permitted.
- Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

- Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
 - be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - include deep soil planting to support advanced tree canopies and minimise hard paved areas.
 - receive at least 2 hours of sunlight during mid winter,
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of



3.2.10 Materials, Finishes and Services**Desired Outcome.**

- a. Development that does not diminish the visual quality of the public domain.

Prescriptive Measures**Materials and Finishes**

- a. Development Applications should be accompanied by a Schedule of External Finishes, Colours and Materials Board which includes samples and large wall sections indicating how the details and colour schedules are to be applied.
- b. Colour palettes should reference the natural habitat and environmental influences of the area and avoid use of primary colours.
- c. Facade elements should use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone or timber)
- d. Facade elements should not be fully rendered.

Services

- e. Heating, Ventilation and Air Conditioning (HVAC) equipment should be grouped within designated screened areas either on typical floors or on roof-tops.
- f. Wall-mounted equipment and associated pipework should be concealed into wall cabinets and ducts.
- g. If service equipment is located on private balconies, additional area above those required by the DCP should be provided.
- h. Rainwater drainage goods and balcony drainage should be thoughtfully designed and integrated into the building fabric.
- i. All services should be positioned or screened so that they are not visible from common areas or the public domain adjacent to the development.
- j. Balustrade designs should address visual screening of large items typically stored on balconies (eg. BBQs, clothes drying devices and bicycles).
- k. Letterboxes should be located perpendicular to the road.

3.2.11 Housing Choice**Desired Outcome**

- a. A range of dwelling types that match the demographic diversity of Hornsby Shire and are accessible or may be adapted to meet the needs of people who have limited physical mobility.

Prescriptive Measures

- a. Development should include a mix of 1, 2 and 3 bedroom dwellings. For developments with 10 or more dwellings, at least 10 percent of each dwelling type should be provided.
- b. For developments with 10 or more dwellings:
 - At least 10% of proposed dwellings should be Adaptable Housing, designed to meet the needs of residents as they age.
 - At least 20% of proposed dwellings should be Universal Design housing in accordance with the Livable Housing Guidelines (2012) silver level design features.
 - Adaptable Housing and Universal Design Housing is to be equitably distributed through all types and sizes of dwellings.

Notes:

See Section 1C.2.2 of the DCP for more details on Universal Design and Adaptable Housing.

Proposed amendments to certain clauses in Part 3 – Residential under Section 3.3 Residential Flat Buildings (3 storeys)

3.3.3 Site Requirements**Desired Outcome**

- a. Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the primary street frontage.
- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, applicants should provide documentary evidence that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value.

- d. Basement driveways and access stairs should be planned and coordinated to minimise the loss of landscape open space and deep soil zones.

- Where practicable locate driveway entries beneath building envelope.
- Driveways should run perpendicular to the street for sites of regular geometry.
- Driveways should be consolidated on large sites and adjacent development lots where topographically possible to avoid large expanses of driveways to street frontages.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.



Proposed development site resulting in an adjoining isolated site

Isolated site with frontage less than 30m wide

Developed site

Figure 3.3(b): Lot amalgamation should avoid isolating small sites. (1)

3.3.4 Height

Desired Outcome

- a. A built form not exceeding 3 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.3.4(a).

Table 3.3.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
M	12	3 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.
- d. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

- e. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

Roof Design

- f. Low pitched or flat roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.
- g. Flat roofs that are surrounded by parapets should be avoided except when used as a minor design feature.
- h. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means 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, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
(b) a mezzanine, or
(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

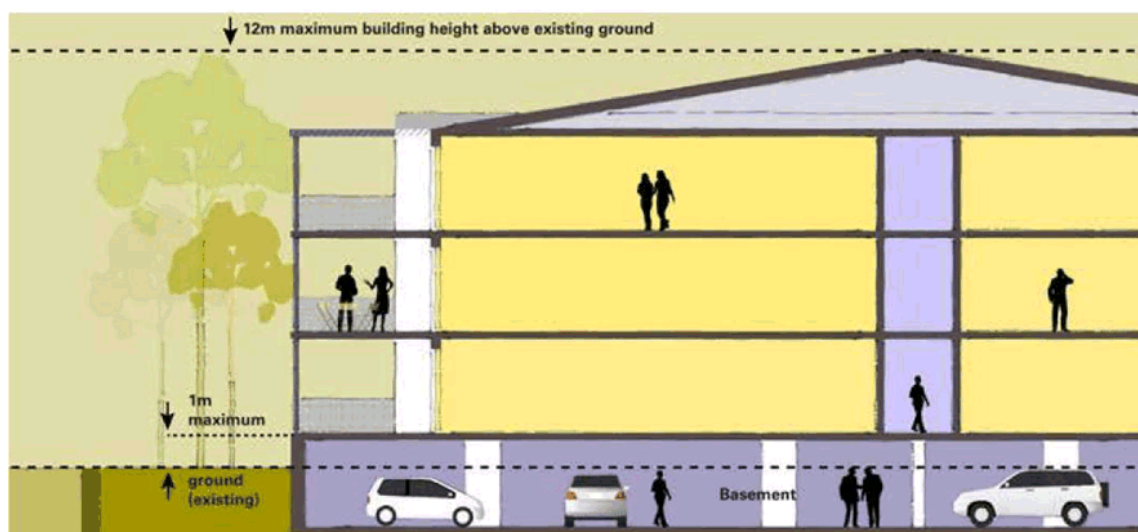


Figure 3.3(c): Building Height. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 2 metre allowance for roof articulation and a 1 metre basement projection.

3.3.5 Setbacks

Desired Outcome

a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.

Prescriptive Measures

a. The minimum setbacks of all buildings and structures should comply with Table 3.3.5(a).

Table 3.3.5(a): Minimum Setbacks

Setback	Minimum Setback
Front Boundary	9m, which can be reduced to 6m for a maximum of 1/3 of the building width
Side Boundary (includes balconies)	6m, which can be reduced to 3m for a maximum of 1/3 of the building width.
Rear Boundary	6m
Basement Parking Setback	6m from front boundary, and 4m from side and rear boundaries, to allow for deep soil landscaping
Top storey where mezzanine proposed	6m addition setback for exterior walls of the top storey, measured from the walls of the lowest storey.

Sites with more than one frontage

b. For buildings with a corner frontage:

- front boundary setbacks apply to all street frontages, and
- Side boundary setbacks to apply to all other boundaries.

c. For a lot that adjoins parallel roads, the front boundary setback control applies to both the primary frontage and the parallel road boundary.

Setback Encroachments

- d. Balconies are able to encroach to within 6 metres of the front boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy ~~and growth of mature canopy trees.~~
- e. ~~Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like are permitted in the front setback where:~~
- ~~• The structures are thoughtfully sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.~~
 - ~~• The structures are screened where possible.~~
 - ~~• Sufficient areas for deep soil landscaping remain.~~
- f. The following minor structures are able to encroach into the prescribed setbacks:

- Driveways or basement ramps up to 6 metres wide, with deep soil verges at least 2 metres wide adjacent to the side boundary.

~~• Ground level terraces above basement ramps, Stairs to private terraces on the ground floor,~~

~~• Pedestrian ramps to building lobbies at the ground level with deep soil verges at least 2 metres wide adjacent to the side boundary,~~

~~• Fences, and~~

~~• Garbage stores, letter boxes, meter enclosures, electricity kiosks, emergency fire exits and fire hydrants provided that they are located at least 2 metres from the front boundary and screened by plantings.~~

f. The following structures are able to encroach into the prescribed rear boundary setbacks:

- Ground level light weight verandahs and pergolas are Permitted to encroach to a minimum setback of 4 metres to the boundary.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Light weight verandahs or pergolas typically comprise timber or metal frames. They are not supported by brick or concrete columns and do not have brick or concrete balustrades.

3.3.6 Building Form and Separation

Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.

Prescriptive Measures

Floorplates

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.
- b. Development form and scale should comply with principles and recommended guidelines for managing development scale, relationship to context and elements that contribute to relevant character influences for a specific area contained with the Apartment Design Guide Part 2.

Separation

- c. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.
- d. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- e. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.

Articulation

- f. Articulation should be achieved by dividing all facades into vertical panels. Wall planes of buildings should not exceed the following lengths in Table 3.3.6(b) without an offset of at least 1 metre and a corresponding change in roof form:

Table 3.3.6(b): Facade Articulation

Facade	Residential Flat Buildings
For facades that face a street	8 m
All other facades	12 m

- g. Buildings should include structural elements such as sunshades, balconies and verandahs that provide variety in the built form.
- h. To maintain the design integrity of buildings, the enclosure of existing balconies should not occur.

Materials and Finishes

- i. Facades should incorporate a mix of compatible materials such as face or rendered brickwork and contrasting areas of light weight structures such as wrap around balconies with operable louvres.
- j. Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.

Figure 3.3(d): Articulation of facades. (E)



3.3.7 Landscaping

Desired Outcome

- Landscaping that integrates the built form with the locality and enhances the tree canopy.
- Development that retains existing landscape features.

Prescriptive Measures

General

- Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.
- Street trees should be planted for every 7 metres of road frontage.
- Landscaped areas should adjoin property boundaries, in accordance with Table 3.3.7(a), and be designed to accommodate:
 - Deep soil landscaping for a minimum 50% of the front setback;
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback; and
 - Trees that will reach a mature heights of at least 6 to 7 metres in the side setbacks.

Table 3.3.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	6m wide
Secondary Boundary (on	as per side setbacks
Side Boundary	4m wide, which can be reduced to 3m for a maximum of 1/3 of the building width
Rear Boundary	4m

- Where there is minimal opportunity for deep soil zones, deep soil landscaped areas with minimum dimensions of 2mx2m along basement walls for planting should be provided.
- Paving within deep soil areas should be minimal. Any such paving should be permeable.
- Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.
- In addition to the boundary setbacks at 3.3.7(a), landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 7 metres,
 - accommodate trees that will reach a mature height of at least 6 to 7 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree planted 3.5 metres from a building foundation).

- Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like proposed in the front setback are to be:
 - Sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.
 - Screened where possible
 - Designed to retain sufficient areas for deep soil landscaping
 - Indicated on the landscape plan.

Retention of Landscape Features

- Existing healthy trees should be retained and protected where practicable. Any trees removed as part of the development should be replaced elsewhere on site where practicable.
- Connectivity of large street trees with adjoining or nearby remnant groups should be protected where practicable.
- The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- Within street setbacks, front fences should be avoided. Low walls screened by planting or and planter boxes may be permitted at the interface between private land and public domain, subject to privacy, security and environmental impacts.
- Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au.

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, impervious surfaces including driveways, paths and roof areas.

Deep soil zones have important environmental benefits, such as allowing infiltration of rainwater to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

3.3.8 Open Spaces

Desired Outcome

- Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- Every dwelling should be provided with a principal private open space area in accordance with Table 3.3.8(a):

Table 3.3.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m ²	1m
1 bed unit	8m ²	2m
2 bed unit	10m ²	2m
3+ bed unit	12m ²	2.4m
Ground or Podium Level	15m ²	3m

- Private open spaces should be designed as 'outdoor rooms' that adjoin interior living areas, with L-shaped or irregular floorplans that would accommodate a number of outdoor activities plus extensive screening to provide privacy and shade.
- Roof terraces or balconies are not permitted.
- Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

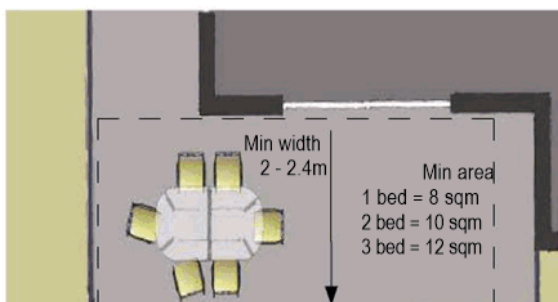
Clothes Drying Area

- Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

f. Communal Open Space

A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:

- be located at ground level,
- have a minimum area of 50m²,
- have a minimum dimension of 4 metres,
- be landscaped for active and/or passive recreation and encourage social interaction between residents,
- include deep soil planting to support advanced tree canopies and minimise hard paved areas.
- achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).
- be located to provide direct sight lines and convenient access from the building lobby, and
- be sited and designed to protect the amenity of



adjacent dwellings.

Figure 3.3(e): Articulation of facades. (E)

3.3.10 Materials, Finishes and Services**Desired Outcome.**

- a. Development that does not diminish the visual quality of the public domain.

Prescriptive Measures**Materials and Finishes**

- a. Development Applications should be accompanied by a Schedule of External Finishes, Colours and Materials Board which includes samples and large wall sections indicating how the details and colour schedules are to be applied.
- b. Colour palettes should reference the natural habitat and environmental influences of the area and avoid use of primary colours.
- c. Facade elements should use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone or timber)
- d. Facade elements should not be fully rendered.

Services

- e. Heating, Ventilation and Air Conditioning (HVAC) equipment should be grouped within designated screened areas either on typical floors or on roof-tops.
- f. Wall-mounted equipment and associated pipework should be concealed or screened into wall cabinets and ducts.
- g. If service equipment is located on private balconies, additional area above those required by the DCP should be provided.
- h. Rainwater drainage goods and balcony drainage should be thoughtfully designed and integrated into the building fabric.
- i. All services should be positioned or screened so that they are not visible from common areas or the public domain adjacent to the development.
- j. Balustrade designs should address visual screening of large items typically stored on balconies (eg. BBQs, clothes drying devices and bicycles).
- k. Letterboxes should be thoughtfully integrated into the entry/arrival area.

3.3.11 Sunlight and Ventilation**Desired Outcome**

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures**Sunlight Access**

- a. On 22 June, at least 70 percent of dwellings should receive 2 hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. Principal communal open space should receive a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).
- c. Every habitable room should have a window and external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- d. A window should be visible from any point in a habitable room.

Natural Cross Ventilation

- e. At least 60% of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP -BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.

Proposed amendments to certain clauses in Part 3 – Residential under Section 3.4 Residential Flat Buildings (5 storeys)

3.4 Residential Flat Buildings (5 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, residential flat buildings in the R4 High Density Residential Zone, within the area designated as P (17.5m - 5 storeys) on the HLEP Height of Building map, with the exception of land in Beecroft that is addressed in Part 9 of this DCP.

3.4.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area.

Prescriptive Measures

- b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

Developments complement and enhance the adjacent public domain environments and building footprints maintain landscape corridors around and through development sites.

The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited or divided into well-articulated pavilion forms, avoiding the appearance of a continuous wall of development.

Facades are not fully rendered and masonry walls are confined to low level facades. Mid level and upper storey building facades incorporate a range of materials and finishes including face brick, walls of windows, steel framed balconies with balustrades of steel or glass and operable louvres for privacy, shade and glare control.

Roofs are flat pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top storey walls.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Note:

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia*.



Figure 3.4(a): Example of Desired Character - 5 storey residential flat building. (I)

3.4.3 Site Requirements

Desired Outcome

- a. Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.

Prescriptive Measures

- a. The minimum site width should be 30 metres measured at the primary street frontage.
- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than 30 metres, proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.

- f. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, applicants should provide documentary evidence that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value

- g. Basement driveways and access stairs should be planned and coordinated to minimise the loss of landscape open space and deep soil zones.
- Where practicable locate driveway entries beneath building envelope.
 - Driveways should run perpendicular to the street for sites with regular geometry.
 - Driveways should be consolidated on large sites and adjacent development lots where topographically possible to avoid large expanses of driveways to street frontages.



3.4.4 Height

Desired Outcome

- a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

- b. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- c. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- d. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.
- e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- f. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.
- Roof Design**
- g. Roofs should be flat-pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.
- h. Top most storeys should be visually recessive with a setback from the storeys below and lightweight in design.
- i. Mezzanines on any level are discouraged to minimise the visual bulk and scale of the building.
- j. Mezzanines will only be considered where the proposal demonstrates design excellence and incorporates sleaving to minimize the visual impacts of the stepping transition and provide potential for shading, perimeter planting and photo voltaic solar panels.
- k. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.
- l. Roof design is to respond to solar access and prevailing weather with the use of eaves, skillion roof, awnings and the like with a minimum overhang of 0.6m.



Figure 3.4(e): Building Height. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.



Figure 3.4(ea) Example of perimeter sleaving with pergola and perimeter planters for greenery at upper levels.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles Diagrams.

3.4.5 Setbacks

Desired Outcome

- Well articulated building forms that are set back to incorporate landscaping, open space and separation between buildings.
- a. Developments which have coordinated basement and services located to minimise loss of landscaped open space and reduction of deep soil zones.

Prescriptive Measures

- a. The minimum setbacks of all buildings and structures should comply with Table 3.4.5(a).

Table 3.4.5(a): Minimum Setbacks

Setback	Minimum Setback
Front boundary (Includes balconies)	10m, which can be reduced to 8m for a maximum of 1/3 of the building width.
Side boundary (Includes balconies)	6m, which can be reduced to 4.5m for non-habitable rooms only, to a maximum of 1/3 of the building width.
Rear boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Fifth Storey Setback	3m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Fifth storey setback where mezzanine proposed	6m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey unless there is a sleaving proposal incorporating pergolas and planters to the building perimeter.
Basement Parking Setback	8m from the front boundary, 7m from the rear boundary and 4m from side boundaries to allow for deep soil landscaping

Corner Sites

- b. For buildings with a corner frontage:
 - front boundary setbacks apply to all street frontages, and
 - side boundary setbacks to apply to all other boundaries.

Setback Encroachments

- b. Private courtyards to ground floor units may encroach to 7 metres from the front boundary.

- c. Balconies are able to encroach to within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, acoustic privacy and growth of mature canopy trees.
- d. Where a secondary frontage adjoins an existing laneway (with no verge), all buildings and structures should be setback a minimum of 6 metres from the boundary.
- e. Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like are permitted in the front setback where:
 - The structures are thoughtfully sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.
 - The structures are screened where possible.
 - Sufficient areas for deep soil landscaping remain.
- f. The following minor structures are able to encroach into the prescribed setbacks:
 - Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary.
 - Ground level terraces above basement ramps,
 - Stairs to private terraces on the ground floor,
 - Pedestrian ramps to building lobbies at the ground level with deep soil verges at least 2 metres wide adjacent to the side boundary,
 - Fences, and
 - Letter boxes, meter enclosures, electricity kiosks, emergency fire exits and fire hydrants, located at least 2 metres from the front boundary and screened by plantings.

Setbacks to Heritage Items

- g. A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items.
- h. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities.

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP.

3.4.6 Building Form and Separation

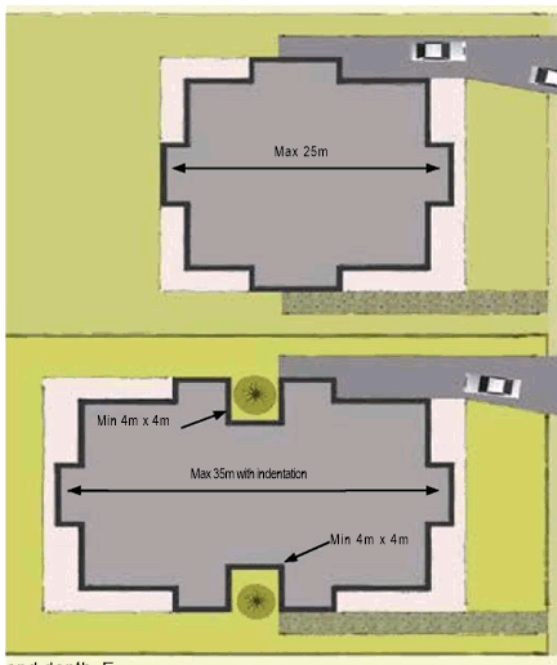
Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.
- b. Quality architecture that evolves from the guidelines of the Apartment Design Guide.

Prescriptive Measures

Floorplates

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.
- b. Floorplates exceeding 25 metres should incorporate a distinct indentation which measures at least 4 metres by 4 metres recess, and to creates the appearance of two separate "building pavilions" rather than a single building mass. The appearance of separate pavilions should be accentuated by individual roofs above each pavilion element.



and depth.(E)

- c. Development form and scale should comply with SEPP 65 Design Quality of Apartment Development, Apartment Design Guide in regard to design principles and recommended guidelines for managing development scale, relationship to context and elements that contribute to relevant character influences for a specific area.

Separation

- d. Building separation should comply with Part 2F Building Separation of the SEPP 65 Design Quality of Apartment Development, Apartment Design Guide.
- e. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- f. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 9 metres.



Figure 3.5(g): Separation of buildings on the same site.(E)

Articulation

~~g. Facades should be expressed as 2 or 3 distinct planes that are divided by vertical steps as follows:~~

- ~~• Half of the width of each facade should incorporate at least two steps between the ground level setback and the top level facade, and each vertical plane should not be taller than 2 or 3 storeys;~~
- ~~• Half the width of each facade may include a single vertical rise of up to 4 storeys with only one step between the ground level setback and the top storey facade;~~
- ~~• If the site directly adjoins an existing residential flat building, only one step is required for a side elevation that would directly face the existing building.~~

~~h. Additional articulation of facades should be achieved by division of all facades into vertical "panels" that generally are not wider than 8 metres, with adjoining separated panels by steps of at least 1 metre which should be achieved by:~~

- ~~• Indentations or projections in the alignment of exterior walls, or~~
- ~~• Balconies or terraces that project from exterior walls, and~~
- ~~• Eaves, pergolas and awnings that project from exterior walls.~~

~~i. Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.~~

~~Note:-~~

~~To achieve the above element, the following are encouraged:~~

- ~~• Panels of curtain wall windows, bay windows or large sliding doors;~~
- ~~• Steel framed balconies with balustrades of steel or glass;~~
- ~~• Feature panels of light cladding, face brick or painted masonry;~~
- ~~• Fins, blades or sunscreens that project from exterior walls.~~

~~j. Facades should incorporate corner treatments such as wrap-around balconies, flat roof forms with eaves and other elements to cast shadows and visually break up the built form.~~

~~k. Facade elements should not be repetitive and should:~~

- ~~• use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone or timber); and~~
- ~~• not be fully rendered.~~

~~l. Top storeys should be visually-recessive: exterior walls should employ light weight cladding and extensive glazing (especially where top storey apartments incorporate mezzanine levels).~~

~~Note:~~

~~To achieve the above elements, the following are encouraged:~~

- ~~• A high proportion of large windows at the top storey;~~
- ~~• Levels 1 to 4 should display a varied pattern of "solid to void";~~
- ~~• Panels of curtain wall windows, bay windows or large sliding doors; and~~
- ~~• Steel framed balconies with balustrades of steel or glass.~~

3.4.7 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Development that retains existing landscape features.
- c. Development that incorporates green roofs and walls to improve air quality, amenity, ambient air temperature, building insulation, bird habitat and aesthetic quality of the urban environment.

Prescriptive Measures

General

- a. Vertical gardens, green roofs and walls should be incorporated into the design of development where practicable.
- b. Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.
- c. Street trees should be planted for every 7 metres of road frontage.
- d. Landscaped areas should adjoin property boundaries, in accordance with Table 3.5.7(a), and be designed to accommodate:
 - Deep soil areas for a minimum 50% of the front setback.
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 3.4.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	8m wide
Secondary Boundary (on corner lots)	4m wide
Rear Boundary	7m wide
Side Boundary	4m wide

- e. Where there is minimal opportunity for deep soil zones, deep soil landscaped areas with minimum dimensions of 2m x 2m along basement walls for planting should be provided.

- f. Paving within deep soil areas should be minimal. Any such paving should be permeable.
- g. Notwithstanding the above, where a secondary property boundary adjoins an existing laneway without a landscaped verge, the landscaped area (deep soil) setback is to increase to at least 6 metres wide to provide a landscaped setting that accommodates trees and maintains the integrity of the laneway.
- h. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 8 metres,
 - accommodate trees that will reach a mature height of at least 6 to 7 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree).
- i. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.
- j. Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like proposed in the front setback are to be:
 - Sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.
 - Screened where possible
 - Designed to retain sufficient areas for deep soil landscaping
 - Indicated on the landscape plan.

Retention of Landscape Features

- k. Existing healthy trees should be retained and protected where practicable. Any trees removed as part of the development should be replaced elsewhere on site where practicable.
- l. Connectivity of large street trees with adjoining or nearby remnant groups should be protected where practicable.
- m. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and

- in accordance with the requirements of AS 4970 for significant trees to be retained.

Fencing

- n. Within **street setbacks**, **front fences should be avoided**. **Planting at grade, or low walls screened by planting, or planter boxes may be permitted at the interface between private and public domain land, subject to privacy, security and environmental impacts.**
- o. Enclosure of private courtyards within front setbacks must achieve at least 50% transparency and be a maximum height of 1.5m above the level of adjacent communal space. **Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.**
- p. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Notes:

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaped area between 2 buildings on a development site is able to be erected above a basement, notwithstanding the definition of landscaped area above, except where deep soil is specifically required.

The applicant is encouraged to incorporate species from Council's publication *Indigenous Plants for the Bushland Shire* available at Council's website hornsby.nsw.gov.au.

Rear Boundary deep soil landscape areas are not required where a Key Development Principles Diagram includes a rear laneway or shareway located in the rear set-back. The laneway or shareway should have a continuous landscaped verge of at least 2 metres wide between the rear boundary and the laneway or shareway.

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, impervious surfaces including driveways, paths and roof areas.

Deep soil zones have important environmental benefits, such as allowing infiltration of rainwater to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

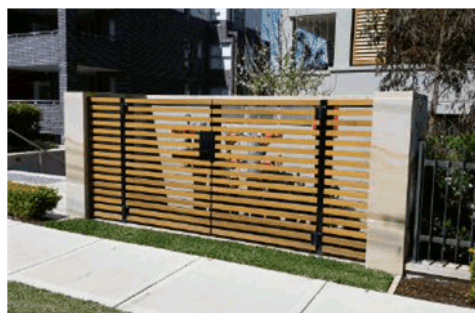


Figure 3.4(h). Example of the preferred style of screening for fire hydrants. Note: Screening must be designed to comply with AS 2419 as adopted by the current version of the BCA.

3.4.8 Open Spaces

Desired Outcomes

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space area in accordance with Table 3.4.8(a):

Table 3.4.8(a): Minimum Private Open Space

Dwelling Type	Minimum	Minimum
Width	Principal Private	Open Space Area
Studio	4m ²	1m
1 bed unit	8 m ²	2m
2 bed unit	10 m ²	2m
3+ bed unit	12 m ²	2.4m
Ground and podium level	15m ²	3m

- a. Private open space should be designed as 'outdoor rooms' that adjoin interior living areas, with L-shaped or irregular floorplan that would accommodate a number of outdoor activities plus extensive screening to provide privacy and shade.
- b. ~~Roof terraces or balconies are not permitted.~~
- c. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

- d. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- g. Communal open space is to be provided at ground level equivalent to a minimum of 25 percent of the site area.
- h. A principal communal open space area should be provided for each residential flat building of 10 or more dwellings as follows:
- be located at ground level,
 - have a minimum area of 50m²,
 - have a minimum dimension of 4 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter),
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.
- i. Communal open space may be located on the roof top and is to be in addition to the minimum principal open space required at ground level.

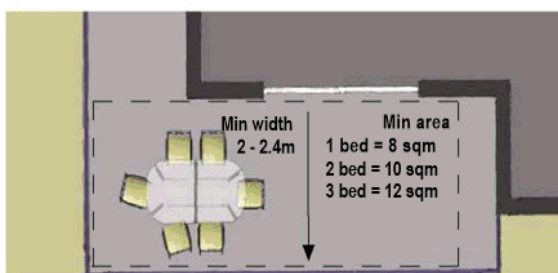


Figure 3.4(j): Private open space in a residential flat building(l)

3.4.9 Privacy and Security

Desired Outcome

- a. Development designed to provide reasonable privacy to proposed and adjacent residential properties and high levels of security.

Prescriptive Measures

Privacy

- a. Orient dwellings living rooms and principal private open space areas primarily towards the front and rear of the site to promote privacy to dwellings.
- b. Balconies, terraces or bedroom windows near ground level should be screened or separated from the street and active communal areas by landscaping to protect the privacy of dwelling occupants.
- c. Common lobbies that face a side boundary should be screened to prevent overlooking and the transfer of noise across side boundaries.
- d. ~~Open space areas should not be provided on the roof.~~

Security

- e. Identify safe, clear and direct pedestrian and cyclist entrance to the building/s from the primary street frontage.
- f. Private open spaces, living room windows and lobbies should be designed and oriented to overlook the street and communal open spaces on the site.
- g. Communal hallways, including access to entrance foyers, should be limited in length and desirably provide windows, so that hallways may overlook the street or communal areas.

Note:

All developments should comply with the minimum building setback and separation controls within this DCP which will assist in achieving the desired outcome for privacy.

A privacy screen means a screen that is at least 1.5m high, measured from the floor level, and has no individual opening more than 30mm wide, and has a total of all openings less than 30% of the surface area of the screen. A privacy screen required to protect an adjacent residence is to be fixed.

3.4.10 Materials, Finishes and Services

Desired Outcome.

- a. Development that does not diminish the visual quality of the public domain.

Prescriptive Measures

Materials and Finishes

- a. Development Applications should be accompanied by a Schedule of External Finishes, Colours and Materials Board which includes samples and large wall sections indicating how the details and colour schedules are to be applied.
- b. Colour palettes should reference the natural habitat and environmental influences of the area.
- c. Primary colours should be avoided.
- d. Facade elements should use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone or timber)
- e. Facade elements should not be fully rendered.

Services

- f. Heating, Ventilation and Air Conditioning (HVAC) equipment should be grouped within designated screened areas either on typical floors or on roof-tops.
- g. Wall-mounted equipment and associated pipework should be concealed or screened into wall cabinets and ducts.
- h. If service equipment is located on private balconies, additional area above those required by the DCP should be provided.
- i. Rainwater drainage goods and balcony drainage should be thoughtfully designed and integrated into the building fabric.
- j. All services should be positioned or screened so that they are not visible from common areas or the public domain adjacent to the development.
- k. Balustrade designs should address visual screening of large items typically stored on balconies (eg. BBQs, clothes drying devices and bicycles)
- l. Letterboxes should be thoughtfully integrated into the entry / arrival area.

Proposed amendments to certain clauses in Part 3 –Residential under Section 3.5 Residential Flat Buildings (6 or more storeys)

3.5.3 Site Requirements**Desired Outcome**

- a. Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.

Prescriptive Measures

- a. The minimum site width measured at the primary street frontage should comply with Table 3.6.3(a).

Table 3.5.3(a): Minimum Site Width

Area	Minimum Site Frontage
All Areas (Excluding Pound Road, Hornsby)	40m
Pound Road, Hornsby	25m

- b. Where a development proposal results in an adjoining site within the precinct with no street frontage or a primary street frontage of less than that required in the Table 3.6.3(a), proponents should demonstrate that orderly and economic development of the site can be achieved under this DCP.
- c. Where a property is likely to be isolated by a proposed development and it cannot be demonstrated that the site can be developed to its full potential, applicants should provide documentary evidence that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value
- d. **Basement and services provision should be planned and coordinated to minimise the loss of landscaped open space deep soil zones. Where necessary services (such as OSD) are required in the side setbacks, an area with minimum dimensions of 2mx2m should be retained as deep soil to allow for planting of large trees.**

Notes: Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

Figure 3.5(c): Lot amalgamation should avoid isolating small sites (excluding Pound Road Hornsby) (I)



3.5.5 Setbacks

Desired Outcome

- a. Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings.
- b. Well articulated building forms with a "pedestrian-friendly" scale and provides for landscaping, open space and separation between buildings.

Prescriptive Measures

All Sites

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. The minimum setbacks of all buildings and structures (excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct) should comply with Table 3.5.5(a).

Table 3.5.5(a): Minimum Setbacks

Setback	Minimum Building Setback
Front Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side Boundary	9m, which can be reduced to 7m for a maximum of 1/3 of the building width
Rear Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Top-Storey Setback	3m additional setback for exterior walls of the top-most two storeys, measured from the walls of the lowest storey.
Top storey where mezzanine proposed	6m addition setback for exterior walls of the top storey, measured from the walls of the lowest storey.
Basement Parking Setback	7m from front and rear boundaries and 6m from side boundaries to allow for deep soil landscaping

Corner Sites

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- b. For buildings with a corner frontage:
 - Front boundary setbacks apply to all street frontages, and
 - Side boundary setbacks to apply to all other boundaries.

Setback Encroachments

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- c. Structures such as paths, letter boxes, electricity kiosks, fire hydrants, garbage storage and the like are permitted in the front setback where:
 - The structures are thoughtfully sited and designed to minimize the impact on the streetscape and integrate into the landscape setting.
 - The structures are screened where possible.
 - Sufficient areas for deep soil landscaping remain.
- ~~c. Balconies are able to encroach to within 6 metres of the side boundaries and within 7 metres of the front and rear boundaries provided there is no impact on the achievement of daylight access, visual privacy, and acoustic privacy.~~
- ~~d. Despite the above, the balcony encroachments for the top-most 2 storeys should not extend beyond the setback of the external walls of the storey immediately below.~~
- e. The following minor structures are able to encroach into the prescribed setbacks:
 - Driveways or basement ramps up to 6 metres wide with deep soil verges at least 2 metres wide adjacent to the side boundary.
 - ~~• Ground level terraces above basement ramps,~~
 - ~~• Stairs to private terraces on the ground floor,~~
 - ~~• Pedestrian ramps to building lobbies at the ground level with deep soil verges at least 2 metres wide adjacent to the side boundary,~~
 - ~~• Fences, and~~
 - ~~• Letter boxes, meter enclosures, electricity kiosks, emergency fire exits and fire hydrants, with a minimum landscaped setback of 2 metres from any boundary.~~

Notes:

Building width is measured between the principal external enclosing walls, excluding any permissible encroachments.

Greater setbacks may apply to the upper storeys in accordance with the separation controls in Part 2F Building Separation in the *Apartment Design Guide*.

A transition in setbacks should be provided at sensitive interface areas adjacent to heritage items. Variations to the setback controls may be considered where the variation assists the protection of heritage qualities. Refer to Part 9 Heritage of this DCP for additional heritage controls.

3.5.6 Building Form and Separation

Desired Outcome

- a. Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.
- b. Buildings in the Pound Road Hornsby Precinct that incorporate a podium that achieves a pedestrian friendly environment and enhances the streetscape character.
- c. **Quality architecture that evolves from the guidelines of the Apartment Design Guide.**

Prescriptive Measures

Floorplates

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. Floorplates should have a maximum dimension of 35 metres measured in a perpendicular direction between opposing exterior walls at any point. Balconies, terraces and ground floor lobbies may project beyond this maximum.

Separation

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- b. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.
- c. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- d. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

Articulation

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- e. Facades should be expressed as 3 distinct levels, a base, middle and top.
- f. Asymmetric floor plans are preferred as they contribute to effective articulation.
- g. Avoid exterior walls that are long and straight by stepping wall alignments and attaching balconies that project.
- h. Balconies should provide effective articulation for tall

buildings by:

- being varied in form and design across each facade in a variety of shapes and dimensions repeated in semi-regular patterns,
- disguising the sheer vertical walls by providing some balconies at the building's corners,
- not extending continuously across the full width of any facade, and
- Balconies should appear as open structures with lightweight balustrades. Solid masonry walls should be minimised.

Materials and Finishes

- i. Every facade should incorporate a variety of materials and finishes as follows:

- materials and finishes should accentuate the articulation of building forms, in particular the vertical layering of structures,
- varied arrangements and proportions for windows should contribute to the animated patterning of each facade,
- penthouse storeys should incorporate a high proportion of large windows / glazing and light weight balconies to minimise scale and bulk, and
- Exterior sunshades and screens should be used as design elements, as well as contributing to residential amenity.

Floorplates (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- j. The Podium level adjacent to the public domain should provide for continuity in the building alignment, with minimal lengths of gaps in the street wall.

Separation (Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- k. Building separation should comply with Part 2F Building Separation of the *SEPP 65 Design Quality of Apartment Development*, Apartment Design Guide.
- l. For properties with a boundary interface with a lower density zone, an additional 3 metre building separation should be provided.
- m. On large sites where the floorplate control requires more than one building, adjoining buildings should be separated by a minimum of 12 metres.

3.5.7 Landscaping

Desired Outcome

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy.
- b. Landscaping that retains existing features such as prominent or significant trees.
- c. Development that incorporates green roofs and walls to improve air quality, amenity, ambient air temperature, building insulation, bird habitat and aesthetic quality of the urban environment.

Prescriptive Measures

General (excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- a. Vertical gardens, green roofs and walls should be incorporated into the design of development where practicable.
- b. Communal landscaping should be provided adjacent to the property boundaries to provide a landscape setting for the development.
- c. Landscaped areas should adjoin property boundaries, in accordance with Table 3.6.7(a), and be designed to accommodate:
 - Deep soil landscaping for a minimum 50% of the front setback.
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 3.5.7(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	7m wide
Epping Town Centre	4-8m wide
Secondary Boundary (on corner lots)	6m wide
Rear Boundary	7m wide*
Side Boundary	6m wide

- d. Where there is minimal opportunity for deep soil zones, deep soil landscaped areas with minimum dimensions of 2mx2m along basement walls for planting should be provided.

- e. Paving within deep soil areas should be minimal. Any such paving should be permeable.

- f. Driveways should be flanked by continuous landscaped area verges at least 2 metres wide.

- g. Landscaped areas should be provided between 2 or more buildings located on a development site, designed to:
 - have a minimum total width of 12 metres,
 - accommodate trees that will reach a mature height of at least 10 to 12 metres,
 - provide a minimum soil depth of 1 metre,
 - be located in a deep soil area or above a basement
 - car park, and
 - include a component of deep soil area (ie: no basement intrusions) that measures at least 7 metres by 7 metres (sufficient for at least one canopy tree).

Fencing

(excluding Pound Road, Hornsby Precinct and Oxford Street, Epping Precinct)

- h. Within front setbacks, fences should not be higher than 1.2 metres.
- i. Fencing enclosing private courtyards behind the front building line may be up to 1.8 metres high if constructed from lightweight materials with the design allowing at least 50 percent openings/ transparency.
- j. Side and rear boundary fences should be a maximum of 1.8 metres high, sited behind the front building line.

Retention of Landscape Features (All areas)

- k. Existing healthy trees should be retained and protected where practicable. Any trees removed as part of the development should be replaced elsewhere on site where practicable.
- l. Connectivity of large street trees with adjoining or nearby remnant groups should be protected where practicable.
- m. The proposed building, ancillary structures, driveways, drainage and service trenches should be setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10-20 metres to significant bushland as detailed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS 4970 for significant trees to be retained.

3.5.8 Open Spaces

Desired Outcome

- a. Development that incorporates passive and active recreation areas with privacy and access to sunlight.
- b. Communal open space comprising landscaped setbacks, landscaping between dwellings, and a principal communal open space area.

Prescriptive Measures

Private Open Space

- a. Every dwelling should be provided with a principal private open space in accordance with Table 3.5.8(a).

Table 3.5.8(a): Minimum Private Open Space

Dwelling Type	Minimum Principal Private Open Space Area	Minimum Width
Studio	4m ²	2m
1 bed unit	8m ²	2m
2 bed unit	10m ²	2m
3+ bed unit	12m ²	2.4m
Ground and podium level	15m ²	3m

- b. Private open spaces should be designed as "outdoor rooms" that adjoin interior living areas, with L-shaped or irregular floorplans that would accommodate a number of outdoor activities plus extensive screening to provide privacy and shade.
- c. Enclosure of private open space areas as 'wintergardens' should be avoided. Wintergardens may be considered where the elevation of a building fronts Epping Road or a rail corridor.

Clothes Drying Area

- d. Each dwelling should have an external air clothes drying area that is separate from the principal private open space area. This facility is to be screened from public places and communal areas.

Communal Open Space

- e. A principal communal open space area should be provided per building as follows:
 - be located at ground level (or located on a podium in the Pound Road, Hornsby precinct),
 - have a minimum area of 50m²,
 - have a minimum dimension of 6 metres,
 - be landscaped for active and/or passive recreation and encourage social interaction between residents,
 - achieve a minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter),
 - be located to provide direct sight lines and convenient access from the building lobby, and
 - be sited and designed to protect the amenity of adjacent dwellings.

Figure 3.6(h): L-shaped balconies and terraces accommodate a number of activities, and adjustable screens provide shade, privacy and enclosure for outdoor rooms.(E)



3.5.10 Materials, Finishes and Services**Desired Outcome.**

- a. Development that does not diminish the visual quality of the public domain.

Prescriptive Measures**Materials and Finishes**

- a. Development Applications should be accompanied by a Schedule of External Finishes, Colours and Materials Board which includes samples and large wall sections indicating how the details and colour schedules are to be applied.
- b. Colour palettes should reference the natural habitat and environmental influences of the area and avoid use of primary colours.
- c. Facade elements should use a range of materials and finishes, with a minimum of 30% exposed brick or natural material cladding (such as sandstone or timber)
- d. Facade elements should not be fully rendered.

Services

- e. Heating, Ventilation and Air Conditioning (HVAC) equipment should be grouped within designated screened areas either on typical floors or on roof-tops.
- f. Wall-mounted equipment and associated pipework should be concealed into wall cabinets and ducts.
- g. If service equipment is located on private balconies, additional area above those required by the DCP should be provided.
- h. Rainwater drainage goods and balcony drainage should be thoughtfully designed and integrated into the building fabric.
- i. All services should be positioned or screened so that they are not visible from common areas or the public domain adjacent to the development.
- j. Balustrade designs should address visual screening of large items typically stored on balconies (eg. BBQs, clothes drying devices and bicycles).
- k. Letterboxes should be located perpendicular to the road.

3.5.11 Sunlight and Ventilation**Desired Outcome**

- a. Development designed to provide reasonable solar access to living areas and open space areas.
- b. Development designed to provide natural cross ventilation.

Prescriptive Measures

- a. On 22 June, at least 70 percent of dwellings should receive 2 or more hours of unobstructed sunlight access to at least half of the dwellings principal living room windows and principal private open space area between 9am and 3pm.
- b. Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- c. A window should be visible from any point in a habitable room.
- d. At least 60 percent of dwellings should have dual aspect and natural cross ventilation.

Note:

SEPP - BASIX 2004 requires a BASIX certificate for new dwellings to facilitate energy efficient housing.



Heritage

Part 9

ATTACHMENT 1 - ITEM 4

**Proposed amendments to certain clauses in Part 9 –
Heritage under Section 9.2 Heritage Items****9.2.2 Garages, Carports and Driveways****Desired Outcomes**

- a. Garages and carports that do not dominate heritage items in terms of design, bulk, scale and setbacks.

Prescriptive Measures**Garages and carports**

- a. Garages and carports should be located at the rear of the property.
- b. A garage or carport may be considered adjacent to the building where access to the rear is not available, provided it is setback behind the building line and is designed to complement the architectural style of the heritage item.
- c. Altering or demolishing any part of the heritage item to enable construction of a garage or carport should be avoided, except where the topography or building design allows for the change and the modification will not alter a primary or intact section of the building.

Driveways

- d. Existing driveways constructed as two wheel strip or traditional driveway form should be retained.
- e. Driveways should be designed to minimise extent and visual dominance. Materials that complement the period of the dwelling should be used.

Note:

Parking structures and areas can have a significant impact on the integrity and setting of heritage items. Open areas or carports are generally preferable than garages. Double fronted garages can be intrusive and should generally be avoided.

9.2.3 Gardens, Trees and Landscaping**Desired Outcomes**

- a. Development that retains **and conserves** significant garden elements, trees and landscaping.
- b. Gardens that complement the heritage significance and architectural style of the heritage item.

Prescriptive Measures**Gardens**

- a. Heritage listed gardens should retain layouts and primary features **and structures**.
- b. **Trees and garden elements which contribute to the significance of a heritage listed item should be retained and conserved.**
- c. Gardens within the curtilage of a heritage listed item should be designed to complement the period and style of the item.
- d. Alterations and additions should be located to **minimise avoid** impacts on significant trees and garden areas.

Trees and landscaping

- e. The removal of trees that are identified as heritage items **or are within the curtilage of heritage items** should be avoided unless the tree is diseased, dying or dangerous.
- f. Mature trees that are removed should be replaced with a tree in a similar or more appropriate location that will mature to similar size and canopy.
- g. Proposed works should comply with AS 4970 Protection of Trees on Development Sites.
- h. All tree pruning work should be carried out in accordance with AS 4373 Pruning of Amenity Trees.
- i. Site works, including driveways, should be located and designed to avoid damage to significant trees.
- j. Connectivity of large street trees with adjoining or nearby remnant groups should be protected.

Note:

When the removal of significant trees are proposed, a landscape plan should be provided detailing the replacement trees.

Works involving heritage listed trees should also have regard to Part 1 General of this DCP.

**Proposed amendments to certain clauses in Part 9 – Heritage
under Section 9.3 Heritage Conservation Areas****9.3.3 Gardens, Fences and Gates****Desired Outcomes**

- a. To retain and conserve the garden and landscape character of the heritage conservation area
- b. Landscaping that retains original and traditional garden layouts and plantings.
- c. Fencing that complements the streetscape character and the significance of the heritage conservation area.

Prescriptive Measures**Gardens**

- b. Traditional garden settings should be retained, particularly where they are important to the character of the heritage conservation area.
- c. New gardens should be horticulturally and stylistically sympathetic to the period of the heritage conservation area with the use of similar materials.
- a. Alterations and additions should be located to **minimise avoid** impacts on significant trees and garden areas.
- d. Development should not impact upon trees/landscaping that contribute to the significance of the heritage conservation area including the removal of trees/landscaping that contribute to the significance of the heritage conservation area.
- e. Mature trees/landscaping that are removed should be replaced with trees/landscaping in a similar or more appropriate location that will mature to similar size and canopy.
- f. Proposed works should comply with AS 4970 Protection of Trees on Development Sites. All tree pruning work should be carried out in accordance with AS 4373 Pruning of Amenity Trees.

Note:

When the removal of significant trees are proposed, a landscape plan should be provided detailing the replacement trees.

Works involving significant trees within heritage conservation areas should also have regard to Part 1 General of this DCP.

Trees, gardens and landscape elements define the public/private domain and are often critical to the cohesive sense of place in conservation areas. Landscape elements can also help to 'soften' developments that might otherwise be intrusive.

Fences and gates are important streetscape elements because of their proximity to the street edge and role in defining the public/private domain.

Fences and gates

- g. Fences should be avoided where there are no, or few fences.
- h. Original fences and gates should be retained. Where sections of fence are required to be replaced because of poor condition, good sections of the old fence should be integrated where possible.
- i. Location of gates should be retained where the path and garden are part of a traditional garden layout and are historic links between the property and the street.
- j. Fences and gates should complement the period and style of the building and the streetscape.
- k. Traditional fencing materials should be used such as timber, iron, brick and stone. Sheet metal and tubular steel fences should be avoided.

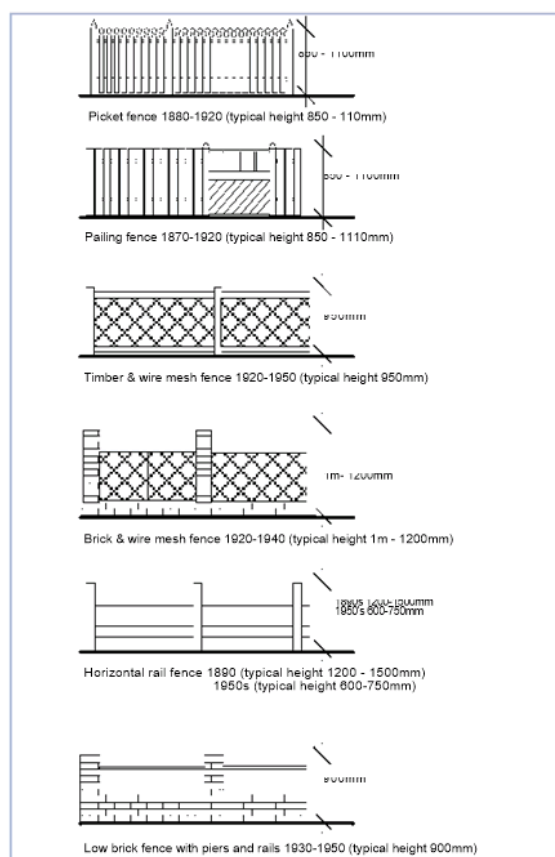


Figure 9.3(c) - Typical fences and gates. (C)



HORNSBY SHIRE COUNCIL

DESIGN EXCELLENCE AND RESIDENTIAL DEVELOPMENT REVIEW

MAY 2018



ATTACHMENT 2 - ITEM 4



QUALITY ASSURANCE

PROJECT: Design Excellence and Residential Development Review

AUTHOR: AJA + Think Planners

Date	Purpose of Issue	Rev	Reviewed	Authorised
February 2018	Draft - Internal Review	Draft A	AB	
February 2018	Draft - internal	Draft B	JJ	
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March 2018	Final Draft – for presentation to Council	Final 20-3-18	JJ/AB	JJ
May 2018	Final issue to Hornsby Council	Final 180524		JJ



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EXECUTIVE SUMMARY

This report, prepared by AJA and Think Planners, is a response to Hornsby Shire Council's initiative to review the Hornsby Local Environmental Plan (HLEP) 2013 and Hornsby Development Control Plan (HDCP) 2013 to include townhouses and all residential flat buildings in the remit of the Design Excellence provision. Given the concerns also noted with respect to built form and character outcomes, loss of tree canopies and potential for more 'greening' in the urban environment, the study further considers how 5 storey and townhouse typologies are impacting on existing suburban streetscapes in the Hornsby Local Government Area (LGA), and where there is scope to raise the bar. Input from landscape architects Spackman Mossop Michaels has been sought for this area of investigation.

The information contained in this report represents background site research by the team, analysis of general and specific issues influencing both process and outcome, and recommendations for where improvements could be made through changes to the HDCP, HLEP and introduction of a more stringent design review process.

Overall, the Hornsby DCP defines 'desired outcomes' and 'prescriptive measures' that are consistent with best practice and intended to deliver guidance to applicants and provide a context for new development. There are some good examples of how considerate application of the controls can achieve quality results. However there can, and have been, inconsistencies in how the controls are articulated, interpreted, applied and in many cases amended to reach a completed building.

This report recommends that a number of improvements could be realised with the broader application of a more formal design review process, in conjunction with a number of HDCP and HLEP amendments that should be applied based on outcomes from the analysis.



Recent Hornsby residential developments achieve a level of quality design but there is room for improvement.
(Photos: AJA)



METHODOLOGY

This Design Excellence and Residential Development Planning Controls Review compares the relevant areas of the HDCP against State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development (SEPP 65) Apartment Design Guide (ADG), documented development application (DA) or Section 4.55 (formerly Section 96) modification submissions, and observed built outcomes in order to understand where there may be positive, negative or neutral recommendations for change. In some cases this may require modifications to current planning legislation at State level.

From the review of briefing documentation, a tour of relevant Housing Strategy (HS) precincts, and consideration of background project material from the HSC development portal, an outline overview of the completed outcomes and perceived problems has been prepared. Areas have been selected from the HS precincts that best demonstrate the specific issues observed, that are then subject to analysis of the approval history and framework against the HDCP and SEPP65 ADG planning legislation.

A summary of key facts and details of planning investigation are provided in Addendum A that includes maps, DA excerpts, photo surveys and further details that support the analysis provided in the main body of this report.

This provides the basis for commentary on where the current HLEP and HDCP are not providing the outcomes expected, and how to develop strategies to address shortcomings.

Potential for best practice outcomes is then detailed, with either photographic or outline sketch examples to demonstrate what might be achieved through renewal of the development controls, approval standards and processes. This is applied to both 5 storey and townhouse developments, looking at their context and ground plane, building envelopes, landscaping/open space, and environmental performance.

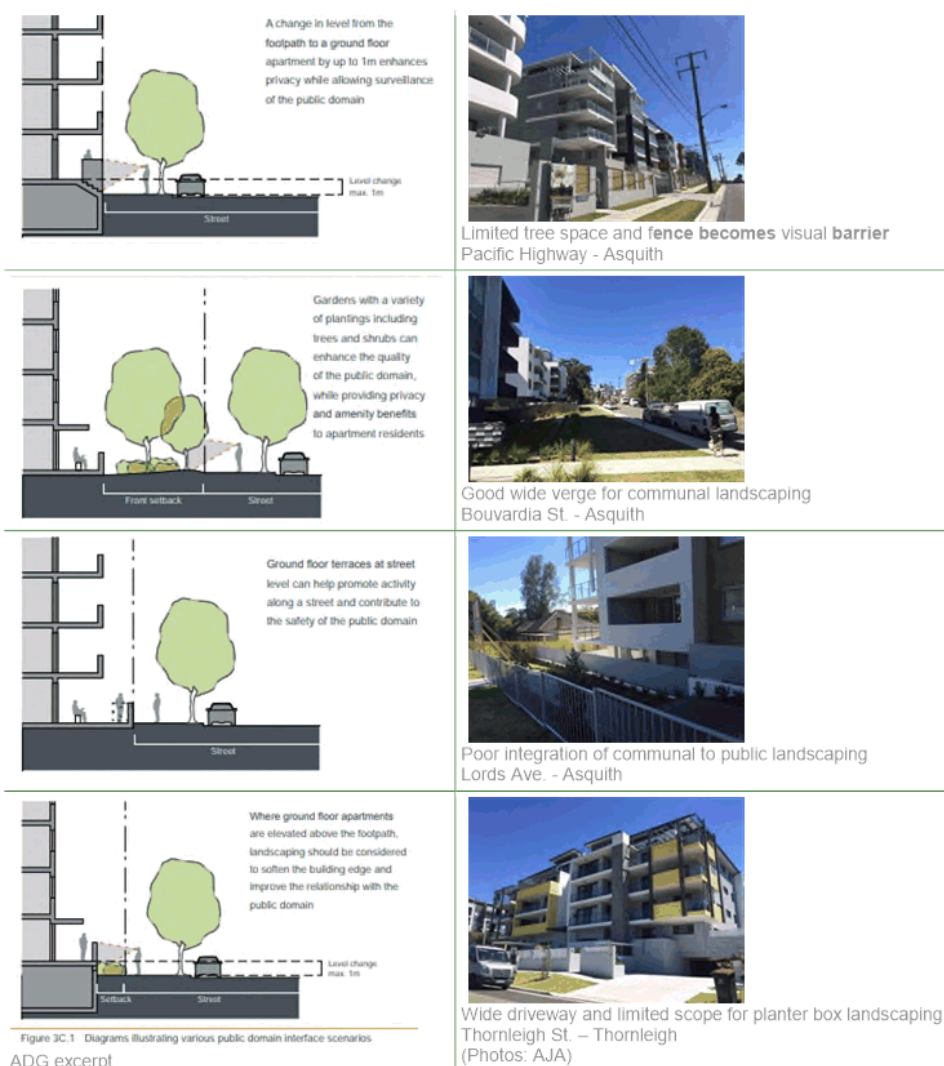
Recommendations have then been set out to provide the basis for amending the HLEP and HDCP planning controls to respond to both existing and emerging needs with strategies and typologies suitable to the fast-changing increased density environment throughout Hornsby LGA.



PUBLIC DOMAIN

Before considering the built form, the public domain interface must be examined as the critical transition zone between buildings and their private or communal space at the street edge and the public domain.

'The interface of the development contributes to the quality and character of the street. Subtle variations through planting and fencing can create an attractive and active public domain with a pedestrian scale. Long, high blank walls or fences can detract from the appearance of the public domain and impact on the safety of pedestrians and residents. Direct access from the street to ground floor apartments and windows overlooking the street can improve safety and social interaction.' (ADG)





Within the Hornsby LGA there is a wide range of public domain conditions that are determined by the road hierarchy, topography and vegetation. Some of these are covered in the diagram above, which compares Figure 3C.1 from the ADG, development examples within Hornsby Shire and clearly shows how the interface between public, communal and private open space can vary with significant impacts on how landscape potential can be realised.

Along strips with significant development such as Peats Ferry Road and the Pacific Highway, long street wall impacts are evident (see photo below). While some may have the benefit of retention of existing trees (often under stress), new planting will need the right species and optimum growing conditions to reach healthy maturity and regain the green character of the surrounding neighbourhoods.



Peats Ferry Road, Asquith (Google Street View)

Jersey St North, Asquith (Photo: AJA)

Need to ensure effective integration of public domain and communal open space landscape for quality tree canopy.

To combat the increasing impacts of climate change on the urban environment, there must be strategies for maintenance of the existing tree canopy and additional street planting wherever possible.

The microclimate across the Hornsby LGA varies considerably depending on the aspect of the existing slope, heights and distances of buildings and solar exposure. As a result, plant species should be considered primarily based on site specific conditions in order for the plant species to survive and flourish. Key considerations include topography, solar exposure, hydrology, geology and moisture content in the soil. As the public domain is a highly modified 'natural' environment, the species that are most tolerant to the site may be native or exotic.

LANDSCAPE DESIGN

The species selection should aim to improve the public domain amenity. The form and functional purpose of the species should be taken into consideration - for example different species should be used for providing shade, windbreaks, screening, feature specimen, hedging, road hierarchy, and street character.

The surrounding public domain infrastructure including building facades, footpaths, site lines, existing views, power lines and other above and below ground services will have great impacts on the health and success of the plants. In order to achieve this, species selection should be based on the plants mature size and form (not the



seedling). Minimising these impacts will allow for the plant selection to grow into healthy and attractive specimens, and help support generous tree canopies.

MAINTENANCE

The whole life management of the species should be considered when planting in the public domain. This includes considering the species need for additional watering, mulching and pruning. Ideal species selection would include plants that are pest and drought tolerant to reduce maintenance costs.

SAFETY

Crime Prevention Through Environmental Design (CPTED) principles will impact on the choice of species selection and/or landscape design. It is important that the chosen species does not impact on the surveillance and visibility within the public domain. Additionally some plant species produce a larger leaf and fruit drop and/or are prone to drop branches. This may affect the ease of accessibility in the public domain, especially when these species are planted around footpaths and access ramps. Species with no-vigorous root systems should also be used around footpaths and access ramps.

A comprehensive public domain study should be undertaken to develop detailed precinct plans, with strategies to ensure more cohesive relationships between built form and surrounding landscape.

RECOMMENDATION:

- **Prepare a Public Domain Strategy which considers:**
 - **Relationships between built form and public domain**
 - **Appropriate species selection to maximise growth potential**
 - **Maximising street vegetation through the implementation of landscaped swales, verge planting and blisters**
 - **Where applicable, create densely planted areas within the public domain with a variety of heights to improve visual amenity and maximise habitat for wildlife**
 - **Tree replacement scheme which could involve offsets**
 - **Building setbacks must minimise impact from driveways and services to benefit deep soil planting areas.**



RESIDENTIAL FLAT BUILDINGS (3 – 6 STOREYS)

To achieve high quality residential precincts, it is critical to have clear guidelines that identify realistic expectations, and ensure there is a process of early development assessment, monitoring and certification of design at critical stages from DA through to completion.

Where difficulties occur with application or interpretation due to site specific conditions there should be scope to apply variable resolution through design quality assessment by expert professional panels. This is dealt with as a recommendation in the conclusion.

CONTEXT AND GROUND PLANE

'Key components to consider when designing the ground plane interface include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting. The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public domain.' (ADG)

Particular issues are identified as follows:

HDCP 3.4.1 Desired Future Character

'Desired Outcome: Development that contributes to the desired future character of the area. Desired Future Character Statement: The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking. Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens....' (HDCP p3-57)

Many instances have been identified where street walls of development are too predominant, lacking the intended articulation, and with limited potential for quality landscaping to enhance both public and communal open space.

While tree planting evident in Bridge Road, Hornsby shows how there can be good vegetation outcomes fronting unit development, this takes time and requires the right open space provisions and tree selections at DA stage.



Impact of street wall (Google Street View)
Peats Ferry Rd, Asquith



Benefit of long term, mature landscape (Photo: AJA)
Bridge Rd, Hornsby



It is recommended that the requirement for retention of existing trees and the desired future character of development between landscaped corridors of established tree canopy and new trees and shrubs be strengthened by adding an additional control under Clause 3.4.7 Landscaping of the HDCP.

Furthermore, the fencing requirements under Clause 3.4.7 Landscaping should be amended to reduce separation between the boundary of private development sites and the public domain by requiring low walls and planter boxes instead of front fences.

RECOMMENDATION:

- **Amend HDCP Clause 3.4.7 Landscaping to include new point 'f' (retain and renumber existing points)**
f. Existing healthy trees must be retained and protected where possible (unless removal is supported by an arborist report). Any trees removed as part of the development should be replaced elsewhere on site.
- **Amend HDCP Clause 3.4.7 Landscaping to replace points 'g' and 'h' with the following**
g. Within street setbacks, front fences should be avoided, with low walls and planter boxes for landscaping at the interface between private land and public domain.
h. Enclosure of private courtyards within front setbacks must achieve at least 50% transparency, and to a maximum height of 1.5m above the level of adjacent communal space.



HDCP 3.4.3 Site Requirements

'Desired Outcome: Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.' (HDCP p3-59)

There are many instances of both isolated and consolidated development sites having limited scope for deep soil zones to support good vegetation potential in side as well as front setbacks. This has resulted from various issues such as:

- Double driveways reducing streetscape and public amenity
- Poor locations of sub-stations or other services
- Pedestrian connections above basement carparking
- Onsite Stormwater (S/W) detention at the front boundary
- Excessive fencing in the front setback



Examples of limited scope to achieve quality mature vegetation in side setbacks.

1,2 Chapman Ave, Beecroft; 3. Peats Ferry Rd, Asquith (Photos: AJA)

RECOMMENDATION:

Amend HDCP Clause 3.4.3 –

- Coordinated basement and services planning is required to minimise loss of landscaped open space and reduction of deep soil zones. Where necessary services, such as on-site detention (OSD), are required in the side setbacks, provision must be made for minimum 2m x 2m pockets as deep soil to allow for planting of large trees.
- Where practicable locate driveway entries beneath building envelope to avoid loss of potential for deep soil zones.



BUILDING ENVELOPES

'A built form that responds to the site, locality and landscape and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.' (HDCP p3-58)

The HDCP 2013 has a mix of height and setback controls intended to deliver built form, separation and articulation outcomes to meet the objectives of the ADG.

However there have been many developments where the HLEP 2013 height limit of 17.5m in conjunction with upper level setbacks has resulted in the 'mezzanine' form causing much concern due to poor visual outcomes and deficient amenity.

In some cases the setback form of 2 upper levels is an attempt to configure an additional floor within the 17.5m height limit. However, this usually requires non ADG compliant ceiling heights for many units, as the minimum floor to floor height is recommended to be 3.1m in order to achieve 2.7m ceiling heights.



Examples of varying uses of articulation and colour along Peats Ferry Road. These attempts to 'add features' diminish the visual quality of the public domain, and in some cases changes have occurred by Modification (formerly S96) amendments. (Photos: AJA; Google Street View)

Furthermore, the combination of prescriptive measures for height, setbacks and building form and separation have resulted in some frequently repeated formulaic approaches, and overly articulated facades that attempt to hide consequences of basically poor unit planning. Particular issues identified:

HLEP 2013, HDCP 3.4.4 Height

'Desired outcome: A built form not exceeding 5 storeys in height and comprising residential flat buildings. (...storey definition as set out in the Standard LEP template excludes mezzanine or attic). (HDCP p3-60)

HDCP 2013 has allowed a variety of roof forms above level 4 in many developments, where the interpretation of 'mezzanine' or 'attic' as allowable within a storey has resulted in some very unfortunate outcomes.

Upper levels of developments based on the 'mezzanine' roof principle have often not achieved a quality design result, and it appears that the extra floors have been trimmed to a bare minimum form with no overhangs. This has created very 'top heavy' buildings without the intended character.



Bouvardia St, Asquith (Photos; AJA)



Approved DA elevations DA/1381/2014C

Many of these developments have been noted as unintended consequences of the envelope 'creep' referred to above, and are difficult to change. However the introduction of a sleaving approach could provide one way of addressing the appearance of these completed buildings, and where approved DA's seek changes by new applications or under S4.55 (formerly S96) Modification of consent provisions there could be scope for inclusion of conditions to achieve better results as per sketch below.



Werombi Rd, Mt Colah



'Sleaving' potential concept



Peats Ferry Rd, Asquith

RECOMMENDATION:

- Amend HLEP Height of Buildings Map to reduce maximum height for 5 storey development from 17.5m to 16.5m. If the Department of Planning and Environment (DP&E) does not allow such an amendment, then insert controls that require any 5th level with mezzanine to be entirely setback 6m and upper level façade screening treatment be undertaken as proposed below.
- Amend HDCP Clause 3.4.4 Height to include a new point 'i' (retain and renumber existing points)
 - i. Top-most storeys with mezzanine levels must incorporate sleaving to minimise the visual impacts of the stepping transition, and provide potential for shading, perimeter planting and photovoltaic (p/v) solar panels.
- Amend HDCP Clause 3.4.4 Height to include a new Figure 3.4(ea)



Figure 3.4 (ea) – example of perimeter sleaving with pergola and planters for greenery at upper levels.

- Amend HDCP Table 3.4.4(a) Translation of Height to storeys to 16.5m once LEP amendment is finalised.



HDCP 3.4.5 Setbacks

'Desired outcome: Well articulated building forms that are set back to incorporate landscaping, open space and separation between buildings.' (HDCP p3-61)

The allowable side and rear setbacks set out in Table 3.4.5(a) of the HDCP can result in floors up to 4 storeys not conforming to ADG recommendations where other similar development sites adjoin side and rear boundaries. There are situations where this is cause for concern, particularly where bedroom or living space windows and balconies result in less than 12m separation between habitable rooms as identified in the ADG, or non-habitable to habitable distances less than 9m.



Examples of reduced side setbacks relying on non-habitable rooms that can reduce side setbacks to 4m, resulting in 8m space between habitable rooms of buildings at some points.

24 - 26 Lords Ave. Asquith

18 - 22 Lords Ave. Asquith

Considerations in setting building separation controls
Design and test building separation controls in plan and section
Test building separation controls for sunlight and daylight access to buildings and open spaces
Minimum separation distances for buildings are:
Up to four storeys (approximately 12m):
• 12m between habitable rooms/balconies
• 9m between habitable and non-habitable rooms
• 6m between non-habitable rooms
Five to eight storeys (approximately 25m):
• 18m between habitable rooms/balconies
• 12m between habitable and non-habitable rooms
• 9m between non-habitable rooms
Nine storeys and above (over 25m):
• 24m between habitable rooms/balconies
• 18m between habitable and non-habitable rooms
• 12m between non-habitable rooms

ADG extract

Table 3.4.5(a): Minimum Setbacks

Setback	Minimum Setback
Front boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Side boundary (Includes balconies)	6m, which can be reduced to 4m for a maximum of 1/3 of the building width.
Rear boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width
Fifth Storey Setback	3m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
Fifth storey setback where mezzanine proposed	6m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey

HDCP extract

Above 4 storeys, due to unforeseen issues with mezzanines, Council has changed its setback controls to require fifth storeys (in addition to their 3m setback) to have mezzanine upper levels stepped back to 6m from the exterior walls of the envelope below. While there are some examples of acceptable mezzanine designs, this is still resulting in many unfortunate outcomes as outlined in the discussion above under Height.



There are also many cases of setback encroachments (minor structures) allowable under the HDCP that have resulted in substantial loss of both communal open space and visual amenity.



Bouvardia St, Asquith



Peats Ferry Rd, Asquith



Example of coordinated services enclosure and mailboxes in Lane Cove (Photos: AJA)

RECOMMENDATION:

Amend HDCP Cl. 3.4.5.a to include -

- Ensure early consultant input for coordinated basement and services planning to minimise loss of landscaped open space and reduction of deep soil zones.

Amend HDCP Table 3.4.5(a) Minimum setbacks as follows:

- Front boundary – 10m, which can be reduced to 8m for a maximum of 1/3 of the building width and includes balconies.
- Side boundary and rear boundary setbacks are to comply with the ADG.
- Fifth storey setback – 3m additional setback for exterior walls of the fifth storey, measured from the walls of the lowest storey
- Fifth storey setback where mezzanine proposed – 3m additional setback for exterior walls of the fifth storey, (measured from the walls of the lowest storey) unless there is a sleaving proposal incorporating pergolas and planters to the building perimeter.



HDCP 3.4.6 Building Form and Separation

'Desired Outcome: Buildings that are limited in width and depth, incorporating articulated facades and separated by garden areas.' (HDCP p3-62)

The HDCP describes a range of detailed measures that are intended to deal with both building separation and articulation. While there are some instances where the interpretations have resulted in quality design outcomes -



Chapman Ave, Beecroft



Bouvardia St, Asquith



Thornleigh St, Thornleigh (photos AJA)

- there are many that are less satisfactory due to design compromises or overly complicated facades.



Belair Close, Hornsby



Pacific Highway, Mt Colah



Thornleigh St, Thornleigh

(Photos: AJA)

Resolution of this issue is not simply provision of more design guidelines, and involves consideration of a range of character options that evolve from the modulation and façade elements that constitute quality architecture. Design assessment on this level goes beyond just planning assessment, and is best undertaken through simpler reference to the well formulated guidelines of the Apartment Design Guide, and inclusion of a design review panel system as proposed later.

RECOMMENDATION:

Amend HDCP Clause 3.4.6.a to remove or reduce prescriptive measures and include -

Refer to Apartment Design Guide Part 2 for design principles and recommended guidelines for managing development scale, relationship to context and elements that contribute to relevant character influences for a specific area.



LANDSCAPING AND OPEN SPACE

'Incorporating landscape design early in the design process provides optimal outcomes for residential apartments. It needs to be coordinated with other disciplines to ensure the building design and service locations complement the landscape and public domain.' (ADG)

Landscaping to the perimeter of sites is increasingly important in conjunction with deep soil zones to improve tree canopy that can help mitigate the impacts of climate change. While some areas of the Hornsby LGA have well established native vegetation that should be preserved, the transition from more natural to urban conditions can have a major impact on how certain species survive.

It is critical to have well informed arborists and landscape architects retained for project duration to ensure full appreciation and maintenance of the best species and appropriate growing conditions to optimise future vegetation cover. Furthermore the landscape concepts are part of the critical interface between private, communal and public open space, and therefore must be part of early pre-DA consideration and continually updated to reflect any changes to the architectural and/or engineering design.

Particular issues identified:

HDCP 3.4.7 Landscaping

'Desired Outcome: Landscaping that integrates the built form with the locality and enhances the tree canopy.' (HDCP p3-65)

As noted above under Public Domain, along many street frontages there are frequent variations to the resolution of private, communal and public open spaces. Streetscapes should not have to rely on landscape screening when architectural design is poor, but the public and communal open space interface does have the potential to mediate when needed (see Bridge Rd. Hornsby pic).



Chapman St. Beecroft



Bouvardia St. Asquith (Photos: AJA)

Examples of good landscape interface between communal open space and public domain.

Appropriate landscape design concepts and details are critical to getting the optimum results for the outdoor spaces of developments and the adjacent public domain.

To help reduce the impacts of long street walls, the side setbacks between developments can provide green visual breaks and modulation. However, there are



frequently obstacles within the corridors between buildings such as extended basements, carpark vents, substations and booster valves, driveways etc. so there must be more allowance for constrained planting when full deep soil zones are not achieved. Even where there is adequate deep soil, varying substrate or drainage conditions may still leave inadequate space for root growth.



Amor St. Asquith

Lords Ave, Asquith (Photos: AJA)

Examples of where scope for landscaping is compromised in front and side setbacks.

The upper level space between buildings is also critical for canopies to grow, and with added impact of thermal mass generating difficult micro-climatic effects species selection again becomes critical.

Where large blank walls occur, scope for green walls should be considered, particularly when viewed from public spaces.

RECOMMENDATION:

- **Amend Clause 3.4.7 Landscaping to include a new 'desired outcome':**
c. Development that incorporates green roofs and walls to improve air quality, amenity, ambient air temperature, building insulation, bird habitat and aesthetic quality of the urban environment
- **Amend Clause 3.4.7 Landscaping to include a new point 'a' (retain and renumber existing points)**
a. Vertical gardens, green roofs and walls should be incorporated into the design of development where appropriate.
- **Amend Clause 3.4.7 Landscaping to include a new point 'd', 'e' and 'f' (retain and renumber existing points)**
d. Where there is minimal opportunity for deep soil zones, soft planted areas of minimum 2m x 2m pockets are required along basement walls for trees.
e. Maximise soil quality by incorporating organic matter in top 300mm.
f. Any paving around deep soil areas should be permeable.

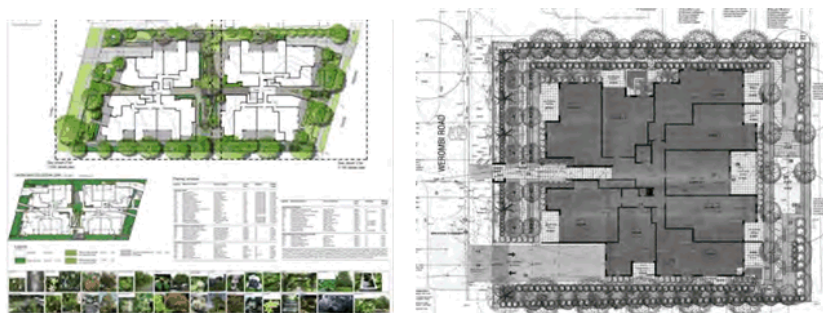


HDCP 3.4.8 Open Spaces

'Desired Outcome: a. Development that incorporates passive and active recreation areas with privacy and access to sunlight. b. Communal open space comprising landscaped serbacks, landscaping between deellings, and a principal communal open space area.' (HDCP p3-66)

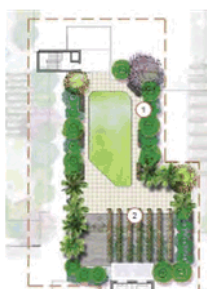
As crucial elements for residential amenity and recreation, along with places for communal gatherings and social interaction, open space provisions are fundamental to the well being, health and cohesion of residential communities in completed developments. It is a frequent shortcoming of many sites that, in spite of sometimes attractive landscape plans, there is limited room allocated to communal open space at ground level, and these are often difficult to access on the south side of buildings.

There is more potential for ground level soft landscape and deep soil planting without access and paving if communal spaces are considered acceptable at roof level where there are views and sun access for any south facing units in winter.



Examples from DA's where limited communal open space is available, but compromised by location.

Communal roof terraces with accessible amenities, good shade and landscaping should be permitted where suitable ground level open space is not available or not of reasonable quality. Infractions to height limit for lift overruns should be permitted provided this is not visible from the street to assist provision of well-designed communal roof terraces.



1 Tiered planting in raised planter walls for privacy and screening



2 Pergola and shaded sitting area



Example of screened communal open space that can be suitably provided at roof level.



RECOMMENDATION:

- Amend HDCP Clause 3.4.8 Open Spaces to delete point 'c' (retain and renumber existing points)
- Amend HDCP Clause 3.4.8 Open Spaces to delete first dot point under point 'g'
- Amend HDCP Clause 3.4.8 Open Spaces to reword point 'f' as follows -
f. Communal open space should be provided either at ground level, on a roof terrace, or a combination of both equivalent to a minimum of 25 percent of the site area.
- Amend HDCP Clause 3.4.9 Privacy and Security to delete point 'd' (retain and renumber existing points)
- Broaden HLEP clause 5.6 Architectural Roof Feature to permit non-compliance to height limit for a lift overrun provided this is not visible from the street.



Wharf Terrace Woolloomooloo
(Photograph: Courtesy City of Sydney)



Solar panels have improved efficiency when used in combination with green roofs (Source: OEH publication – Urban Green Cover in NSW)



MATERIALS, FINISHES AND SERVICES

Although not specifically covered in the HDCP, the materials details and services can have a significant impact on both the visual environment, and the way in which buildings can help minimise heat island impacts and lower energy needs.



Various visual impacts from poorly considered materials, services and details. (Photos: AJA)

To avoid unfortunate occurrences of visually obtrusive elements that can result from lack of coordination or control, there should be generic guidelines to ensure better design outcomes.

It is also important to note that the architectural character in Hornsby LGA does vary. There are principles and colour palettes that do not have to be prescriptive, but can give reference to both the natural habitat and environmental influences of the area.

The requirement for detailed material and colour schedules must form part of the DA submission packages, and be consistently updated through to Construction Certificate (CC) and completion to ensure the original design intent is followed through.



DA/390/2014 – corner Amor and Bouvardia Sts, Asquith

DA/81/2014 – Chapman Ave, Beecroft

Examples of material and finishes submissions based on well-conceived architectural character.

**RECOMMENDATION:**

- Amend HDCP to include a new Materials and Finishes Clause requiring:
 - * Submission of materials and finishes boards at DA stage, with samples and large wall sections indicating how the details and colour schedules are to be applied.
- Amend the DA Submission Guideline to ensure the following is included:
 - a) Heating, Ventilation and Air Conditioning (HVAC) equipment should preferably be grouped within designated screened plant areas either on typical floors or on roof-tops.
 - b) Wall mounted equipment (e.g. instantaneous gas HW heaters) and associated pipework is concealed into wall cabinets and ducts
 - c) If service equipment is located on private balconies, additional area above ADG minimums should be provided.
 - d) Rainwater downpipes are thoughtfully designed and integrated into the building fabric.
 - e) The above items should be positioned so that they are not visible from common areas or the public domain adjacent to the development.
 - f) Balustrade design must address visual screening of large items typically stored on balconies, for example BBQ's, clothes drying devices and bicycles.
- Amend standard conditions of consent requiring applicants to provide authentication of approved materials and colours at practical completion and Occupation Certificate (OC).



TOWNHOUSES

As recently identified in residential density studies undertaken by the Grattan Institute, the townhouse development model is regarded as a significant part of the 'missing middle' of new development across major urban areas.

To build more homes, State governments should fix planning rules to allow more homes to be built in inner and middle-ring suburbs of our largest cities. More small-scale urban infill projects should be allowed without council planning approval. (Grattan Institute – 4 March 18)

As much of this medium density development is not affected by SEPP65 and ADG guidelines, there should still be greater scrutiny of design quality that is not easily monitored through DCP policies without much stricter and complicated controls. The alternative is again utilising the services of design review panels to provide oversight of development standards.

CONTEXT AND GROUND PLANE

'Contemporary buildings utilise façade elements such as pergolas, verandahs and the like. Well-articulated building forms with carefully designed facades to achieve and appropriate bulk and scale, and contribute to architectural character.' (HDCP p3-2)

Within the precincts identified for townhouse development, appropriate amalgamation of sites to achieve viable developments is critical in order to avoid remnant sites. It is a reasonable expectation that some single dwelling sites will remain within these areas, so the scale and character of new development must consider the hybrid nature of these streetscapes, and incorporate articulation and materials that do not become too repetitive.

HDCP 3.2.2 Site Requirements

'Desired Outcome: Buildings located on consolidated development sites that provide soft landscaping surrounding the building and limit the number of driveway crossings.' (HCDP p3-16)

The configuration and size of sites determine the extent of site coverage, and HDCP setbacks influence both private and communal open space implications for the local environment. It is critical that consideration of constraints on a site and impact on neighbouring sites form part of thorough context analysis that can enable optimum potential for soft landscaping and deep soil planting.

Not having had as much design quality scrutiny as apartments, townhouses have been to some degree slipped through the planning approval process with less.



Context is a critical factor in site planning and pre-DA consultation can enable better development outcomes.

DA approved on Baldwin Ave, Asquith

Completed townhouses Galston Rd, Hornsby

RECOMMENDATION:

Amend Clause 3.2.2 to have additional 'prescriptive measures that -

- **Require pre-DA consultation for design quality review in managing development scale, relationship to context and elements that contribute to relevant character influences for specific areas.**
- **Stipulate coordinated services planning to minimise loss of landscaped open space and reduction of deep soil zones, particularly where car parking basements occur. Where necessary services, such as OSD, are required in the side setbacks, provision must be made for minimum 2m x 2m pockets as deep soil to allow for planning of large trees.**

BUILDING ENVELOPES

HDCEP 3.2.3 Height

Based on the review of sites and DA analysis, applications for townhouses are often subject to S4.55 (formerly S96) Modification variations, and changes are often unsympathetic to the intended visual character due to changes in height and built form. Consistent review and cross reference to original material should be done to avoid unfortunate outcomes that can have a significant impact on visual character.



281-283 Peats Ferry Rd, Hornsby

Variation from DA photomontage to completed project showing substantial height change and loss of initial design potential.

**RECOMMENDATION:**

Amend Clause 3.2.3 Height to have additional 'prescriptive measure' to -

- **Require street elevations to include adjacent existing and potential future height envelopes so that potential environmental and visual impacts can be fully considered, both at pre-DA and DA submission.**

HDCP 3.2.4 Setbacks

'Desired Outcome: Well articulated building forms that are setback to incorporate landscaping, open space and separation between buildings. (HDCP p3-19)

It is a frequent occurrence that developers maximise the potential yield on sites. This puts setback controls under pressure both on the site perimeter and internally where there is often basement parking that limits the extent of deep soil planting. There is also an impact on space available for communal open space, particularly where minimal internal setbacks result in potential amenity issues.



DA imagery for Baldwin Ave. Asquith

DA photomontage for Galston Road, Hornsby

Examples of varying front setbacks with different outcomes for public domain interface.

Front setbacks for townhouse development have the potential to support significant amounts of vegetation, and where possible this should be a balance of private open space, privacy screens and allowance for street activation with gate access for each residence. These components can vary subject to context, and no changes of DCP controls are proposed. However, there should be consideration for the ADG controls where scale of a project dictates.

RECOMMENDATION:

Amend Clause 3.2.4 Setbacks to have additional 'prescriptive measure' to -

- **Require ADG setbacks to prevail when size of development justifies additional provisions for privacy, landscaped open space and environmental impacts.**



HDCP 3.2.5 Building Form and Separation

'Desired Outcome: Articulated buildings that are limited in width and depth and separated by garden areas.' (HDCP p3-21)

The nature of townhouse design can result in repetitive design that diminish the quality of streetscapes and lessen the sense of individual identity possible with some degree of modulation.



2 - 6 Galston Road, Hornsby



DA proposal for Baldwin Ave, Asquith

Facade modulation can be achieved by minor variations to the building envelope or roof, and where possible should avoid repetitive forms that give limited contribution to streetscape.

DA submissions should provide contextual streetscape analysis to show how both the subdivision pattern and variable character of the built environment have been considered, both in short and longer term horizons to accommodate transition.

RECOMMENDATION:

Amend Clause 3.2.5 Building Form and Separation to have additional 'prescriptive measure' that –

- **Refers to Apartment Design Guide Part 2 for design principles and recommended guidelines for managing development scale, relationship to context and elements that contribute to relevant character influences for a specific area.**

LANDSCAPING AND OPEN SPACE

HDCP 3.2.6 Landscaping

'Desired Outcome: Landscaping that integrates the built form with the locality and enhances the tree canopy.' (HDCP p3-23)

The potential for landscape quality to enhance both the perimeter and internal spaces can be greatly improved where early pre-DA consultation ensures that the right principles are being taken from the HDCP, and subsequent changes are monitored to deliver quality final results.



DA landscape proposal for Galston Road, Hornsby and positive impact of internal vegetation in completed project.

RECOMMENDATION:

Amend Clause 3.2.6 Landscaping to have additional 'prescriptive measure' to require that -

- **All medium density DA submissions must include fully detailed landscape plans with provision for vegetation that maximises potential for shading to communal spaces, reducing heat load and improving visual qualities.**

HDCP 3.2.7 Open Spaces

'Desired Outcome: a. Development that incorporates passive and active recreation areas with privacy and access to sunlight. b. Communal open space comprising landscaped setbacks, landscaping between dwellings and a principal communal open space area.' (HDCP p3-24)

Narrow sites are a particular concern where due to the restrictions of setbacks there is limited space for both private and communal open space, and although the latter is only required for greater than 10 dwellings, scope to provide for social interaction is an issue. There is a major loss of potential open space where 'gun-barrel' driveways or single side access for vehicles is allowed.



Example of limited scope for landscaped areas in DA for townhouses on narrow site in Old Berowra Road, Hornsby

RECOMMENDATION:

Amend Clause 3.2.7 Open Spaces to have additional 'prescriptive measure' to introduce

- **Incentives to maximise communal green open space with deep soil planting to support advanced tree canopies and minimise hard paved areas.**



LOCAL ENVIRONMENTAL PLAN AMENDMENTS

Consideration has been given to the way in which Design Excellence is referenced in the Hornsby Local Environmental Plan 2013, and it is recommended that the principles of design review panels under SEPP 65 form the basis of an extension to the scope of development that is subject to quality appraisal under Hornsby Development Control Plan 2013.

We suggest that HLEP 2013 Clause 6.8 Design Excellence is problematic in application for the following reasons:

- The clause is limited to buildings of a height greater than 29.6m. Such buildings are to provide "design excellence". One way of reading Clause 6.8 of the LEP is that any building of 29.6m or below is therefore not required to exhibit design excellence. This implication is best avoided if it is considered necessary to improve design quality for a more general range of development.
- The principles and matters identified in the clause are general in nature and are relevant to numerous built forms and development proposals irrespective of height. Massing, scale, relationship to the street, impacts such as visual privacy and acoustics, are as relevant to a dual occupancy development as to a tower in a town centre. The clause does not therefore create a "higher bar" of assessment, for the specific class of development that it is referring to.
- HLEP 2013 Clause 6.8 Design Excellence should therefore apply to all development, regardless of height or type.

It is recommended that Council enhance the Design Excellence clause in the HLEP so that it does more work in delivering design excellence. A further issue to be considered is the possible introduction of a Design Excellence Competition process for particular land and particular development types over a certain value.

RECOMMENDATION:

Amend HLEP Clause 6.8 Design Excellence to establish the basis for –

- **Design Review Panel appraisal for all commercial and multi-unit, mixed use or residential projects, with emphasis on the need for pre-DA submissions in the first instance.**



DEVELOPMENT CONTROL PLAN AMENDMENTS

When a proponent reads in the HLEP and HDCP that design excellence is required, what does Hornsby Shire Council (HSC) mean by that?

Given the breadth of the term design excellence, and given that design excellence is relative to its context and circumstance, it is necessary that Council's pursuit of design excellence is well articulated. The place for this is in the HDCP.

Design Excellence is a concept and not a development standard. It is not possible to deal with the concept of Design Excellence in the same way as a setback or a landscape area via a quantum or number.

There are Hornsby LGA specific design excellence criteria that should be discussed and reinforced within the HDCP. This will inform applicants about the elements that Council perceive to be the minimum requirement and considerations for built form.

This report identifies various opportunities for existing HDCP amendments and updates. However, it is recommended that the HDCP be further enhanced through the introduction of relevant sections of the HDCP, with specific commentary in relation to meeting Design Excellence principles in Hornsby Shire.

RECOMMENDATION:

It is recommended that Hornsby Shire Council (HSC) amend the Design Excellence Panel structure to a formal SEPP 65 structured Design Review Panel to improve the quality of design in the Hornsby LGA. Furthermore, to ensure the original design intent of approved development is followed through, applicants must:

- i. Ensure Registered architects are the design authors as per SEPP65, and that they have clearer understanding of HSC expectations,**
- ii. Maintain a design quality process from DA to Construction Certificate (CC) to OC through insistence that the original architects must sign off each stage of the project, whether they are retained or not when properties and development rights change hands.**
- iii. Lodge a bond of ...% of the project cost which will be held until final OC has been achieved.**



DESIGN EXCELLENCE PANEL

DESIGN EXCELLENCE IS MORE THAN PLANNING CONTROLS

Planning controls often are incapable of informing design excellence that can improve the visual quality of a building, its presentation to the street, quantum of landscaping or apartment amenity. It is evident from the precinct site review and analysis that the rectification of many design problems sit outside the scope of an LEP or DCP prescriptive controls, but can significantly contribute towards design excellence. This is the value and remit of a Design Excellence Panel.

DESIGN PANELS

State Environmental Planning Policy No.65 gave Councils the opportunity to appoint design review panels. The intent under SEPP 65 was that the Panels advise on whether an apartment development meets the design principles, and to make recommendations on ways to achieve compliance, and in turn improve the design outcomes.

The membership of the Panels are independent, recognised design experts in the fields of architecture, planning, urban design and landscape architecture. Some Councils have now constituted design panels for "Design Excellence appraisal on a wider range of development", whether that be for apartments, townhouses, commercial tower, boarding house, private hospital or any other form of significant development.

DESIGN EXCELLENCE PANEL IN OPERATION

The Administrative and Constitutional establishment and functioning of the Design Excellence Panels is well established in NSW, and Councils establishing of such Panel will be a simple matter. However, it is recommended that the following elements of the Panel, and its operation, is implemented:

- The Panel's commentary and advice becomes input into the consideration of the assessment of an application, and the Panel does not take on a determination role. This ensures that the development assessment is for Council to undertake, and the determination remains with the Council or the Independent Hearing and Assessment Panels (IHAP), depending on the particular circumstances of the application.

It is clear from experience with other Panels that, over time, when a consistent design excellence message is delivered by the Panel, and when there is a consistency in advice and requests for amendments in relation to elements of design that are often beyond the ability of planning controls to resolve, that:

- The key concerns and desires of the Council in relation to issues such as tree planting, quality materials, considered design are soon understood and embraced by architects and developers; and
- The design quality of development improves exponentially.

Design Excellence and Residential Development Review for Hornsby Shire Council
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SUMMARY OF RECOMMENDATIONS

The following summary is a hierarchy of actions that are required to implement the recommendations of this report, subject to endorsement by Hornsby Shire Council.

IMMEDIATE (HDCP CHANGES)

- *Recommendations for HDCP amendments articulated in this report*
- *Revise HDCP graphics/diagrams to reflect changes as above*
- *Amend the HDCP by incorporation of sections that articulate what encapsulates the desirable character for specific areas of Hornsby Shire against which design quality can be assessed, and clarify application to relevant forms of development – residential flat buildings, townhouses, town centre development.*
- *Undertake a public domain analysis of specific areas of Hornsby Shire to establish principles for urban design character to be included under Part 1 – General; specifically 1C.2 – Built Environment; 1C.2.8 – Building Sustainability and 1C.2.9 - Landscape Quality*

MEDIUM – LONG TERM (HLEP CHANGES)

- *Subject to DP&E agreement, revise height controls to limit height of 5 storey residential development to 16.5m.*
- *Expand scope and operation of Hornsby Shire Council Design Excellence Advisory Panel to include all development regardless of height.*
- *Amend LEP Design Excellence Clause to require Design Excellence Competitions for certain scale or forms of development, inclusive of a bonus provision (eg. City of Parramatta model - an additional 10% floor space and/or building height).*

LONG TERM (RECOMMENDATIONS FOR SEPP 65)

- *Amend SEPP 65 and ADG to include provisions for assessment of all townhouse developments of 2 storeys and above, and in excess of 2 units.*



APPENDIX A

PRECINCT ANALYSIS

Site visits and investigation were undertaken on a number of sites identified in the Housing Strategy precincts of the Hornsby LGA, and development within the following areas were the focus of more detailed analysis to inform the content of this report.

Asquith - Bouvardia Street

Asquith sites - Hyacinth Street

Beecroft - Chapman Avenue

Mt Colah - Pacific Highway

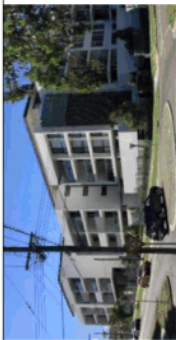
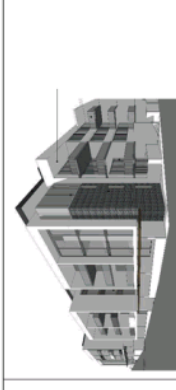

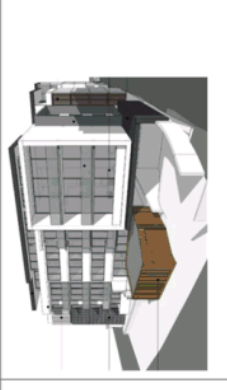





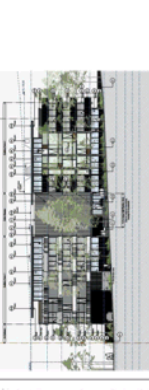
Hornsby sites - Galston Road

ASQUITH – Bouvardia Street




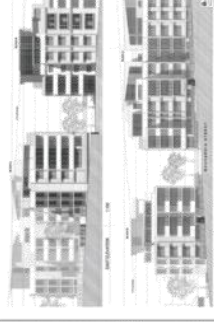




Precinct plans and imagery	Site Photos:	Issues noted:	Address:
	 View south along Bouvardia St. 	GENERAL <ul style="list-style-type: none"> Generous public domain, but will take time for potential quality to be realised with mature trees Wide street setbacks for landscaping, good privacy buffer for ground level units but more potential for direct access entry from street Good consistency of medium-high quality design results in built outcomes, better at northern end than Peats Ferry Rd Some potential examples for typology to be encouraged in DCP revisions. 	
	 View from Peats Ridge Rd  corner Bouvardia St. Amor St. Asquith	NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 87 UNITS <ul style="list-style-type: none"> Opportunity for corner café could have activated this location with good solar access, outlook and street presence. Well-articulated and detailed built form that is exemplary contribution in urban design for the precinct Significant impact of driveway intrusion on entry and public domain Good approaches to management of waste bins at street level Landscape potential will take time to achieve real public domain benefits 	9-19 Amor Street & 20 Bouvardia Street ASQUITH NSW 2077
	 	DA/390/2014 NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 87 UNITS Architect: Aplus Architects <ul style="list-style-type: none"> Good quality built form response to DCP, and well conceived materials palette Generous landscape proposed to perimeter and central courtyard 	9-19 Amor Street & 20 Bouvardia Street ASQUITH NSW 2077

ATTACHMENT 2 - ITEM 4







ASQUITH – Bouvardia Street

		<p>DA/390/2014/B Development Application – SECTION 96 (1A) - RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 87 UNITS - DEMOLITION Architect: Mosca Pserra</p> <p>Change of architect from DA to S96/CC has not resulted in design outcome being compromised</p>	<p>1-19 Amor Street & 20 Bouvardia Street ASQUITH NSW 2077</p>
		<ul style="list-style-type: none"> Well-articulated and detailed built form that is displays good response to SEPP65 principles Good example of waste bin storage to minimise impacts on public domain Recessed top floor setback shows good interpretation of DCP built form intentions Impact of wide car park entry could be overcome by coordination of shared access with adjacent development. 	
		<p>A/270/2015/C - SECTION 96 (1) - RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 47 UNITS Architect: Turner Architects</p>	
		<ul style="list-style-type: none"> Quality presentation and context analysis with good SEPP65 compliance Recessed top floor setback shows good interpretation of DCP built form intentions Deep entry courtyard could be improved with landscaping and better street identity Break in roof line helps to reduce visual bulk impression from street 	
		<ul style="list-style-type: none"> Potential for good landscaping results once planting matures Same team follow through from DA to completed building documentation, shows level of design excellence that can be achieved with quality consultants retained for whole project 	







ASQUITH – Bouvardia Street

		<p>DA1381/2014 Development Application - RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 78 UNITS - DEMOLITION Architect: MAI Architects</p>	<p>Bouvardia Street and 331-337 Peats Ferry Rd</p>
		<ul style="list-style-type: none"> Prominent corner site to Peats Ridge Rd, with retained mature trees Initial DA showed top 2 floors with top heavy built form based on contemporary mezzanine configuration Good building separations and articulation, and provision for perimeter landscaping 	
		<p>DA1381/2014/C SECTION 96 (1) - - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING Architect: Urban Link</p> <ul style="list-style-type: none"> Change of design and different architects from original DA via S96 Revised scheme features prominent set back mezzanine, unfortunate result DEP review could have improved outcome at upper levels Good communal to public open space along street frontage with unit access, transparent fence and ground level activation 	<p>Bouvardia Street and 331-337 Peats Ferry Rd</p>
		<ul style="list-style-type: none"> Setback top floors poor expression of DCP built form intentions – example of where improved built form could be achieved with new DCP controls for sleaved transition Retention of mature trees on corner but poor resolution of interface with public domain, scope for improved outcome with realignment of fence to provide better seating off footpath 	

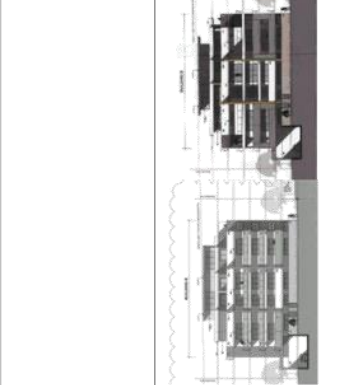
ASQUITH – Hyacinth Street

Precinct plans and imagery:	Site Photos:	Issues noted:	Address:
	 <p>Peats Ferry Rd looking west</p>	<p>GENERAL</p> <ul style="list-style-type: none"> • Dominant street wall effect with limited setbacks for landscaping • Time needed for trees to mature to soften public domain • Minimal break in roof lines adds to sense of continuous street wall 	
	 <p>Peats Ferry Rd looking east from Hyacinth St</p>	<ul style="list-style-type: none"> • Public domain potential diminished by poor interface of communal to street and public domain landscape • Continuous street wall impact from long view where building separation not evident • Importance of landscape and trees to provide buffer and modulate space between buildings • Activation potential of street diminished by lack of access to individual ground level units 	
	 <p>Peats Ferry Rd looking east from Lodge St</p>	<p>DA/893/2014</p> <p>2077 - RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING</p> <p>Architect: Dickson Rothschild</p> <ul style="list-style-type: none"> • Layering of facade elements helps elevation expression, but recessed top floor setback is poor interpretation of DCP built form intentions 	<p>2 Hyacinth Street & 319-323 Peats Ferry Road Formerly Pacific Highway], ASQUITH NSW</p>

ASQUITH – Hyacinth Street

		<p>DA/893/2014/C - SECTION 96 (1A) Architect: Qarch</p> <ul style="list-style-type: none"> • Poor street frontage interface, could be improved with fence articulation • Improved landscaping, entry identity and separate ground floor unit access • Poor street aspect for ground level units and southerly aspect 	<p>2 Hyacinth Street & 319-323 Pacific Highway ASQUITH NSW 2077</p>
		<ul style="list-style-type: none"> • Mezzanine floors prominent in spite of attempted screen and pergolas • Difficult transition of built form around corners 	
		<p>DA/689/2015/A RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 47 UNIT Architect: Mosca Pserras</p> <ul style="list-style-type: none"> • Well expressed overall built form with recessive top floor, and use of balconies for modulation • Change of emphasis along roof line helps reduce visual bulk 	<p>848 Peats Ferry Rd, ASQUITH NSW 2077</p>
		<ul style="list-style-type: none"> • Bold feature colours differ from initial DA palette that is more refined • Street frontage lacking in good public domain and landscape qualities • Impact of completed driveway and services on street presentation and amenity • Continuous roof line adds to visual bulk, earlier roof line break has been lost 	

ASQUITH – Hyacinth Street

		<p>DA/690/2014/A RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 58 UNITS Architect: MASQ</p> <ul style="list-style-type: none"> Different bold feature colour panels to DA documentation Setback top floors poor expression of DCP built form intentions – example of where improved built form could be achieved with sleeved transition around roof terrace Space between buildings limits scope for decent green space, mature trees may not provide sufficient privacy across setback Integration of services such as booster valves, could have screens 	<p>442-446A Peats Ferry Road (Formerly Pacific Highway), ASQUITH NSW 2077</p>
		<p>DA/205/2013/A RESIDENTIAL - NEW MULTI UNIT - FLAT BUILDING COMPRISING 55 UNITS Architect: Baker Cavanagh</p> <ul style="list-style-type: none"> Original architects not retained for full services, has diminished design resolution as a result Minimal potential for communal or private landscaping to frontage dominated by car park entry and services. 	<p>422-426 Peats Ferry Road (Formerly Pacific Highway), ASQUITH NSW 2077</p>
		<p>S96 Architect: SJH Architects</p> <ul style="list-style-type: none"> Poor overall built form resolution, and loss of several key DA details Similar design approach and details to 309-311 Peats Ferry Rd by same architects. 	<p>422-426 Peats Ferry Road (Formerly Pacific Highway), ASQUITH NSW 2077</p>
		<p>DA/370/2014 RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 64 UNITS Architect: JH Architects</p> <ul style="list-style-type: none"> Similar design approach and details to 309-422 -426 Peats Ferry Rd. Poor design resolution and building articulation. 	<p>309, 311 & 311A Peats Ferry Road (Formerly Pacific Highway), ASQUITH NSW 2077 and 311 Bell Street, HORNSBY NSW 2077</p>

Design Excellence and Residential Development in Hornsby Shire Council
PAGE 3

ATTACHMENT 2 - ITEM 4



ASQUITH – Hyacinth Street

Design Excellence and Residential Development in Hornsby Shire Council
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ATTACHMENT 2 - ITEM 4

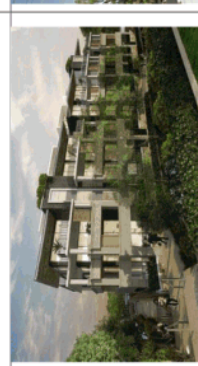
BEECROFT – Chapman Ave/ Beecroft Rd.

Precinct plans and imagery	Site Photos:	Issues noted:	Address:
		<p>GENERAL</p> <ul style="list-style-type: none"> Generous public domain, but will take more time for potential landscape quality to be realised Wide street setbacks for communal landscaping, scope for blisters to verges to support larger street trees, appropriate selections required Well-articulated and detailed built form, some exemplary as contribution to high quality design urban design and streetscape. 	
		<ul style="list-style-type: none"> Upper level of socio-economic scale translates to higher development standards for both architecture and the public domain Good internal access with landscaping, visible links, pedestrian amenity – passive surveillance seems good but night lighting may need enhancement 	
		<p>DA81/2014</p> <p>Development Application – RESIDENTIAL- NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 92 UNITS - SUBDIVISION - HERITAGE ITEM</p> <p>Architect: Krikis Taylor Architects</p> <ul style="list-style-type: none"> Good quality built form realised from DCP controls with 5 storeys Upper level setbacks well resolved in DA, and carried through in built outcomes Initial landscape proposals reduced in subsequent DA amendments has diminished extent of greenery Scope for more integration of communal open space with public space along street-front. 	
			

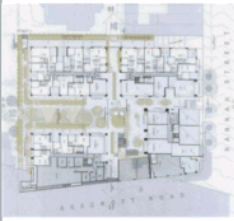






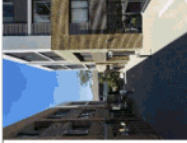
Design Excellence and Residential Development in Hornsby Shire Council
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BEECROFT – Chapman Ave/ Beecroft Rd.





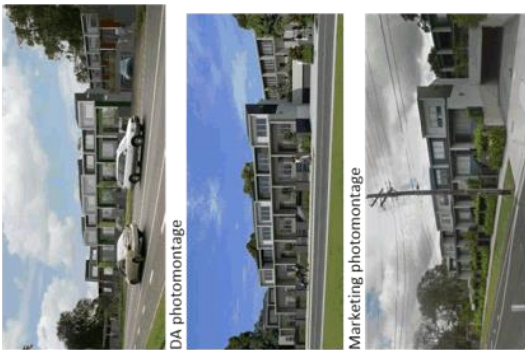
		<ul style="list-style-type: none"> Consistency in transition from DA CGI to final development outcome Wide communal space landscaping, limited access and privacy issues Potential for more unit access from street Well-conceived and presented materials palette, with mix of masonry and rendered finishes 	
			
			
		<p>DA/1432/2013</p> <p>Development Application - STRATA SUBDIVISION - 60 UNITS</p> <p>Architect: PDB Architects</p> <ul style="list-style-type: none"> Good quality design and transition from DA photomontage to built outcome Well considered street frontage landscape, limited scope for direct unit access due to levels 	
		<ul style="list-style-type: none"> Scope to improve streetscape by coordination or sharing of carpark ramps, services Potential to reduce visual impacts with better landscape and introduction of blisters to parking lane for larger canopy trees 	

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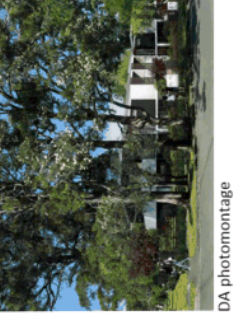

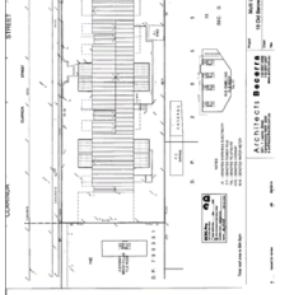
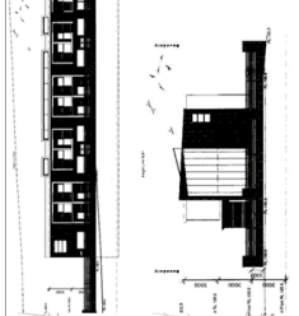
BEECROFT – Chapman Ave/ Beecroft Rd.		DA/1006/2014	
		<p>Development Application - MIXED USE DEVELOPMENT - COMPRISING SUPERMARKET, SPECIALTY SHOPS, COMMERCIAL UNITS AND 122 RESIDENTIAL UNITS - DEMOLITION - SECTION 96(2)</p> <p>Architect: DKO</p>	
		<ul style="list-style-type: none"> • Good example of mixed use transitional built form from street to upper levels • Impact of overhead cables, could be bundled or underground for better visual outcome • Poor infrastructure insertion with mobile tower, lack of context consideration and heritage relationship 	
		<ul style="list-style-type: none"> • Strong corner identity and continuity from initial design to built form • Variety in facades and height adds to urban character • Scope for more street trees with introduction of blisters between parking spaces 	
		<ul style="list-style-type: none"> • Activation of through block link with retail, • Scope for better treatment of pedestrian shelter and soft landscape, implied character not realised from presentation • Good public domain activation and surveillance 	

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HORNSBY – Galston Road

Precinct plans and imagery	Site Photos:	Issues noted:	Address:
	 <p>Galston Rd</p> <p>Old Berowra Rd Source: Google Street View</p>	<p>GENERAL</p> <ul style="list-style-type: none"> Medium density transition precinct for 2 storey townhouses with attics within 10.5m height limit Some good mature trees that must be retained and scope for more street planting Site amalgamation needed to achieve best configuration and avoiding difficult outcomes Notable impact of water tanks and mobile phone tower 	
  <p>Source: Google Street View</p>	 <p>DA photomontage</p> <p>Marketing photomontage</p> <p>Completed development</p>	<p>DA/1390/2011</p> <p>Development Application - RESIDENTIAL - NEW MULTI UNIT - TOWNHOUSE DEVELOPMENT COMPRISING 26 UNITS - STRATA SUBDIVISION</p> <p>Architect: AJA</p> <ul style="list-style-type: none"> Consistency in outcome from DA through marketing to completed project, even with change of architect for CC and tender. Contemporary terrace approach with basement parking and generous open space Good private to public landscape interface and use of open space potential Façade modulation achieves quality street frontage with interest through variation Individual entry gables to provide street activation Wide car park entry and opening is poor for streetscape, original intention was for vine covered pergola over gate 	<p>Galston Road Precinct DA/1390/2011</p>

HORNSBY – Galston Road

		<p>DA/298/2015</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – 8 MULTI DWELLING HOUSING DWELLINGS – DEMOLITION</p> <p>Architect: CBD Home Designers</p>	
	 <p>GALSTON ROAD STREET VIEW</p>	<ul style="list-style-type: none"> Traditional terrace approach with internal entries and basement parking Good scope for existing tree retention along street frontage, hides less design quality 	
	 <p>DA photomontage</p>	<p>DA/1642/2014</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – 5 SEMI DETACHED DWELLINGS – SUBDIVISION – ONE LOT INTO FIVE – DEMOLITION</p> <p>Architect: Architects Becerra</p>	
		<ul style="list-style-type: none"> Contemporary townhouse approach, 2 storey with rear parking at grade Potential for quality street frontage provided material selection and details are followed May result in limited rear boundary planting due to car parking access 	

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HORNSBY – Galston Road

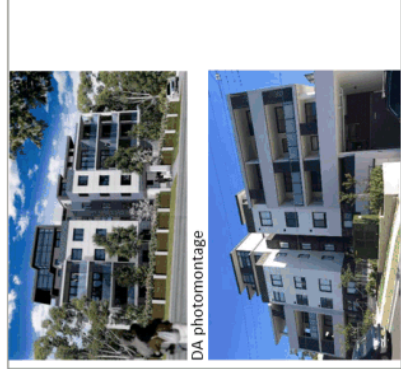



		<p>DA/1443/2014</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – 7 MULTI UNIT HOUSING DWELLINGS – STRATA SUBDIVISION – DEMOLITION</p> <p>Architect: Rob Crump Design</p>	
		<ul style="list-style-type: none"> • Typical townhouse configuration on tight constrained site, limiting private and communal open space and deep soil planting • Street elevation appears to provide reasonable outcome, and side elevations well modelled 	
	 <p>DA photomontage</p>	<p>DA/669/2015</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – TOWNHOUSE DEVELOPMENT COMPRISING 10 UNITS – DEMOLITION</p> <p>Architect: Gelder Architects</p>	
 <p>Original Elevation:</p>	 <p>Amended Elevation:</p>	<ul style="list-style-type: none"> • Prominent corner site with very tight configuration limiting scope for internal landscaping. • Hybrid architecture that does not create a good impression in streetscape • May be less greenery on corner than indicated on DA imagery • Public domain will need some attention on this prominent corner 	
<p>Completed project</p>			

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MOUNT COLAH – Pacific Highway

Precinct plans and imagery	Site Photos:	Issues noted:	Address:
 	 	<p>GENERAL</p> <ul style="list-style-type: none"> Generous public domain along major road, but existing trees under stress and will take time for renewed landscape quality to be realised Some degree of building separation to modulate built form Lower level of socio-economic scale translates to reduced development standards for both architecture and the public domain Railway line elevations read as a wall with little articulation relief Car park exhaust stacks appear to be unfortunate additions not indicated on approved plans. 	
  	  	<p>DA/1096/2013</p> <p>Development Application – FIVE STOREY RESIDENTIAL FLAT BUILDING COMPRISING 90 UNITS - DEMOLITION</p> <p>Architect: Winter Group Vietnam Architecture (DA) PSEC Project Services (S96)</p> <ul style="list-style-type: none"> Change of architect has resulted in obvious reduction in design quality, and material palette amendments reinforce the presence of the building. Mezzanine form above Level 4 is visually awkward and unsatisfactory design outcome Poor relationship to street frontage with minimal access to ground floor units 	

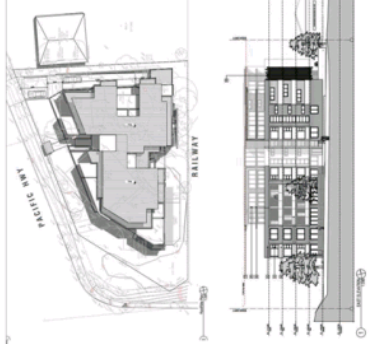

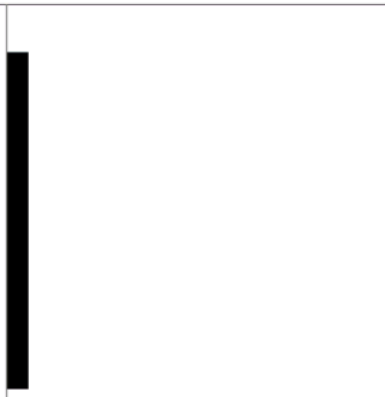

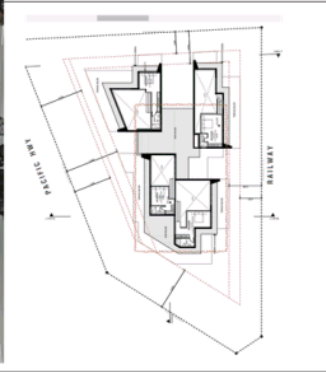
MOUNT COLAH – Pacific Highway

		<p>DA/629/2014</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – RESIDENTIAL FLAT BUILDING COMPRISING 41 UNITS – DEMOLITION</p> <p>Architect: Mackenzie Architects International</p> <ul style="list-style-type: none"> • Obvious unfortunate expression of additional floors in mezzanine configuration • Some modifications from approved DA are reasonable up to L4, but has made upper levels less recessive • Poor outcome of large car park and service entry, and front landscape changes 	<p>Wentworth Road Mount Colah NSW 1570</p>
		<p>DA/708/2014</p> <p>Development Application – RESIDENTIAL – NEW MULTI UNIT – RESIDENTIAL FLAT BUILDING COMPRISING 73 UNITS – DEMOLITION</p> <p>Architect: Mackenzie Architects (DA) Laurie Liskowski Architect (S96)</p> <ul style="list-style-type: none"> • Significant design differences from DA to S96 stage with change of architects. • Very poor transition built form results with stark mezzanine floor outcomes, reduced design features such as L5 pergola that helped minimise roof bulk in DA material. 	<p>Wentworth Road Mount Colah NSW 1570</p>
		<ul style="list-style-type: none"> • No consideration of future development impacts from adjacent block. Overshadowing will impact communal open space and solar access to units required by ADG. • Potential for communal roof terraces and landscaping of upper levels that would have created much improved outcome to benefit both residents and neighbours. 	<p>Wentworth Road Mount Colah NSW 1570</p>

Design Excellence and Residential Development in Hornsby Shire Council
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MOUNT COLAH – Pacific Highway

		<ul style="list-style-type: none"> Major design differences from photomontage with changes to built form, materials and roof configuration. Very poor late addition of car park exhaust vents, not apparent in final amended plans. 	
		<p>DA/525/2015</p> <p>Development Application - RESIDENTIAL - NEW MULTI UNIT - RESIDENTIAL FLAT BUILDING COMPRISING 35 UNITS - DEMOLITION</p> <p>Architect: Mackenzie Architects</p> <ul style="list-style-type: none"> Significant design differences from DA to buildings nearing completion. Roof treatment an improvement in design for mezzanine upper levels. Limited evidence of activation along by street by direct access to ground level units. Poor communal open space along front in conflict with private terrace of ground floor units. Scope to provide communal terrace and green roof in space between penthouse mezzanines. Unclear intentions for public domain around corner, but potential for pocket park could be explored. Existing Jacaranda tree on corner is retained but under stress – should be an integration of development landscape with public open space. 	
			

ATTACHMENT/S

REPORT NO. PL28/18

ITEM 5

- 1. LEP REVIEW REPORT**
- 2. ACCELERATED LEP REVIEW PROGRAM**
- 3. STRATEGIC PLANNING PROGRAM**

Hornsby Shire Council Local Environmental Plan Review

September 2018



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Section 1 – Introduction

Executive Summary

Hornsby Shire is shaped by our natural environment, population growth, housing and employment opportunities. The bushland shire continues to change, evolve and grow to cater for the changing needs of the community. Some of the major challenges ahead include a changing climate, traffic congestion, economic and technology changes, the rate of population growth and the social makeup of the community. These challenges are not unique to our area and all of Sydney is under pressure to address them.

The release of the Greater Sydney Region Plan – A Metropolis of Three Cities and the supporting District Plans establishes the future vision of Greater Sydney to 2056. The North District Plan applies to Hornsby Shire and identifies Planning Priorities that aim to achieve a liveable, productive and sustainable future.

This LEP Review Report identifies the actions from the North District Plan applicable to Hornsby Shire and examines how closely aligned they are with the *Hornsby Local Environmental Plan 2013*. The Review concludes that Hornsby Council is well placed to deliver on the actions identified in the North District Plan. Existing strategies will require updating to inform the preparation of a Local Strategic Planning Statement, as summarised below.

Strategy	Update/Task/Study required	Timing
Demographic Analysis	Review of demographic changes and trends, including (not limited to) socio-cultural needs and child care centre demand	Accelerated LEP Review
Housing	Affordable Housing Discussion Paper Medium Density Housing Demand Analysis Seniors Housing Demand Analysis	Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review
	<i>Local Character Statement</i>	<i>Separate to LEP Review</i>
Community and Cultural Facilities	Community and Cultural Facilities Strategic Plan update	Accelerated LEP Review
Heritage	Comprehensive Review	Part 1 Accelerated LEP Review
Economic Development	Tourism	Accelerated LEP Review
	Employment Lands Review update	Accelerated LEP Review
	Industrial and Urban Services Review	Accelerated LEP Review
	<i>Pennant Hills to Thornleigh Corridor Review</i> <i>Pennant Hills Masterplan</i> <i>Brooklyn Improvements Masterplan</i>	<i>Separate to LEP Review</i> <i>Separate to LEP Review</i> <i>Separate to LEP Review</i>
Environmental Sustainability	Water Sensitive Hornsby Urban Heat Mapping Climate Change Adaptation Biodiversity Management Plan Urban Forest Strategy	Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review
Rural Lands	Rural Lands Strategy Update	Accelerated LEP Review
Open Space	<i>Active Living Hornsby Strategy update</i>	<i>Separate to LEP Review</i>
	Play Plan	Accelerated LEP Review
	Walking and Cycling Plan	Accelerated LEP Review
Hornsby Town Centre Review	Rejuvenation of Hornsby Town Centre	Accelerated LEP Review

1.1 Purpose of this Review

The purpose of this Review is to identify how closely aligned the *Hornsby Local Environmental Plan 2013* is to the actions in the North District Plan. This Review will provide the context that will help identify the priorities for investigation to inform a Local Strategic Planning Statement.

The LEP Review is a key step in the implementation of the five District Plans in the Greater Sydney Region.

1.2 Planning policy and statutory context

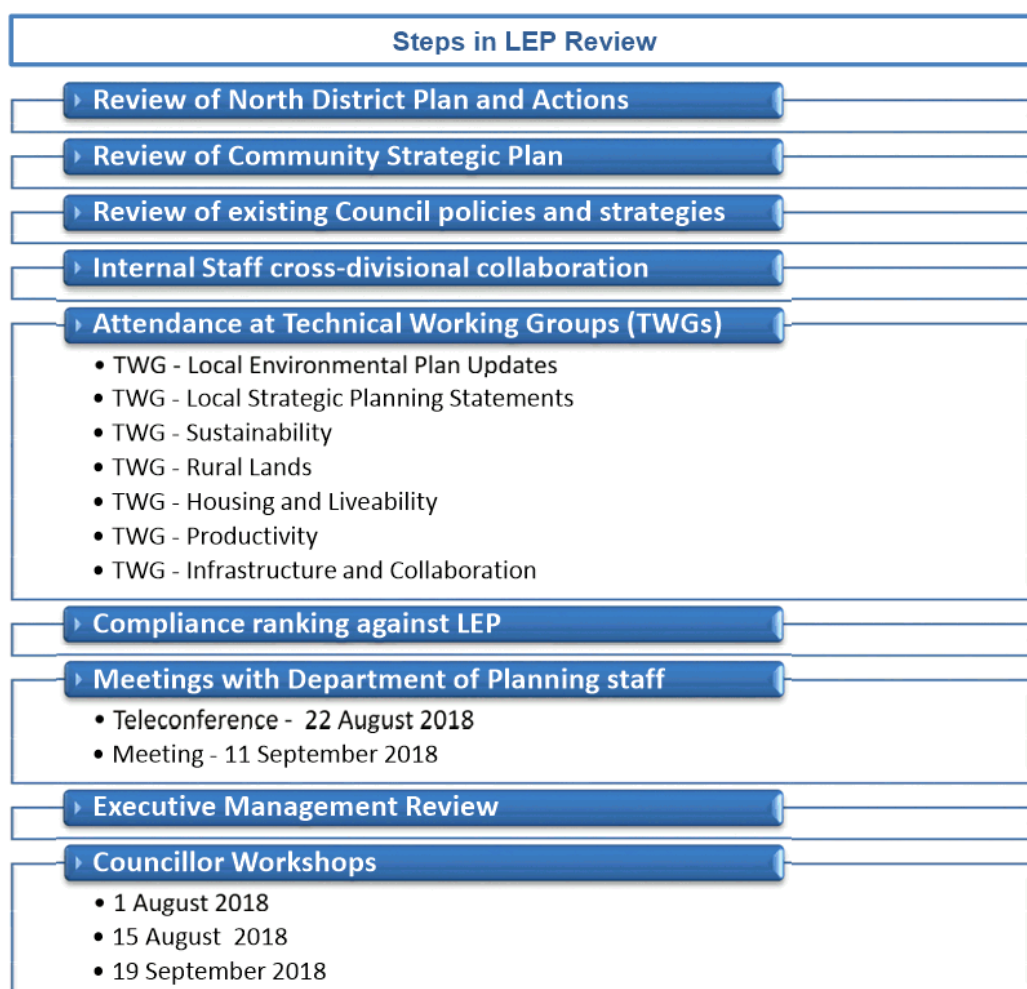
This LEP Review has been prepared to satisfy the legislative requirements under Section 3.8(4) of the *Environmental Planning and Assessment Act 1979* for all councils in the Greater Sydney Region to undertake a review of their local environmental plans following the making of a District Plan.



1.3 Methodology

This LEP Review has been prepared based on a review of the North District Plan, the Hornsby Shire Community Strategic Plan, and existing Council policies and strategies.

Executive Management has overseen a coordinated cross divisional approach to the LEP Review with input from Councillors through informal workshops. Council officers have attended Technical Working Groups coordinated by the Greater Sydney Commission and the Department of Planning and Environment, the purpose of which was to assist councils prepare their LEP Review.



1.4 Consultation and engagement

Council's *Community Strategic Plan (CSP) 2018-2028* was adopted by Council in June 2018. It gives a timely and clear indication of community views and values. The people of Hornsby Shire value the characteristics of the area and describe their quality of life as very positive, feeling a strong sense of living in a community. Protecting the natural environment and having access to bushland areas, parks and green spaces are very important.

The CSP and the accompanying research and community consultation data undertaken by a consultant were considered when preparing this LEP Review. In-depth community consultation will be undertaken during the development and preparation of the Local Strategic Planning Statement and any subsequent planning proposal to amend the *HLEP 2013*.

Section 2 – The Health Check

The following “gap analysis” identifies each theme and action from the North District Plan applicable to Hornsby Shire, with a status update on how the actions are being addressed or where further work is required.

Each action has been assigned a compliance ranking and a timeframe based on the scale below.

Compliance Ranking Scale	
1	Not included in existing policies or strategies
2	Limited consideration in existing policies or strategies.
3	Existing detailed policy or strategy, further studies/investigation required to develop new strategies in line with District Plan
4	Existing detailed policy or strategy, actions reviewed, sufficient information available to develop new strategies in line with District Plan
5	Complies, no further action required

Timeframe	
Short Term (S)	Items identified for the 2 year, \$2.5 Million Accelerated LEP Review project.
Medium Term (M)	Items identified for further investigation with a view to completion within 3-4 years
Long Term (L)	Items identified for further investigation with a view to completion within 5+ years

2.1 Infrastructure and Collaboration

Hornsby Shire has had substantial growth in development and population and the operational plan and delivery plan include infrastructure upgrades funded by developer contributions to support the growth. Council is also reliant on the State Government and its agencies to assist with infrastructure delivery around arterial roads, highways and rail as well as schools, hospitals and water and sewer services.

EXISTING STUDIES / POLICIES

- Section 7.11 Development Contributions Plan
- Section 7.12 Development Contributions Plan
- Integrated Land Use and Transport Strategy (2004)
- Integrated Land Use and Transport Strategy Issues Paper (2009)

Planning Priority N1 – Planning for a city supported by infrastructure

District Plan Action	LEP Review Response	Compliance	Timing
1. Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.	<p>State Govt Projects:</p> <ul style="list-style-type: none"> • NorthConnex (in progress) • Hornsby Interchange Commuter Parking (in planning) • Hornsby Junction Remodelling (completed) <p>NorthConnex is currently under construction and due to be completed in 2019. Hornsby Interchange Commuter Parking is in the planning stage. However, Council is actively working with TfNSW to ensure that this infrastructure investment will support, align and benefit from the Hornsby Town Centre Review in terms of location of commuter car parking.</p>	3	S
2. Sequence growth across the three cities to promote north-south and east-west connections.	NorthConnex is due for completion in 2019. It is expected on completion of this project, traffic on Pennant Hills Road and surrounding local roads will ease and will offer opportunities for different types of land uses and business investments, improved amenity and opportunity for alternative modes of transport.	2	L

	A review of the Pennant Hills Road Corridor between Pennant Hills and Thornleigh should be undertaken as a future action of the Local Strategic Planning Statement.		
3. Align forecast growth with infrastructure.	Council's 7.11 Development Contributions Plan came into force in December 2015 to ensure that adequate community infrastructure is provided to meet the demands generated by new development. However, the timely provision of infrastructure requires the State Government and its agencies to deliver arterial roads, highways and rail as well as schools, hospitals and water and sewer services. The Section 7.11 Plan will continue to be updated to support population increases and development. This remains on the Strategic Planning Program separate from, but related to, the Accelerated LEP Review.	4	S
4. Sequence infrastructure provision using a place-based approach.	The Hornsby Town Centre Review will use a place-based approach to the provision of infrastructure.	3	S
5. Consider the adaptability of infrastructure and its potential share use when preparing infrastructure strategies and plans.	Council's Community and Cultural Facilities Strategic Plan and Active Living Hornsby Strategy identify the need for multi-purpose and flexible infrastructure. This will continue to be explored in any updates to the Plans/Strategies.	3	S
6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	The Hornsby DCP contains requirements for Travel Plans for high density development to coordinate a site-wide and building wide approach to influence the travel behaviour of residents and visitors away from single-occupancy car use towards more sustainable forms of transport. The Hornsby Town Centre Review will encourage walking and cycling within Hornsby to remove cars used for short trips and explore alternative modes. Council is currently undertaking a Shire-wide Car Parking Study which will consider adaptive parking options.	3	S

Planning Priority N2 – Working through collaboration			
District Plan Action	LEP Review Response	Compliance	Timing
7. Identify, prioritise and deliver Collaboration Areas.	N/A	N/A	Responsibility of GSC
8. Undertake a collaboration role by providing expert advice on collaborations of St Leonards, Frenchs Forest and Macquarie Pk.	N/A	N/A	Responsibility of GSC

2.2 Liveability

Hornsby Shire thrives with the diverse communities that live here. Like the rest of Sydney, Hornsby Shire has been under substantial and continual pressure to accommodate a rapidly growing population and has been subject to a major transformation in recent years with new development and increases in the local population. Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth, Council's planning for the future will focus on housing choice, affordability, social infrastructure and culturally rich, connected communities.

EXISTING STRATEGIES / POLICIES

- Housing Strategy (1994, 1998, 2011)
- Heritage Study 1991 (and 5 subsequent reviews)
- Tourism Planning Provisions Review (2003)
- Open Space Land Acquisition Review (2006)
- River Settlements and Foreshores Review (2007)
- Profile ID Dwelling Consumption Analysis (2008)
- Community and Cultural Facilities Strategic Plan (2015)
- 25,000 Trees by 2020 Initiative
- Active Living Hornsby Strategy (2016)

Planning Priority N3 – Providing services and social infrastructure to meet people's changing needs

District Plan Action	LEP Review Response	Compliance	Timing
9. Deliver social infrastructure that reflects the needs of the community now and in the future.	The Community and Cultural Facilities Strategic Plan sets the long term direction for community and cultural facilities but needs updating to reflect loss of territory south of the M2 and demographic changes as a result of recent Housing Strategy development and future growth to ensure age cohorts, cultural groups or changing needs catered for.	3	s

10. Optimise the use of available public land for social infrastructure.	Both the Community and Cultural Facilities Strategic Plan and Active Living Hornsby Strategy identify the need for multi-purpose and flexible infrastructure and the co-location of facilities. Updates to these will consider opportunities for co-location and shared use of facilities. Council has had officer level discussions with the Department of Education concerning shared use of schools. As part of the Hornsby Town Centre Review and the update of the Cultural and Community Facilities Strategic Plan, Council will engage further with State agencies to identify any synergies in the provision of social infrastructure.	3	M
Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities			
District Plan Action	LEP Review Response	Compliance	Timing
11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient, socially connected communities by: a. providing walkable places at a human scale with active street life b. prioritising opportunities for people to walk, cycle, use public transport c. co-locating facilities d. promoting access to healthy fresh food & supporting local food production.	In July 2018 Council resolved to prepare public domain plans to improve the quality and liveability of our town centres and high density housing precincts. These plans will promote pedestrian activity and create attractive and safe meeting places where people can gather and socialise. They may take the form of iconic town squares, major streetscape projects or minor path and street tree planting. The Active Living Hornsby Strategy identifies the requirement to prepare a walking and cycling plan, sportsground strategy and play plan which will support an active and socially connected community.	3	S

12. Incorporate cultural and linguistic diversity in strategic planning and engagement.	This will be addressed in the preparation of the Community Participation Plan in accordance with EP&A requirements The Department of Planning and Environment have confirmed the Community Participation Plan is not a prerequisite to the preparation of an LSPS and guidance material (including a template) will be issued in late 2018. Council will use data from a detailed demographic analysis to inform the Community Participation Plan, which is due late 2019.	3	M
13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.	Council will use data from a detailed demographic analysis to inform the update of the Community and Cultural Facilities Strategic Plan, which will consider the local infrastructure implications for areas that accommodate large migrant and refugee populations.	3	S
14. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Lands Councils to better understand and support their economic aspirations as they relate to land use planning.	This will be addressed in the preparation of the Community Participation Plan in accordance with EP&A requirements The Department of Planning and Environment have confirmed the Community Participation Plan is not a prerequisite to the preparation of an LSPS and guidance material (including a template) will be issued in late 2018. Community Participation Plan due late 2019.	2	M
15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including: a. arts enterprises and facilities, and creative industries b. interim and temporary uses c. appropriate development of the night-time economy.	Council needs to engage with the community about arts and culture and identify measures that can reduce the regulatory burden for arts, creative industries and temporary uses as well as the night time economy. A Demographic analysis and the update of the Community and Cultural Facilities Strategic Plan will canvass the issue. Council will need to consider progressing a cultural action plan in the future which can consider how to make temporary and minimal impact events and development easier for arts, creative industries and the night time economy.	2	L

16. Strengthen social connections within and between communities through better understanding of the nature of social networks and infrastructure in local places.	Council's Public Domain Planning will focus on creating places that are safe for pedestrians and have a focus on social connection and interaction.	3	S
Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport			
District Plan Action	LEP Review Response	Compliance	Timing
17. Prepare local or district housing strategies that address the following: a. the delivery of five-year housing supply targets for each local government area b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area c. capacity to contribute to the longer term 20-year strategic housing target for the District d. the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities that include: i. creating capacity for more housing in the right locations ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. supporting the role of centres.	Hornsby Council's 5 year housing supply target is 4,350. A Housing Strategy will be prepared to demonstrate that we are well-placed to meet the North District Plan 5 year target with no additional rezonings required. Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability and local character. It will also involve assessment of the demand for Medium Density, Child Care and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.	4	S

18. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.	Council has prepared an Affordable Housing Discussion Paper for exhibition and community feedback in recognition of Council's statutory obligations to assist in the provision of affordable housing as well as its social obligations. The implementation of an Affordable Rental Housing Target Scheme will be considered as part of the Hornsby Town Centre Review.	2	M
Planning Priority N6 – Creating and renewing great places and local centres and respecting the Districts heritage			
District Plan Action	LEP Review Response	Compliance	Timing
19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: <ul style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres d. integrating social infrastructure to support social connections and provide a community hub e. recognising and celebrating the character of a place and its people. 	Council's Housing Strategy and Local Strategic Planning Statement will include consideration of local existing and desired future character. Council has resolved to prepare public domain plans to improve the quality and liveability of our town centres and high density housing precincts. These plans will promote pedestrian activity and create attractive and safe meeting places where people can gather and socialise. A core aim of the Hornsby Town Centre Review is to renew and revitalise the HTC to make it a more liveable, green, accessible, fine grain, mixed use, walkable and community focussed Centre. To facilitate this, the project aims to enhance public domain, liveability, accessibility, safety, environmental sustainability and visual appeal of the Centre through quality design, urban form and landscape outcomes.	3	S

<p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</p> <ul style="list-style-type: none"> a. investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking b. ensure parking availability takes into account the level of access by public transport c. consider the capacity for places to change and evolve, and accommodate diverse activities over time d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations. 	<p>Cherrybrook Station Precinct forms part of the State Government's Sydney Metro Northwest project (formerly known as the North West Rail Link). It has been identified by the Department of Planning and Environment as one of it's Planned Precincts with the aim of delivering "new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community's character." The scope of work to be undertaken by the Department of Planning includes completing studies, planning and design to update the Cherrybrook Station Precinct Plan.</p> <p>Planning for the precinct has been protracted and Council has continued to reiterate the importance of finalising the technical studies and Precinct Plan for the entire precinct to deliver an integrated land use and transport strategy and to provide certainty for the community.</p> <p>Council's Car Parking Strategy which is currently being undertaken will consider EV charging technology and locations and any recommendations on the same will assist with consideration of a policy position by Council.</p>	2	M
<p>21. Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place b. applying adaptive re-use and interpreting of heritage to foster distinctive local places c. managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>Council protects buildings, places and landscapes of historical and environmental heritage through the identification and listing of heritage items and heritage conservation areas, overlaid with planning controls. More than 800 heritage items have been listed and nine Heritage Conservation Areas (HCA) established since Council's first Heritage Study was prepared in 1991. In August 2018, Council resolved to consider undertaking a comprehensive Heritage Study to inform amendments to Council's planning controls and the preparation of a Local Strategic Planning Statement. Part 1 of the Study will include a gap analysis and identification of priority actions that could be achieved under the timing and budget of the Accelerated LEP Review program.</p>	4	M

22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.	Council will be updating its Employment Lands Review and preparing an Economic Development Strategy. This will inform a future action for the Local Strategic Planning Statement to adopt a place-based approach to exploring the role and function of existing and planned centres, identifying local character and future vision for centres and neighbourhoods.	3	L
23. Use flexible and innovative approaches to revitalise high streets in decline.	Council is keen to work with the RMS and Transport for NSW concerning its Movement and Place Framework. Council has implemented new planning controls for the West Side of Hornsby in an attempt to revitalise Peats Ferry Road, which is a local high street. In 2005, the classification of the Pacific Highway on the western side of the railway between George Street and Bridge Road was changed to Local Road and the classification of George Street on the eastern side of the railway between the Pacific Highway and Bridge Road was changed to State Road. To reinforce the desired road hierarchy, Council has changed the name of the Pacific Highway within the Hornsby Town Centre to Peats Ferry Road and reduced the speed limit to 40km per hour to establish a high pedestrian activity area with a low speed environment, encouraging through traffic to use the arterial route of George Street. However, Council needs assistance from the RMS to encourage through traffic to use the arterial route of George Street, and capacity increases for George Street. Council has also flagged the implementation of High Pedestrian Activity Precinct (HCAPs) at Pennant Hills and Thornleigh.	3	L

2.3 Productivity			
Hornsby Town Centre is the major commercial centre within the Shire and nominated as a Strategic Centre in the North District Plan. The future role of Hornsby Town Centre will play a key role in delivering jobs close to housing and the co-location of a wide mix of activities. Other centres within the Shire will also require renewal in the future to determine their future character, identity and role in delivering a well-connected 30 minute city.			
EXISTING STRATEGIES / POLICIES			
<ul style="list-style-type: none"> Hornsby Ku-ring-gai Subregional Employment Study 2008 Economic Development Strategy 2007 			
Planning Priority N7 – Growing a stronger and more competitive Harbour CBD			
District Plan Action	LEP Review Response	Compliance	Timing
25. Prioritise: a. public transport projects to the Harbour CBD to improve business connections and support the 30-minute city b. infrastructure investments, particularly access to the transport network, which enhances walkability within 2 km of strategic centres or 10 min walking distance of a local centre c. infrastructure investments, particularly access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD.	The Hornsby Town Centre Review will leverage the position of the centre at the transport interchange to encourage connections between Hornsby and the Harbour CBD. Council will be working closely with Transport for NSW throughout the project. One of the actions of the Active Living Hornsby Strategy is a Walking and Cycling Plan, which will integrate parks with streets and all other day to day destinations (work, transport, shops, school, play). The Plan will be progressed as part of the Accelerated LEP Review to ensure that walking and cycling are planned in concert with the full spectrum of the public domain to achieve higher usage levels and much more connected communities. There will also be synergies with the Hornsby Town Centre Review and its aim of connectivity around, to and within the Centre.	3	s

Planning Priority N8 – Eastern Economic Corridor is better connected and more competitive			
District Plan Action	LEP Review Responses	Compliance	Timing
26. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridor.	Hornsby Town Centre is identified as a strategic centre. Therefore, Council's Hornsby Town Centre Review has been prioritised to assist achieve the 30 minute city. Council is keen to work with TfNSW to investigate options for relocation of the Hornsby Bus Interchange to create efficiencies in operation and connectivity.	3	S
27. Prioritise transport investments that enhance access to the economic corridor and between centres within the corridor.	TfNSW's Hornsby Interchange Commuter Parking is in the planning stage. Council is keen to work with TfNSW to ensure that this infrastructure investment will support, align and benefit from the Hornsby Town Centre Review in terms of investment and location.	2	S
28. Co-locate health, education, social and community facilities in strategic centres along the economic corridor.	Both the Hornsby Town Centre Review and the Community and Cultural Facilities Strategic Plan update will address and consider co-location of social and community facilities.	2	S
Planning Priority N9 – Growing and investing in health and education precincts			
District Plan Action	LEP Review Response	Compliance	Timing
29. Facilitate health and education precincts that: a. create the conditions for continued co-location of health & education facilities, & services to support the precinct b. have high levels of accessibility c. attract associated businesses, industries and commercialisation of research d. include housing opportunities for students and workers within 30 min.	The Hornsby Town Centre Review will look at connectivity between the Hornsby Hospital and medical precinct and the Centre. The visioning stage of the Review will involve workshops with stakeholders such as Department of Health, Department of Education and other education providers to consider the potential for co-location of facilities and attraction of associated industries and research clusters.	2	3

Planning Priority N10 – Growing investment, business opportunities and jobs in strategic centres			
District Plan Action	LEP Review Response	Compliance	Timing
<p>36. Provide access to jobs, goods and services in centres by:</p> <ul style="list-style-type: none"> a. attracting significant investment and business activity in strategic centres to provide jobs growth b. diversify range of activities in centres c. creating vibrant, safe places and quality public realm d. focusing on a human-scale public realm and locally accessible open space e. balancing the efficient movement of people and goods and liveability f. improve walkability in and to centres g. completing and improving a safe and connected cycling network to and within centres h. improving public transport services to all strategic centres i. conserving and interpreting heritage significance j. designing parking that can be adapted to future uses k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts l. creating the conditions for residential development within strategic centres and 	<p>The current planning strategy for Hornsby Shire's employment lands is based on the findings and recommendations of the <i>Ku-ring-gai and Hornsby Subregional Employment Study (2008)</i>.</p> <p>The Study needs will be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth.</p> <p>Both the North District Plan and Council's Community Strategic Plan include priorities to grow business opportunities and jobs and to create attractive centres. This will be informed by a number of studies to be undertaken, including the Economic Development Strategy, the Hornsby Town Centre Review, the Walking and Cycling Plan and public domain planning.</p>	3	s

within walking distance (10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need.			
37. Create new centres in accordance with the Principles for Greater Sydney's centres.	It is not anticipated that additional centres are required to be created to meet expected demand or jobs growth targets.	n/a	n/a
38. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.	Council recognises that recent infrastructure such as the North Connex Tunnel provides an opportunistic time to review the Pennant Hills Road Corridor between Pennant Hills and Thornleigh. Council has also long received feedback that the Pennant Hills Town Centre is in need of revitalisation and renewal. Investigation of this precinct will be flagged as a future action in the Local Strategic Planning Statement.	3	L
39. Encourage opportunities for new smart work hubs.	The Economic Development Strategy will be updated to reflect current retail, business and industrial trends and will address demand for smart work hubs. The Hornsby Town Centre Review may also address and identify opportunities for the same.	2	S
40. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	The current planning strategy for Hornsby Shire's employment lands is based on the findings and recommendations of the <i>Ku-ring-gai and Hornsby Subregional Employment Study (2008)</i> . The Study needs will be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth.	3	S
43. Strengthen Hornsby through approaches that: a. encourage revitalisation of the commercial core b. better integrate Westfield Hornsby into the	Council has resolved to undertake a Hornsby Town Centre Review to revitalise Hornsby to make it a more liveable, green and community focussed centre. The aim of the review is to revitalise and integrate the Centre, promote of walking, cycling and public transport to and within the centre, public domain upgrades, place-making initiatives, new civic spaces, integration of social infrastructure to support social	2	S

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centre and make the area more attractive c. attract mixed-use development west of the railway line, encourage a stronger integration with the centre, and encourage the development of a lively eat street and restaurant precinct d. unlock development potential of strata-constrained areas east of the centre e. support health-related land uses and infrastructure around Hornsby-Ku-ring-gai Hospital f. improve walking and cycling connections between Hornsby Station and the Hospital g. reduce the impact of traffic movements on pedestrians h. promote walking, cycling and public transport to and within the centre i. prioritise public domain upgrades, place-making initiatives and a new civic space	connections and provide a community hub.		
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Planning Priority N11 – Retaining and managing industrial and urban services land			
District Plan Action	LEP Review Response	Compliance	Timing
47. Review and manage industrial and urban services land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 18) by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.	The Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.	3	s

<p>48. Manage the interfaces of industrial areas by:</p> <p>Land use activities</p> <ul style="list-style-type: none"> a. providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions b. retaining industrial lands for intermodal and logistics from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth c. identifying and preserving land for future intermodal and rail infrastructure d. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models. <p>Transport operations</p> <ul style="list-style-type: none"> e. providing the required commercial and passenger vehicle, and freight and passenger rail access 	<p>The Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.</p>	<p>3</p> <p>M</p>
<p>49. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.</p>	<p>Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.</p>	<p>3</p> <p>M</p>

Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city			
District Plan Action	LEP Review Response	Compliance	Timing
50. Integrate land use and transport plans to deliver the 30-minute city.	The Hornsby Town Centre Review will focus on delivering the 30 minute city vision.	3	S
51. Investigate, plan and protect future transport and infrastructure corridors.	n/a	n/a	n/a
52. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.	The Hornsby DCP Business chapter includes requirements for the inclusion of end of trip facilities and Framework Travel Plans for high density development within Hornsby West Side. The requirement for Framework Travel Plans could be expanded to include all business, educational and institutional establishments in the future.	3	L
53. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro City & Southwest, as well as other city shaping projects.	n/a	n/a	n/a
Planning Priority N13 - Supporting growth in targeted industry sectors			
District Plan Action	LEP Review Response	Compliance	Timing
54. Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.	The Economic Development Strategy will consider this and may involve future actions for the Local Strategic Planning Statement.	2	L

55. When preparing plans for tourism and visitation, consider: a. encouraging the development of a range of well-designed and located facilities b. enhancing the amenity, vibrancy and safety of centres and township precincts c. supporting the development of places for artistic and cultural activities d. improving public facilities and access e. protecting heritage and biodiversity to enhance cultural and eco-tourism f. supporting appropriate growth of the night-time economy g. developing industry skills critical to growing the visitor economy h. incorporating transport planning to serve the transport needs of tourists.	The preparation of an Economic Development Strategy will involve a review of the Tourism Planning Provisions Review. Potential attractors include Brooklyn, Rural areas, Great North Walk. Public Domain planning will enhance the amenity and safety of places and connectivity to and from places.	3	S
56. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.	The rural lands of Hornsby Shire are part of the Metropolitan Rural Area and contain a mixture of productive agricultural land, extractive industries, rural residential development as well as significant areas of native vegetation. Council's approach to guiding development within the rural areas of the Shire to date has been informed by numerous studies which will be updated as part of the preparation of the Local Strategic Planning Statement. Council has made representations to the Minister for Planning and the Greater Sydney Commission concerning inappropriate seniors housing developments in rural areas.	3	S
57. Provide a regulatory environment that enables economic opportunities created by changing technologies.	The Economic Development Strategy will consider how the planning framework can be updated to keep up with changing technologies. Over the past 6 months Council has been approached by various companies regarding the installation of EV charging stations on Council land. The Car Parking	2	S

	Strategy which is currently being undertaken will consider EV charging technology and locations and any recommendations on the same will assist with consideration of a policy position by Council.		
58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.	The preparation of an Economic Development Strategy will involve a review of the Tourism Planning Provisions Review. Public Domain planning will enhance the amenity and safety of places and connectivity to and from places. The Hornsby Town Centre Review will look at transport and walking connections to regional open space destinations such as the future Hornsby Quarry recreation and open space area.	2	S
59. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	The Tourism Review component of the Economic Development Strategy will likely lead to future actions for the Local Strategic Planning Statement to increase events and conferences and attract the visitor economy to Hornsby Shire, in particular showcasing the rural areas and waterways and river settlements areas.	3	L
Planning Priority N14 - Leveraging inter-regional transport connections			
District Plan Action	LEP Review Response	Compliance	Timing
60. Optimise the efficiency and effectiveness of the freight handling and logistics network by: a. protecting current and future freight corridors and shared freight corridors b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries. c. identifying and protecting key freight routes d. limiting incompatible uses in areas expected to have intense freight activity.	This will be considered as part of the Economic Development Strategy.	2	S

61. Investigate and plan for the land use implications of potential long-term regional transport connections.	Council is willing to work with TfNSW on long-term regional transport connections.	2	L
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2.4 Sustainability

Hornsby Council is directly responsible for 2,000 hectares of bushland. Council manages policies, strategies and operates programs to ensure that our bushland and waterways and the flora and fauna that live in them are protected. The beautiful mix of sandstone cliffs and gorges, open waterways, secluded bays and natural vegetation make the waterways in Hornsby Shire one of the most visually spectacular waterways in NSW.

Hornsby Shire is home to many sportsgrounds, playgrounds, parks, aquatic centres, stadiums, bicycle paths, trails and nature reserves.

EXISTING STRATEGIES / POLICIES

- Active Living Hornsby Strategy 2016
- Draft Hornsby Shire Sportsground Strategy 2018
- Sustainable Energy Strategy 2006
- Biodiversity Conservation Strategy 2006
- Waterways Review 2005
- Climate Change Adaptation Plan 2009
- Sustainable Total Water Cycle Management Strategy 2005
- Rural Lands Study 1995
- Rural Resource Lands Study 2006
- Rural Lands Planning Provisions Review 2009
- Hornsby Child Care Planning Review 2006
- Tourism Planning Provisions Review 2003
- Sustainable Water Based Recreation Facilities Plan 2012
- Lower Hawkesbury Estuary Management Plan 2009

Planning Priority N15 – Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways

District Plan Action	LEP Review Response	Compliance	Timing
62. Protect environmentally sensitive areas of waterways and the coastal environment areas.	The Hornsby Local Environmental Plan 2013 zones estuarine assets. The zoning strategy was based on the recommendations of the Waterways Review. The E2 Environmental Conservation zone is applied to mangrove, saltmarsh, seagrass and other important aquatic communities. Other policies include the Natural Resources Strategy, Sustainable Total Water Cycle Management Strategy, Water Sensitive Urban Design Guidelines and Stormwater Management Policy. A Coastal Management Plan for the Hawkesbury Estuary will be developed by 2021 in partnership with Central Coast, Northern Beaches, Ku-ring-gai, The Hills and	4	L

	Hawkesbury Councils. Water Sensitive Hornsby will identify principles to ensure protection and improvement of waterway health by managing the quality, frequency and quantity of stormwater runoff.		
63. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.	Council's Sustainable Recreational Waterways Strategy identifies access points of entry for shore based and boat based recreation activities. This document will inform the Local Strategic Planning Statement	4	L
64. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.	The Hornsby local government area covers the Berowra Creek, Hornsby Creek, Cowan Creek and Lane Cove and Hawkesbury River catchments. Risks to waterway health include pollution, erosive flows, aging stormwater infrastructure and urban runoff from increased hard stand surfaces. Council monitors water quality and waterway health through a comprehensive water quality monitoring program, with staff regularly collecting and testing samples from more than 60 locations. There are also six real-time monitoring stations along the estuary gradient which collect data every 15 minutes and transmit to a webportal every 6 hours. Council has implemented a catchments remediation program for the past 20 years targeting water quality improvement.	4	L
65. Work towards reinstating more natural conditions in highly modified urban waterways.	Council has development controls and guidelines in its DCP concerning urban waterways and Water Sensitive Urban Design. Council aims to develop catchment specific values and targets to strengthen the current DCP water quality targets.	3	L
Planning Priority N16 – Protecting and enhancing bushland and biodiversity			
District Plan Action	LEP Review Response	Compliance	Timing Notes
66. Protect and enhance biodiversity by: a. supporting landscape-scale biodiversity	Council maps urban bushland and remnant vegetation and has recently had updated mapping completed (2017) to better inform the development of conservation	3	S

conservation and the restoration of bushland corridors b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impact	measures and support ecologically sustainable development within the Shire. The Hornsby Local Environmental Plan utilises a Terrestrial Biodiversity Map overlay and a Biodiversity clause to protect native flora and fauna and encourage conservation and recovery of flora and fauna and their habitats. The Terrestrial Biodiversity LEP map needs to be updated to reflect the 2017 mapping. Corridors and connectivity need to be considered and addressed.		
Planning Priority N17 – Protecting and enhancing scenic and cultural landscapes			
District Plan Action	LEP Review Response	Compliance	Timing
67. Identify and protect scenic and cultural landscapes.	CSIRO Ecosystem Sciences prepared and documented a land development assessment process in 2011 to assist measure impacts of development on estuarine values of the Hawkesbury River. As part of the report, scenic amenity was mapped based on the definition of where a person could potentially see a water centre line and was modelled within GIS. This was done quantify areas that should have no development to protect the amenity of the Hawkesbury. All areas that were visually exposed from the water were declared zones of high scenic amenity. SREP 20 Hawkesbury Nepean River applies to Hornsby Shire. It includes a planning policy on riverine scenic quality and maps areas of scenic significance. Hornsby Shire includes a Metropolitan Rural Area and Protected Natural Area which create a range of attractive visual settings. The Local Strategic Planning Statement may identify future actions to consider scenic landscapes across these areas for protection and enhancement.	3	L
68. Enhance and protect views of scenic and cultural landscapes from the public realm.	SREP 20 Hawkesbury Nepean River sets out that the scenic quality of the riverine corridor must be protected. Strategies include maintaining areas of extensive, prominent of significant vegetation to protect the character of the river and considering the siting and size of proposed buildings or works.	3	L

Planning Priority N18 – Better managing rural areas			
District Plan Action	LEP Review Response	Compliance	Timing
69. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	Council's approach to guiding development within the rural areas of the Shire to date has been informed by previous studies such as the Rural Lands Study 1995, Rural Resource Study 2006 and Rural Lands Planning Provisions 2009 and a Rural Lands Planning Issues Community Survey undertaken in 2014. An update of the Rural Lands Study will be undertaken to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.	3	S
70. Limit urban development to within the Urban Area.	<p>Planning for the future of the rural areas will require a review of our planning strategy to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.</p> <p>Council has raised a number of concerns with the Minister for Planning and the Greater Sydney Commission about the proliferation of seniors housing in the rural areas, the problems with issuing of Site Compatibility Certificates and the inconsistencies with the objectives of the North District Plan. The Greater Sydney Commission have requested Council's participation in a pilot project to conduct detailed research on the challenges identified concerning site compatibility certificates for seniors housing and housing for people with disability within the Metropolitan Rural Area.</p>	4	S

Planning Priority N19 – Increasing urban tree canopy cover and delivering Green Grid connections			
District Plan Action	LEP Review Response	Compliance	Timing
71. Expand urban tree canopy in the public realm.	Council has committed to planting 25,000 trees by September 2020 to expand the urban tree canopy and invest in the environment for future generations. An Urban Forest Strategy will be prepared to complement the initiative and identify a green grid for Hornsby Shire that nominates the best trees in the right location and seeks to protect and enhance the urban tree canopy.	3	S
72. Progressively refine the detailed design and delivery of: a. Greater Sydney Green Grid priority corridors b. opportunities for connections that form the long-term vision of the network c. walking and cycling links for transport as well as leisure and recreational trips.	<p>The Great North Walk is listed in North District Plan as a Green Grid project important to the district. The District Plan identifies upgrades for links from train stations and centres to the Great North Walk and the link from Hornsby to Berowra Valley through Hornsby Quarry. These links will be identified in a Walking and Cycling Plan.</p> <p>The Hornsby Town Centre Review will look at connectivity within and around the centre and may include a future action to further strengthen or promote links to the Great North Walk. The Hornsby Quarry rehabilitation includes plans for new open space for recreation, entertainment and active leisure which will also consider connectivity.</p> <p>Pennant Hills Road is nominated in the Government Architect's Sydney Green Grid as a project opportunity. NorthConnex is due for completion in 2019. It is expected on completion of this project, traffic on Pennant Hills Road and surrounding local roads will ease which may provide opportunities for reviewing the operation, hierarchy, look and feel of Pennant Hills Road corridor in the context of TfNSW's Movement and Place Framework.</p>	3	S

Planning Priority N20 – Delivering high quality open space			
District Plan Action	LEP Review Response	Compliance	Timing
<p>73. Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved d. planning new neighbourhoods with a sufficient quantity and quality of new open space e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses f. delivering, or complementing the Greater Sydney Green Grid g. providing walking and cycling links for transport as well as leisure and recreational trips. 	<p>The Active Living Hornsby Strategy (2016) identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning for Hornsby Shire. A Sportsground Strategy has recently been publicly exhibited and future planning for the Hornsby Quarry and the recently acquired Westleigh site will include provision of recreation areas and sports fields.</p> <p>The Active Living Hornsby Strategy identifies further Plans that need to be actioned in a staged approach. Planning for and maximising the use of existing open space will need to include progression of the further Plans including a Play Plan and a Walking and Cycling Plan.</p> <p>The Play Plan will identify opportunities for renewal of existing playgrounds and opportunities for access to inclusive playgrounds.</p> <p>The Walking and Cycling Plan will integrate parks with streets and other destinations (work, transport, shops, school, play and bushland) and ensure that walking and cycling are planned in concert with the public domain to achieve higher usage levels and connected communities.</p>	3	s

Planning Priority N21 – Reducing carbon emissions and managing energy, water and waste efficiently			
District Plan Action	LEP Review Response	Compliance	Timing
74. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, State Significant Precincts, Urban Transformation projects, Growth Areas and Collaboration Areas.	<p>Council has a Sustainable Energy for New Council Assets Policy which was recently updated. The policy was developed to integrate sustainable energy and water management principles into the planning, design, construction and purchase of all new and refurbished Council assets that consume energy. One of the objectives of the policy is to assist Council achieve a cap on total greenhouse gas emissions of 7,070 tCO₂ by 2019/2020 (a 30% reduction below 1995/96 emission levels).</p> <p>The Cherrybrook Station Precinct is a Planned Precinct which the Department of Planning and Environment may consider as a low-carbon precinct.</p>	3	L
75. Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts, Growth Areas, Collaboration Areas and State Significant Precincts, and Urban Transformation projects.	<p>The Local Strategic Planning Statement will include a future action to consider opportunities for LEP or DCP changes to increase energy and water efficiency. Water Sensitive Hornsby will set water conservation targets and identify how water infrastructure integrates with urban landscapes to enhance liveability and resilience.</p> <p>The Cherrybrook Station Precinct is a Planned Precinct for which the Department of Planning and Environment may include initiatives to increase energy and water efficiency.</p>	2	L
76. Protect existing, and identify new, locations for waste recycling and management.	The Thornleigh Community Recycling Centre is a free service for households where they can easily dispose of problem wastes that cannot go into household garbage bins or kerbside collection such as gas bottles, fire extinguishers, paint, oils, batteries, soft plastic bags and packaging, mobile phones and printer cartridges.	4	S
77. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.	Council is preparing a new Waste Strategy to assist in guiding the future direction of waste management in the Hornsby Shire. Currently 44% of residential waste in Hornsby Shire is diverted from going to landfill. Council is committed to increasing the diversion of residential waste from landfill.	4	S

	towards the NSW State Government's resource recovery target of 70% by targeting food and other organics for composting, processing our bulky clean-up service waste and improving diversion of e-waste, unwanted clothing and mattresses.		
78. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.	The Hornsby Town Centre Review may consider this and recommend future actions.	2	L
79. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Growth Areas, Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres.	The North District Plan identifies the responsibility for this action with the Environmental Protection Authority	n/a	n/a
Planning Priority N22 – Adapting to the impacts of urban and natural hazards and climate change			
District Plan Action	LEP Review Response	Compliance	Timing
80. Support initiatives that respond to the impacts of climate change.	Council has developed a Sustainable Energy for New Council Assets Policy which was recently updated. The Policy was developed to integrate sustainable energy and water management principles into the planning, design, construction and purchase of all new and refurbished Council assets that consume energy.	4	L

	<p>One of the objectives of the policy is to assist Council to achieve a cap on total greenhouse gas emissions of 7,070 tCO₂ by 2019/2020 (a 30% reduction below 1995/96 emission levels).</p> <p>Council has a Climate Change Adaptation Strategic Plan (2009) and has been an active participant in the Resilient Cities program and the development of Resilient Sydney, the first resilience strategy for metropolitan Sydney which calls for business, government, academia, communities and individuals to lead and work as one city to strengthen its ability to survive, adapt and thrive in the face of shocks and stresses. The Local Strategic Planning Statement will include future actions under Resilient Sydney.</p>		
<p>81. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</p>	<p>Council has bushfire prone land mapping and flood mapping. Council's strategies for growth and housing have, and will continue to, identify areas where natural hazards are low. A Bushfire Management Strategy is currently being prepared. Council has a flooding/sea level rise vulnerability map in the Climate Change Adaptation Strategic Plan (2009).</p> <p>Council has been advised by the Rural Fire Service that any rezoning of land north of Yirra Road, Mount Colah is subject to satisfactory Evacuation Risk Modelling/Management Planning. The RFS has undertaken preliminary work on Evacuation Risk Modelling, however, funding approval is yet to be obtained and the development of an Evacuation Risk Modelling Tool may take a few years to complete.</p> <p>Council has made representation to the Greater Sydney Commission and the Department of Planning that the limitation which applies North of Yirra Road Mount Colah should be considered in relation to the finalisation of medium and long term housing targets for Hornsby Shire. Council's Local Strategic Planning Statement will reflect this and will also include a future action that updates to the North District Plan include actions to address the funding and progression of evacuation and risk modelling by the RFS.</p>	4	L

82. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	<p>Council will undertake urban heat mapping to identify "hot spots" to inform an appropriate built form and community resilience response. The heat mapping will inform planning controls that reduce urban heat across the landscape, improve public and community space design to reduce heat by incorporating shade structures, drinking fountains, water features and capture of rainwater to irrigate trees and to cool public places and identify safe places during periods of extreme heat.</p> <p>In terms of Council assets and urban heat mitigation measures, Council has trialled cool paint on the Works Depot roof and will continue to identify opportunities to reduce vulnerability to extreme heat.</p>	4	S
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2.5 Implementation

As identified in the North District Plan, region and district plans inform the preparation and endorsement of local strategic planning statements and the preparation and assessment of planning proposals. Councils must:

- Review their strategic planning framework, including a review of the existing local environmental plan against the relevant District Plan; and
- Undertake necessary studies and strategies and prepare a local strategic planning statement which will guide the update of local environmental plans.

Planning Priority N23 – Preparing local strategic planning statements informed by local strategic planning

District Plan Action	LEP Review Response	Compliance	Timing
63. The GSC will require a local environmental plan review to include: <ul style="list-style-type: none"> a. an assessment of the LEP against district plan priorities and actions b. local context analysis c. an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan. 	This LEP Review report has been prepared in accordance with the Department of Planning and Environment Guidelines and template. The report includes an assessment of the HLEP against the North District Plan actions, a local context analysis and an overview and program for the local strategic planning required to inform the preparation of a Local Strategic Planning Statement.		5

Planning Priority N24 – Monitoring and reporting on the delivery of the Plan

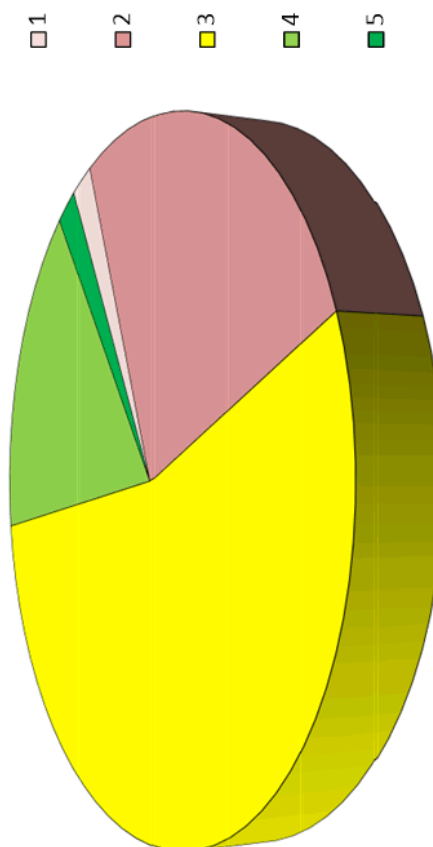
District Plan Action	LEP Review Response	Compliance	Timing
84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.	Council will work with the Greater Sydney Commission on the development of performance indicators as required.	1	M

2.6 Snapshot of Compliance

This table provides an indicative summary of the degree of compliance with the District Plan actions. A ranking of 5 indicates that there is no gap and no further action required. A ranking of 3-4 indicates that, while the action may be addressed in an existing policy or strategy, the information requires update or further investigation. A ranking of 1-2 indicates a gap that requires consideration.

Overall, 98% of actions have at least some consideration in existing policies or strategies. Most strategies require updating to inform the preparation of a Local Strategic Planning Statement. However, not all of the low ranking actions will be the subject of short term strategies. Some will require further investigation or policy requirements that will sit outside the 2 year Accelerated LEP Review.

Compliance Ranking



Compliance Ranking	Indication	Percentage of actions
1	Not included in existing policies or strategies	2%
2	Limited consideration in existing policies or strategies	25%
3	Existing policy or strategy, further studies/investigation required	54%
4	Existing detailed policy or strategy with sufficient information to develop new strategy	18%
5	Complies, no further action required	2%

Summary of Compliance by Theme		
Theme	Median Compliance Ranking	Indication
Infrastructure and Collaboration (I)	3	Existing policies or strategies, further studies/investigation required
Liveability (L)	3	Existing policies or strategies, further studies/investigation required
Productivity (P)	3	Existing policies or strategies, further studies/investigation required
Sustainability (S)	3	Existing policies or strategies, further studies/investigation required

Summary of Compliance by Action				
Compliance Ranking	Action	Theme	Mechanism for Further Investigation	Accelerated LEP Review? (Y/N)
1	84. Develop performance indicators for Regional/District plan actions		Work with Greater Sydney Commission	N
2	2. Sequence growth across the three cities	I	Pennant Hills Road Corridor Review	N
	14. Strengthen economic self-determination in Aboriginal communities	L	Community Participation Plan	N
	15. Facilitate opportunities for creative and artistic expression	L	Informed by Demographic Analysis	Y
	18. Prepare Affordable Rental Housing Target Scheme	L	Considered in Hornsby Town Centre Review	Y
	20. In Planned Precincts consider adaptable infrastructure	L	Cherrybrook Station Precinct	N
	27. Prioritise transport investments	P	HTC Review (Commuter Car Park & bus interchange)	Y
	28. Co-locate health, education, social, community facilities in centres	P	Hornsby Town Centre Review	Y
	29. Facilitate health and education precincts	P	Hornsby Town Centre Review	Y
	39. Encourage opportunities for new smart work hubs	P	HTC Review & Economic Development Strategy	Y

2	43. Strengthen and revitalise Hornsby Town Centre	P	Hornsby Town Centre Review	Y
	54. Consider barriers to the growth of international trade sectors	P	Economic Development Strategy	Y
	57. Enable economic opportunities created by changing technologies	P	Economic Development Strategy	Y
	58. Consider place-based initiatives to attract visitors	P	HTC Review & Economic Development Strategy	Y
	60. Optimise freight networks	P	Economic Development Strategy	Y
	61. Investigate and plan for long term regional transport connections	P	Work with Transport for NSW	N
	75. Support renewable energy generation in Planned Precincts	S	Cherrybrook Station Precinct	N
	78. Encourage low carbon precincts	S	Hornsby Town Centre Review	Y
3	1. Prioritise infrastructure investment	I	HTC Review (Commuter Car Park & bus interchange)	Y
	4. Sequence infrastructure using a place based approach	I	Hornsby Town Centre Review	Y
	5. Consider adaptability of infrastructure	I	Community & Cultural Facilities Strategic Plan update	Y
	6. Maximise use of existing infrastructure and influence behaviour change	I	Hornsby Town Centre Review	Y
	9. Deliver social infrastructure that meets current and future needs	L	Community & Cultural Facilities Strategic Plan update	Y
	10. Optimise the use of available public land for social infrastructure	L	Community & Cultural Facilities Strategic Plan update	Y
	11. Safe and inclusive places walkable and human scale	L	Public Domain Planning	N
	12. Incorporate cultural and linguistic diversity in planning and engagement	L	Community Participation Plan	N
	13. Consider infrastructure implications in areas with large migrant populations	L	Community & Cultural Facilities Strategic Plan update	Y
	16. Strengthen social connections, networks and infrastructure	L	Public Domain Planning	N
	19. Place-based approach to deliver great places	L	Housing Strategy and HTC Review	Y
	22. Place-based planning for centres and neighbourhoods	L	Economic Development Strategy	Y

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3	23. Flexible & innovative approaches to revitalise high streets in decline	L	Work with TfNSW Movement and Place Framework	N
	25. Prioritise public transport projects	P	HTC Review and Walking and Cycling Plan	Y
	26. Deliver the 30 minute city	P	Hornsby Town Centre Review	Y
	36. Provide access to jobs, goods and services in centres	P	Economic Development Strategy	Y
	38. Prioritise strategic land use and infrastructure plans	P	Pennant Hills Road Corridor Review	N
	39. Encourage opportunities for smart work hubs	P	Economic Development Strategy	Y
	40. Review planning controls to create capacity for job targets	P	Economic Development Strategy	Y
	47. Review and manage industrial and urban services land	P	Economic Development Strategy	Y
	48. Manage the interfaces of industrial areas	P	Economic Development Strategy	Y
	49. Facilitate contemporary adaptation of industrial and warehouse bldgs	P	GSC and Economic Development Strategy	Y
	50. Integrate land use and transport to deliver the 30 minute city	P	Hornsby Town Centre Review	Y
	52. Support innovative approaches operations to improve transport	P	Expand DCP requirements and controls	N
	55. Consider vibrancy, night time economy in preparing tourism plans	P	Economic Development Strategy	Y
	56. Prevent inappropriately dispersed urban activities in rural areas	P	Rural Lands Strategy update	Y
	59. Consider opportunities to enhance the tourist and visitor economy	P	Economic Development Strategy	Y
	65. Reinstate more natural conditions in urban waterways	S	Expand DCP requirements and controls	N
	66. Protect and enhance biodiversity	S	Biodiversity Management Plan	Y
	67. Identify and protect scenic and cultural landscapes	S		N
	68. Enhance and protect views of scenic and cultural landscapes	S		N
	69. Maintain or enhance the values of the Metropolitan Rural Area	S	Rural Lands Strategy update	Y
	71. Expand the urban tree canopy	S	Urban Forest Strategy	Y
	72. Refine design and delivery of Green Grid corridors	S	Urban Forest Strategy / Walking and Cycling	Y

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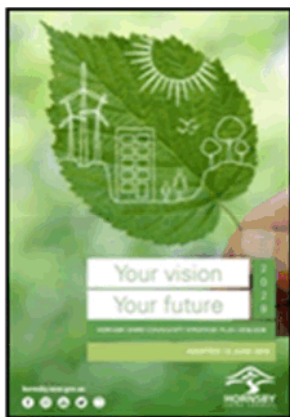
			Plan	
			Play Plan	Y
			Cherrybrook Station Precinct	N
			Continue to update Contributions Plans	N
			Housing Strategy	Y
			Comprehensive Heritage Review	Y
			Coastal Management Plan	N
			Sustainable Recreational Waterways Strategy actions	N
			Water Sensitive Hornsby	Y
			Rural Lands Strategy update	Y
			Waste Strategy	N
			Waste Strategy	N
			Resilient Sydney actions	N
			Address bushfire evacuation risk modelling	N
			Urban Heat Mapping	Y
			Completed – this report meets the requirements	Y

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Section 3 – The Context

3.1 Land use planning context

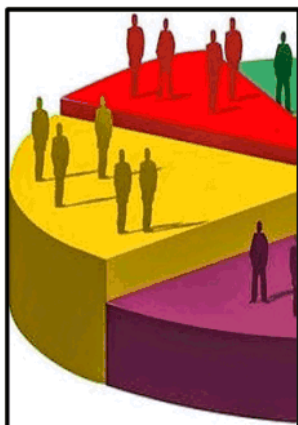
3.1.1 Our Community



Community Strategic Plan 2018 – 2028

Council's Community Strategic Plan was adopted in June 2018. Your Vision | Your Future 2028 outlines the aspirations for the future and represents a strategy to achieve those aspirations. It is a community driven plan that sets the direction for where the people of the Shire want to be in the coming decade. The people of Hornsby Shire value the characteristics of the area and describe their quality of life as very positive, feeling a strong sense of living in a community. Protecting the natural environment and having access to bushland areas, parks and green spaces are very important. Micromex Research undertook engagement, consultation and statistically valid research which was weighted by age and gender to reflect the 2016 ABS community profile of Hornsby Shire Council. Issues of importance to the community and where they want Council to focus effort are:

- general management of the environment and environmental protection;
- more opportunities to create a sense of community through community events and recreation activities;
- improving infrastructure associated with development and transport, particularly parking, roads and green spaces;
- providing greater levels of involvement in long term planning and decision making;
- providing open and honest communication.



Demographics

Critical to the preparation of a Local Strategic Planning Statement is a current and detailed demographic analysis. Council subscribes to Profile.id to access, present and compare census data. Council's review of the existing strategies outlined in this report will require further demographic work and detailed analysis to form an evidence-based narrative of how our community's characteristics and needs are changing, what is driving the change and what we can anticipate for the future.

3.1.2 Infrastructure and Collaboration

Council has both a 7.11 and 7.12 Development Contributions Plan which have been prepared in line with forecast growth and development to ensure that adequate community infrastructure is provided to meet the demands generated by new development. The plans are updated on an ongoing basis as growth rates change over time with market conditions and community expectations and do not remain exactly in accordance with that forecast in the Plan.

The current Development Contributions Plans cover demand forecast as a result of Council's most recent (2011) housing strategy and collect funds for local road upgrades, open space and community and recreation facilities. Council is also reliant on State Government and its agencies to assist with infrastructure delivery around arterial roads, highways and rail as well as schools, hospitals, water and sewer services.

Since at least 2004 Council has been lobbying RMS to upgrade the section of New Line Road between Purchase Road and Old Northern Road to four lanes in response to residents' complaining of delays. In conjunction with widening New Line Road to four lanes Council has also lobbied RMS to replace the two lane roundabout at the intersection of New Line Road/County Drive/Shepherds Drive with traffic signals to improve pedestrian access across New Line Road. To date the RMS has confirmed that while they have a commitment to these two projects, they remain a low priority given other demands on the Sydney road network.

Council recognises that recent infrastructure in the area such as the North Connex Tunnel provides an opportunistic time to review the Pennant Hills Road Corridor between Pennant Hills and Thornleigh and its function in the context of Transport for NSW's Movement and Place Framework.

Council is also keen to work with Transport for NSW on planning for the revitalisation of Hornsby Town Centre. In 2016, the NSW Government announced its plans for construction of a multi-level commuter car park adjacent to Hornsby Station, within the East Side of the Town Centre, as part of its Hornsby Junction Remodelling project. Council provided feedback to the Government concerning the strategic importance and development potential of the car park site within the context of revitalisation of both the East and West sides of Hornsby Town Centre. Council suggested that the proposal does not take advantage of the strategic importance and development potential of the site nor the opportunity to reconsider the structure of the town centre and location of important services such as the bus interchange.

Over the years, Council has received representation from the community that the bus interchange should be relocated to George Street. In particular, ComfortDelGro Cabcharge (operator of Hillsbus and Metrobus M60) has indicated they are willing to work with Transport for NSW, Council and Transdev to consider relocation of the interchange. The issue has been raised by Council not only with Transport for NSW but also with the Department of Planning and Environment's Subregional Growth and Infrastructure Planning Team in regional planning workshops.

The current location of the bus interchange creates a barrier between the east and west sides of the Town Centre. The expansion of the commuter car park provides the unique opportunity to create a new covered bus interchange on George Street, significant housing and employment opportunities and public domain improvements on the western side of the Town Centre.

In response, TfNSW indicated its willingness to work with Council to explore its vision for the Town Centre and the role of the Government's land in contributing to the realisation of that vision. Construction of the

commuter car park was put on hold by TfNSW to work with Council to investigate how it could be incorporated into the broader planning for the precinct. Council has had numerous meetings and liaison with representatives from various sections at TfNSW and wish to continue discussions and collaboration.

There are also opportunities to work with both the RMS and TfNSW in the context of its Movement and Place Framework. Council has implemented new planning controls for the West Side of Hornsby in an attempt to revitalise Peats Ferry Road, which is a local high street. In 2005, the classification of the Pacific Highway on the western side of the railway between George Street and Bridge Road was changed to Local Road and the classification of George Street on the eastern side of the railway between the Pacific Highway and Bridge Road was changed to State Road. To reinforce the desired road hierarchy, Council has changed the name of the Pacific Highway within the Hornsby Town Centre to Peats Ferry Road and reduced the speed limit to 40km per hour to establish a high pedestrian activity area with a low speed environment, encouraging through traffic to use the arterial route of George Street. However, Council needs assistance from the RMS to encourage through traffic to use the arterial route of George Street, and to plan and provide capacity increases for George Street.

3.1.3 Liveability

Like the rest of Sydney, Hornsby Shire has been under substantial and continual pressure to accommodate a rapidly growing population. With high levels of new development resulting from the most recent housing strategy (2011) there has been a major transformation in recent years. Based on current housing policy and completions, Council is well placed to meet the State Government's North District Plan 5 year target of 4,350 new dwellings with no additional rezonings required.

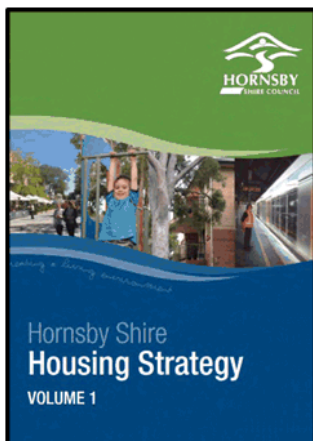
LGA	0-5 year housing supply target: 2016-2021
Hornsby	4,350
Hunter's Hill	150
Ku-ring-gai	4,000
Lane Cove	1,900
Mosman	300
North Sydney	3,000
Northern Beaches	3,400
Ryde	7,600
Willoughby	1,250
North District Total	25,950

North District Housing Targets

Our community values the bushland identity of the Shire and have concerns with the rate and nature of development and change within the local government area. Council has resolved to undertake public domain planning and main street projects to improve the liveability of neighbourhoods and centres to better respond to future needs and challenges and build a sense of place and pride.

Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth in the short term, Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability, local character and culturally rich, connected communities. It will also involve assessment of the demand for Medium Density and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.

Both the North District Plan and Council's Community Strategic Plan include priorities to grow business opportunities and jobs and to create attractive centres. Council has resolved to undertake a Hornsby Town Centre Review to revitalise Hornsby to make it a more liveable, green and community focussed centre. The Hornsby Town Centre Review is an important step in the preparation of a Local Strategic Planning Statement and will address a number of actions from the North District Plan, including revitalisation and integration of the Centre, promotion of walking, cycling and public transport to and within the centre, public domain upgrades, place-making initiatives, new civic spaces, integrating social infrastructure to support social connections and provide a community hub.



Housing

The Shire's first comprehensive housing strategy in 1994 included a range of new housing initiatives to meet the State Government's urban consolidation requirements and local community expectations. Two precincts were rezoned for high density multi-unit housing adjacent to the Hornsby Town Centre. The subsequent 1998 Housing Strategy involved the rezoning of eight precincts from Berowra to Epping to allow medium and high-density multi-unit housing to further accommodate the Shire's growing population. Council's most recent Housing Strategy (2011) rezoned additional precincts across the Shire for medium and high density housing, mainly in the form of 5 storey residential flat buildings. Planning for medium and long term housing targets will need to consider alternative forms of housing and built form options (such as manor homes, dual occupancies, villas and townhouses) to address choice and diversity.



Affordability

Council currently addresses the issue of affordable housing in its planning instruments by rezoning planned precincts for multi-unit housing to provide housing choice and requiring a mix of unit sizes. However, the provision of affordable housing requires a whole of government approach through a number of mechanisms.

Council has prepared an Affordable Housing Discussion Paper for exhibition and community feedback. The Discussion Paper articulates a core goal for Council to *"Support community wellbeing through the provision of housing that is affordable and appropriate to household needs and preferences in terms of choice and location, while protecting and enhancing local surroundings and the natural environment"*.



Heritage

Council protects buildings, places and landscapes of historical and environmental heritage through the identification and listing of heritage items and heritage conservation areas, overlaid with planning controls. More than 800 heritage items have been listed and 9 Heritage Conservation Areas established since Council's first Heritage Study was prepared in 1991. Five subsequent periodical reviews have been undertaken since, to reassess identified heritage values and respond to nominations received for potential new listings.

At its meeting on 8 August 2018, Council resolved to consider undertaking a comprehensive Heritage Study to inform amendments to Council's planning controls and the preparation of a Local Strategic Planning Statement.

Part 1 of the Study will include a gap analysis and identification of priority

actions that could be achieved under the timing and budget of the Accelerated LEP Review program.

Exemption Requests

Council has requested exemptions from a number of State policies which override Council's controls.

Low-Rise Medium Density Housing Code

Council has requested an exemption from the Low-Rise Medium Density Housing Code and has raised the following concerns:

- Implementation of a Medium Density Code overrides council housing strategies which are prepared in consultation with local communities having regard to unique environmental, social and economic opportunities and constraints;
- Implementation of a Medium Density Code is inconsistent with the North District Plan which identifies that councils are best placed to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities;
- Implementation of a Medium Density Code introduces a one size fits all approach to inner, middle and outer ring suburbs and does not respect their different characteristics;
- Medium density development is better suited to the development application pathway to enable merit assessment; and
- Provision should be made for councils to seek exemption where they can demonstrate that their local housing strategy has implemented the requirements of the District Plan.

It is understood that the intent of the Low Rise Medium Density Housing Code is to increase opportunities for medium density development. However, its commencement may have the opposite effect by discouraging councils from expanding the application of the R3 Medium Density zone in future housing strategies to avoid local controls being overridden by the Code. The controls in the Code are inconsistent with local area planning and Hornsby Council's approach of encouraging medium density housing within a landscape setting.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Council has requested an exemption from the *Seniors Housing SEPP* for both the rural and urban areas of the Shire and has raised the following concerns.

- The SEPP is inconsistent with the action of the North District Plan to protect the Metropolitan Rural Area, is inconsistent with the values of the rural area, results in ad-hoc development and exceeds the capacity of regional roads in the rural area; and
- Development under the provisions of the *Seniors Housing SEPP* has resulted in development which is inconsistent with the surrounding low density residential character, impacts the identified values of Heritage Items and Conservation Areas, and because it is ad-hoc in nature, places additional strain on local infrastructure.

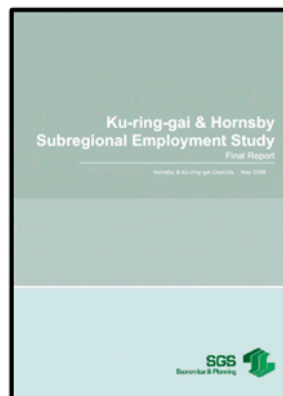
3.1.4 Productivity

Hornsby Shire has a highly skilled local workforce. According to the National Institute of Economic and Industry Research (NIEIR), in 2017 there were 49,262 local jobs in Hornsby Shire. Just under half of the workers live in the Hornsby local government area, with the largest employer being Health Care and Social Assistance.

In 2007, Council developed the Hornsby Shire Council Economic Development Strategy 2007-2011 to increase and strengthen business and employment opportunities in the Shire. The 2007-2011 Strategy was intended to provide a framework for building regional and state partnerships and focused on the following strategic actions:

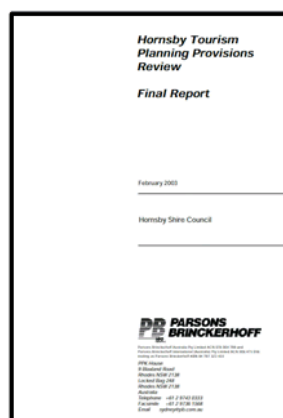
- information and support services;
- marketing and promotion;
- promoting business growth;
- supporting retention of existing businesses;
- facilitating business investment;
- making investment-ready development opportunities; and
- ongoing infrastructure development.

However, due to changes in needs, expectations and resources, minimal initiatives and activities have been progressed and the Strategy requires updating, along with Council's strategies for employment lands, (industrial and urban services land) and tourism.



Employment Lands

The current planning strategy for employment lands is based on the findings and recommendations of the *Ku-ring-gai and Hornsby Subregional Employment Study (2008)*. A decade on, the Study needs to be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth. In addition, the Greater Sydney Commission is leading work on a review of industrial and urban services land.



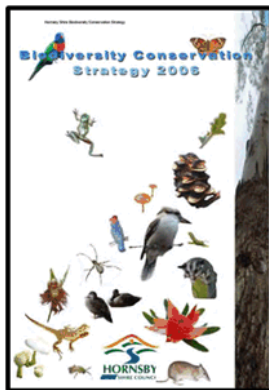
Tourism

Current planning controls are based on a 2003 Tourism Planning Provision Review which identified suitable and sustainable tourism land uses such as low scale bed and breakfast, backpackers accommodation and farm stay in the river settlements and rural areas. Council's planning for economic development needs to consider tourism opportunities, including eco-tourism, the night-time economy and place-based initiatives to attract visitors and improve experiences.

3.1.4 Sustainability

Hornsby Shire Council is directly responsible for 2,000 hectares of bushland. Hornsby Shire is home to many sportsgrounds, playgrounds, parks, aquatic centres, stadiums, bicycle paths and trails, nature reserves.

Council's planning for the future growth of the Shire needs to include measures to address climate change adaptation, urban heat mapping, an urban forest strategy (to complement Council's 25,000 trees by 2020 initiative) and design excellence for green infrastructure. It also needs to maximise the use of existing open space and expand our network of diverse, accessible, high quality open spaces.



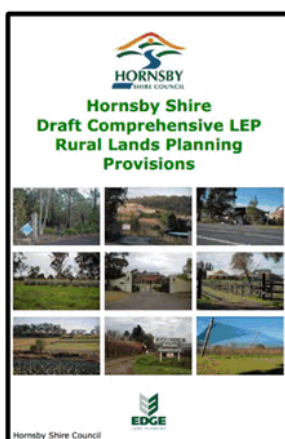
Environment

Council manages policies and strategies and operates programs to ensure that our bushland and waterways and the flora and fauna that live in them are protected. The Biodiversity Conservation Strategy (2006) aims to protect native plants and animals, allowing for their continued survival and evolution in Hornsby Shire.

The Hornsby local government area covers the Berowra Creek, Hornsby Creek, Cowan Creek and Lane Cove and Hawkesbury River catchments. Risks to waterway health include pollution, rainfall and urban runoff. Council monitors water quality and waterway health through a comprehensive water quality monitoring program. The Sustainable Total Water Cycle Management Strategy articulates aims and goals for sustainable management of water (quality,

quantity and conservation).

Council maps urban bushland and remnant vegetation and uses a Terrestrial Biodiversity map overlay in the Hornsby Local Environmental Plan to protect native flora and fauna. Hornsby Shire is home to 26 known threatened plant species. The two most significant threatened forests are the Blue Gum High Forest and the Sydney Turpentine Ironbark Forest. Both threatened forest communities are endangered by property development, along with the mowing and clearing of understorey plants. The Sydney Turpentine Ironbark Forest is further threatened by rubbish and green waste dumping, plus the grazing of cattle or sheep.



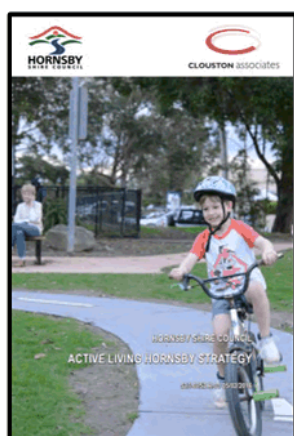
Rural Lands

The rural lands of Hornsby Shire are part of the Metropolitan Rural Area and contain a mixture of productive agricultural land, extractive industries, rural residential development as well as significant areas of native vegetation. The Shire is a significant producer of nurseries and cut flowers as well as having some stone fruit orchards and market gardening.

Council's approach to guiding development within the rural areas of the Shire to date has been informed by previous studies such as the Rural Lands Study 1995, Rural Resource Study 2006 and Rural Lands Planning Provisions 2009 and a Rural Lands Planning Issues Community Survey undertaken in 2014. The 2014 survey led to a planning proposal to provide additional development opportunities such as larger secondary dwellings, attached dual occupancies and larger roadside stalls to better promote agri-tourism based development opportunities.

Planning for the future of the rural areas will require a review of our planning strategy to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.

One of the threats to the protection of the Metropolitan Rural Area is inappropriate seniors housing developments. Council has raised a number of concerns with the Minister for Planning and the Greater Sydney Commission about the proliferation of seniors housing in the rural areas, the problems with issuing of Site Compatibility Certificates and the inconsistencies with the objectives of the North District Plan. The Greater Sydney Commission have requested Council's participation in a pilot project to conduct detailed research on the challenges identified concerning site compatibility certificates for seniors housing and housing for people with disability within the Metropolitan Rural Area.



Open Space and Recreation

The Active Living Hornsby Strategy (2016) identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning for Hornsby Shire. The Strategy identifies further Plans that need to be actioned in a staged approach.

Access to public open space is varied across the Shire; the eastern side of the Shire is well served by train, but access in the west and north is principally by road. However, much of the Shire area is National Park and this offers extensive bushland recreation opportunity including through major trails such as the Great North Walk. Due to the diversity of landscape types across the Shire there is a diverse range of unstructured recreation on offer including mountain bike and BMX trails, fishing, boating and bushwalking.

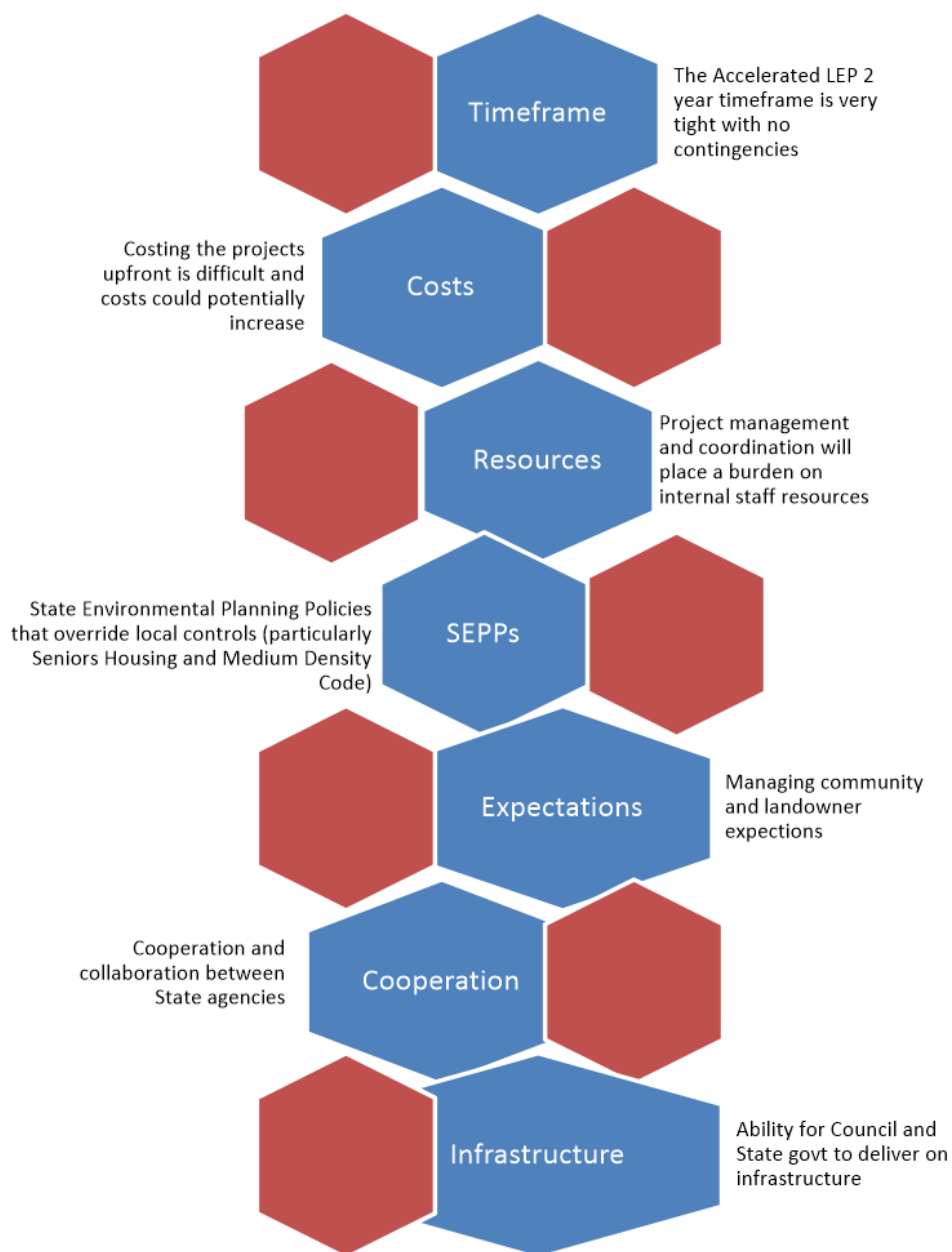
Planning for, and maximising the use of existing open space will need to include the progression of the further Plans identified in the Active Living Hornsby Strategy, including a Play Plan and a Walking and Cycling Plan.

Proponent initiated Planning Proposals

Council has one current active planning proposal under consideration. The Hornsby RSL Planning Proposal involves potential changes to planning controls for 3 sites in the Club's ownership including expansion of the existing club premises, increased height limits for the RSL car park and club premises to enable a residential flat building, hotel, serviced apartments, gym, conference and meeting rooms and a 5 storey seniors housing development. Council has requested additional information from the applicant including a parking analysis, updated traffic modelling and addressing the status of public parking spaces.

3.2 Key risks and barriers to delivery

Council identifies the following barriers and key risks that may arise in achieving the North District Plan actions.



3.3 Key findings

The LEP Health Check reveals that Council is well placed to deliver on the actions identified in the North District Plan. 98% of actions have at least some consideration in existing strategies and policies. Existing strategies will require updating, along with delivery of some additional projects, to inform the preparation of a Local Strategic Planning Statement.

As outlined in the above local context, Council has strategies and policies in place across all themes from the North District Plan, informed by evidence-based research and studies. The effectiveness of strategic planning to date can be seen in the absence of owner-initiated planning proposals.

Our community values the bushland identity of the Shire and have concerns with the rate and nature of development and change that the local government area is experiencing. Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth in the short term, Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability, local character and culturally rich, connected communities. It will also involve assessment of the demand for Medium Density and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.

Critical to the preparation of a Local Strategic Planning Statement is a current and detailed demographic analysis. Council subscribes to Profile.id to access, present and compare census data. Council's review of the existing strategies outlined in this report will require further demographic work and detailed analysis to form an evidence-based narrative of how our community's characteristics and needs are changing, what is driving the change and what we can anticipate for the future.

Section 4 - Conclusion & Recommendation

4.1 Gap analysis

The gaps identified and the update or project required to address the gap are listed below. Not all of the projects listed will be completed under the Accelerated LEP Review project. There may also be other projects which arise that are not on the list that will need to be carried out as a future action of the Local Strategic Planning Statement with future budget and resource allocation.

Strategy	Update/Task/Study required	Timing
Demographic Analysis	Review of demographic changes and trends, including socio-cultural needs	Accelerated LEP Review
Housing	Affordable Housing Discussion Paper	Accelerated LEP Review
	Medium Density Housing Demand Analysis	Accelerated LEP Review
	Childcare Centre Demand Analysis	Accelerated LEP Review
	Seniors Housing Demand Analysis	Accelerated LEP Review
	<i>Local Character Statement</i>	<i>Separate to LEP Review</i>
Community and Cultural Facilities	Community and Cultural Facilities Strategic Plan update	Accelerated LEP Review
Heritage	Comprehensive Review	Part 1 Accelerated LEP Review
Economic Development	Tourism	Accelerated LEP Review
	Employment Lands Review update	Accelerated LEP Review
	Industrial and Urban Services Review	Accelerated LEP Review
	<i>Pennant Hills to Thornleigh Corridor Review</i>	<i>Separate to LEP Review</i>
	<i>Pennant Hills Masterplan</i>	<i>Separate to LEP Review</i>
Environmental Sustainability	<i>Brooklyn Improvements Masterplan</i>	<i>Separate to LEP Review</i>
	Water Sensitive Hornsby	Accelerated LEP Review
	Urban Heat Mapping	Accelerated LEP Review
	Climate Change Adaptation	Accelerated LEP Review
	Biodiversity Management Plan	Accelerated LEP Review
Rural Lands	Urban Forest Strategy	Accelerated LEP Review
	Rural Lands Strategy Update	Accelerated LEP Review
Open Space	<i>Active Living Hornsby Strategy update</i>	<i>Separate to LEP Review</i>
	Play Plan	Accelerated LEP Review
	Walking and Cycling Plan	Accelerated LEP Review
Hornsby Town Centre Review	Rejuvenation of Hornsby Town Centre	Accelerated LEP Review

4.2 Priorities for preparation of planning proposal

The preparation of a Local Strategic Planning Statement will identify any amendments required to the HLEP 2013. It will also identify future actions that require detailed investigation; either arising from the projects listed below or in addition to what has been identified. Some of the projects below will result in HLEP amendments that will form part of a planning proposal. However, until the studies are completed the details of the planning proposal are unknown.

Project	Planning Proposal Amendment
Demographic Analysis	TBC
Housing Strategy	Potential review of zoning, land uses and controls
Community and Cultural Facilities Strategic Plan Update	TBC
Comprehensive Heritage Review	Potential changes to heritage schedule
Hornsby Town Centre Review	Potential review of zoning, land uses and controls
Economic Development Strategy	Potential review of zoning, land uses and controls
Environmental Sustainability Strategy	Potential review of clauses and mapping overlays
Rural Lands Strategy	Potential review of zoning, land uses and controls
Active Living Hornsby Strategy Update	TBC

4.3 Accelerated LEP Review Program

Identified Gap	Consolidated Project
Demographic Analysis	Demographic Analysis
Childcare Centres Demand Review	
Affordable Housing Discussion Paper and Policy	Housing Strategy
Medium Density Demand Review	
Seniors Housing Demand Review	
Community and Cultural Facilities Strategic Plan Update	Community and Cultural Facilities Strategic Plan Update
Comprehensive Heritage Review (Reverse Brief Gap Analysis and Priority Actions)	Comprehensive Heritage Review
Hornsby Town Centre Review	Hornsby Town Centre Review
Tourism Review	Economic Development Strategy
Employment Lands Review	
Industrial and Urban Services Review	
Water Sensitive Hornsby	
Urban Heat Mapping	Environmental Sustainability Strategy
Climate Change Adaptation DCP criteria	
Urban Forest Strategy	
Biodiversity Management Plan	
Rural Lands Strategy	Rural Lands Strategy Update
Walking and Cycling Plan	Active Living Hornsby Strategy Update
Play Plan	

Accelerated LEP Review Program

Identified Gap	Consolidated Project
Demographic Analysis	Demographic Analysis
Childcare Centres Demand Review	
Affordable Housing Discussion Paper and Policy	Housing Strategy
Medium Density Demand Review	
Seniors Housing Demand Review	
Community and Cultural Facilities Strategic Plan Update	Community and Cultural Facilities Strategic Plan Update
Comprehensive Heritage Review (Reverse Brief Gap Analysis and Priority Actions)	Comprehensive Heritage Review
Hornsby Town Centre Review	Hornsby Town Centre Review
Tourism Review	Economic Development Strategy
Employment Lands Review	
Industrial and Urban Services Review	
Water Sensitive Hornsby	
Urban Heat Mapping	Environmental Sustainability Strategy
Climate Change Adaptation DCP criteria	
Urban Forest Strategy	
Biodiversity Management Plan	
Rural Lands Strategy	Rural Lands Strategy Update
Walking and Cycling Plan	Active Living Hornsby Strategy Update
Play Plan	

ATTACHMENT 2 - ITEM 5

		STRATEGIC PLANNING PROGRAM 2018-2019-2020																							
ID	Task Name	2018												2019											
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	Accelerated LEP Review - Coordination																								
2	LEP Review studies (Housing, Heritage, Rural, Demographics, etc)																								
3	Local Strategic Planning Statement																								
	Planning Proposals																								
4	Accelerated LEP Review																								
5	Hornsby RSL Planning Proposal																								
	Development Control Plans																								
6	Design Excellence Controls Review																								
7	Hornsby RSL DCP Amendments																								
	Contributions Plans																								
8	S7.11 Contributions Plan Review																								
9	S7.12 Contributions Plan Review																								
	Studies																								
10	Cherrybrook Station Precinct (participate in DP&E wk group)																								

ATTACHMENT 3 - ITEM 5